



The City of Oklahoma City  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
Project No. WC-0853 & WC-0930

E #36,653

#### PERMANENT EASEMENT

7725 Reno #1, L.L.C., an Oklahoma limited liability company, its successors, and assigns (collectively "Grantor") for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto The City of Oklahoma City, a municipal corporation established under the laws of the State of Oklahoma, its public trusts, successors, and assigns ("Grantee") a permanent easement over, under across, though, and to the following described property situated in Oklahoma County, Oklahoma, to wit:

#### See Exhibit "A" (The Permanent Easement")

The Permanent Easement is granted and conveyed to Grantee for the purpose of constructing, operating, maintain, repairing, expanding, and replacing Grantee's water and wastewater systems and associated facilities, connections, utilities, and appurtenances thereto (collectively "Utility Systems") and includes (i) the right of ingress and egress from Reno Avenue through portion of Grantor's property (the "Subject Property") generally described as the driveway located on the east end of the Subject Property and depicted on **Exhibit "B"** hereto, to and from the Permanent Easement and (ii) all right, title, and interest in and to any soil and earthen material incidentally removed during the use of the Permanent Easement, and all fixtures and appurtenances constructed by Grantee within the boundaries of the Permanent Easement. The Permanent Easement is made subject to the following:

1. Grantor agrees that no building or other similar structure shall be erected on, over or under the Permanent Easement, except that Grantor and Grantor's licensees or invitees shall be permitted to construct, operate, maintain, repair, expand, and replace roads, driveways and parking areas on the Permanent Easement.
2. Grantee shall repair or replace Grantor's improvements on, over, or under the Permanent Easement, if damaged or required to be moved as a result of Grantee's use of the Permanent Easement, including but not limited to, roads, driveways, parking areas.
3. Grantee will provide Grantor with reasonable notice in writing of work or other activity on or related to the Permanent Easement that may reasonably be expected to interfere with the use of or access to Grantor's property by Grantor, its licensees or invitees. In the absence of an emergency or exigent circumstance, reasonable notice shall not be less than thirty (30) days. Such notice shall reasonably apprise Grantor of (i) the work expected to be performed, (ii) the portions of the Permanent Easement upon which the work is expected to be performed, and (iii) any interference with access to or use of the Subject Property and the Permanent Easement reasonably expected to occur as a result of the work.
4. Grantee will use its best efforts to coordinate any work upon the Permanent Easement with any utilities that hold easements on the Subject Property with whose easements or improvements, or access thereto, Grantee's work is reasonably expected to interfere.

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5. Grantee does not own the creek, river, lake, detention pond, drainage canal, if any, on or adjacent to the Subject Property and are not legally responsible nor does this Permanent Easement create an obligation upon the Grantees for changes, alterations and modifications to any part or parts of the Subject Property described herein, in the past, present or future, which may be affected in any manner by any change or changes in the course of the creek or waterway, by any accretion or erosion, or evulsion, or alluvion or combination thereof, touching or concerning any part of said Subject Property.

This Permanent Easement shall be perpetual and exclusive to Grantee and shall not grant any easements to another party as to the Permanent Easement. Grantor may use the Permanent Easement as set out above. Easements shall run in favor of the respective parties hereto, as well as their respective successors and assigns.

Dated this 31<sup>st</sup> day of January, 2025.

7725 Reno #1, LLC, an Oklahoma limited liability company

By: 

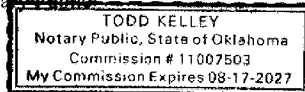
STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 31<sup>st</sup> day of January, 2025 by Terry L. Jacoby, Manager of 7725 Reno #1, LLC, an Oklahoma limited liability company.

My Commission Expires: 08-17-2027

My Commission No. 11007503

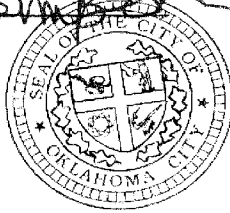
  
Notary Public



ACCEPTED by The City of Oklahoma City

this 25<sup>th</sup> day of March, 2025

  
City Clerk



REVIEWED for form and legality.

  
Assistant Municipal Counselor

Project No.s WC-0853 & WC-0930  
 Parcel 1  
 EXHIBIT A

### EXHIBIT A

A Parcel of land being a part of the South Half(S/2) of Section Thirty-Two (32), Township Twelve (12) North, Range Four (4) West of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma, and being more particularly described by metes and bounds as follows:

COMMENCING at the Southeast corner of the Southwest Quarter (SW/4) of Section Thirty-Two (32), Township Twelve (12) North, Range Four (4) West of the Indian Meridian (I.M.); Thence South 89 Degrees 47 Minutes 13 Seconds West along the South line of said Southwest Quarter (SW/4) a distance of 229.39 feet; Thence North 00 Degrees 12 Minutes 47 Seconds West perpendicular to the South line of said Southwest Quarter (SW/4) a distance of 75.00 feet to a point on the North line of a Roadway Easement to the City of Oklahoma City as recorded at Book 2779, Page 377 in the Oklahoma County Register of Deeds same being the POINT OF BEGINNING (POB-1); Thence North 45 Degrees 00 Minutes 00 Seconds East a distance of 140.02 feet; Thence North 90 Degrees 00 Minutes 00 Seconds East a distance of 266.39 feet; Thence North 00 Degrees 19 Minutes 17 Seconds West a distance of 1391.87 feet to a point on the line common to the tract recorded at Book 9409, Page 474 and the tract recorded at Book 12873, Page 1483; Thence South 51 Degrees 16 Minutes 07 Seconds East along the line common to said tracts a distance of 32.03 feet to the beginning of a tangent curve to the right having a radius of 136.42 feet; Thence continuing along the line common to said tracts and along said tangent curve to the right (whose long chord bears South 39 Degrees 30 Minutes 38 Seconds East a chord length of 55.58 feet) an arc distance of 55.97 feet to the point of non-tangency; Thence South 00 Degrees 19 Minutes 17 Seconds East a distance of 1381.03 feet; Thence South 90 Degrees 00 Minutes 00 Seconds West a distance of 312.29 feet; Thence South 45 Degrees 00 Minutes 00 Seconds West a distance of 66.01 feet to a point on the North line of a Roadway Easement to the City of Oklahoma City as recorded at Book 2779, Page 377; Thence South 89 Degrees 47 Minutes 13 Seconds West along the North line of said Roadway Easement to the City of Oklahoma City a distance of 66.72 feet to the POINT OF BEGINNING (POB-1) and containing 103,385 square feet or 2.373 acres of land, more or less and being a part of the tract described at Book 9409, Page 474 in the Oklahoma County Register of Deeds.

AND

COMMENCING at the Southeast corner of the Southwest Quarter (SW/4) of Section Thirty-Two (32), Township Twelve (12) North, Range Four (4) West of the Indian Meridian (I.M.); Thence South 89 Degrees 47 Minutes 13 Seconds West along the South line of said Southwest Quarter (SW/4) a distance of 229.39 feet; Thence North 00 Degrees 12 Minutes 47 Seconds West perpendicular to the South line of said Southwest Quarter (SW/4) a distance of 75.00 feet to a point on the North line of a Roadway Easement to the City of Oklahoma City as recorded at Book 2779, Page 377 in the Oklahoma County Register of Deeds; Thence North 45 Degrees 00 Minutes 00 Seconds East a distance of 140.02 feet; Thence North 90 Degrees 00 Minutes 00 Seconds East a distance of 266.39 feet; Thence North 00 Degrees 19 Minutes 17 Seconds West a distance of 1564.79 feet; Thence South 89 Degrees 26 Minutes 03 Seconds West parallel with the South right-of-way line of Union Pacific Railroad a distance of 165.04 feet to a point on the line common to the tract recorded at Book 9409, Page 474 and the tract recorded at Book 12873, Page 1483 same being the POINT OF BEGINNING (POB-2); Thence continuing South 89 Degrees 26 Minutes 03 Seconds West parallel with the South right-of-way line of Union Pacific Railroad a distance of 893.30 feet; Thence South 44 Degrees 16 Minutes 51 Seconds West a distance of 22.83 feet; Thence South 88 Degrees 59 Minutes 02 Seconds West a distance of 412.29 feet; Thence North 00 Degrees 05 Minutes 50 Seconds West a distance of 49.43 feet to a point on the South right-of-way line of Union Pacific Railroad; Thence North 89 Degrees 26 Minutes 03 Seconds East along the South right-of-way line of Union Pacific Railroad a distance of 20.00 feet; Thence South 00 Degrees 05 Minutes 50 Seconds East a distance of 29.27 feet; Thence North 88 Degrees 59 Minutes 02 Seconds East a distance of 383.74 feet; Thence North 44 Degrees 16 Minutes 51 Seconds East a distance of 37.03 feet to a point on the South right-of-way line of Union Pacific Railroad; Thence North 89 Degrees 26 Minutes 03

Seconds East along the South right-of-way line of Union Pacific Railroad a distance of 891.16 feet to the Northeast corner of the tract described in Quitclaim Deed recorded at Book 9409, Page 474; Thence South 00 Degrees 42 Minutes 15 Seconds East along the line common to said tracts at Book 9409, Page 474 and at Book 12873, Page 1483 a distance of 20.71 feet to the beginning of a tangent curve to the left having a radius of 100.52 feet; Thence continuing along the line common to said tracts and along said tangent curve to the left (whose long chord bears South 03 Degrees 21 Minutes 25 Seconds East a chord length of 9.30 feet) an arc distance of 9.31 feet to the POINT OF BEGINNING (POB-2) and containing 36,106 square feet or 0.829 acres of land, more or less and being a part of the tract described at Book 9409, Page 474 in the Oklahoma County Register of Deeds.

AND

COMMENCING at the Southeast corner of the Southwest Quarter (SW/4) of Section Thirty-Two (32), Township Twelve (12) North, Range Four (4) West of the Indian Meridian (I.M.); Thence South 89 Degrees 47 Minutes 13 Seconds West along the South line of said Southwest Quarter (SW/4) a distance of 229.39 feet; Thence North 00 Degrees 12 Minutes 47 Seconds West perpendicular to the South line of said Southwest Quarter (SW/4) a distance of 75.00 feet to a point on the North line of a Roadway Easement to the City of Oklahoma City as recorded at Book 2779, Page 377 in the Oklahoma County Register of Deeds; Thence North 45 Degrees 00 Minutes 00 Seconds East a distance of 140.02 feet; Thence North 90 Degrees 00 Minutes 00 Seconds East a distance of 266.39 feet; Thence North 00 Degrees 19 Minutes 17 Seconds West a distance of 1391.87 feet to a point on the line common to the tract recorded at Book 9409, Page 474 and the tract recorded at Book 12873, Page 1483 same being the POINT OF BEGINNING; Thence continuing North 00 Degrees 19 Minutes 17 Seconds West a distance of 172.93 feet; South 89 Degrees 26 Minutes 03 Seconds West parallel with the South right-of-way line of Union Pacific Railroad a distance of 165.04 feet to a point on the line common to said tracts at Book 9409, Page 474 and at Book 12873, Page 1483 and the beginning of a non-tangent curve to the right having a radius of 100.52 feet; Thence along the line common to said tracts and along said non-tangent curve to the right (whose long chord bears North 03 Degrees 21 Minutes 25 Seconds West a chord length of 9.30 feet) an arc distance of 9.31 feet to the point of tangency; Thence North 00 Degrees 42 Minutes 15 Seconds West continuing along the line common to said tracts a distance of 20.71 feet to a point on the South right-of-way line of Union Pacific Railroad; Thence North 89 Degrees 26 Minutes 03 Seconds East along the South right-of-way line of Union Pacific Railroad a distance of 26.80 feet to an angle point (deflect left) in said South right-of-way line of Union Pacific Railroad; Thence North 00 Degrees 23 Minutes 57 Seconds West continuing along the South right-of-way line of Union Pacific Railroad a distance of 25.00 feet to an angle point (deflect right) in said South right-of-way line of Union Pacific Railroad; Thence North 89 Degrees 26 Minutes 03 Seconds East continuing along the South right-of-way line of Union Pacific Railroad a distance of 703.07 feet to the Northwest corner of the tract described in Warranty Deed recorded at Book 13183, Page 727; Thence South 00 Degrees 58 Minutes 09 Seconds East along the West line of said tract recorded at Book 13183, Page 727 a distance of 30.00 feet; Thence South 89 Degrees 26 Minutes 03 Seconds West parallel with the South right-of-way line of Union Pacific Railroad a distance of 504.51 feet; Thence South 00 Degrees 19 Minutes 17 Seconds East a distance of 261.44 feet to a point on the line common to said tracts at Book 9409, Page 474 and at Book 12873, Page 1483 and the beginning of a non-tangent curve to the left having a radius of 136.42 feet; Thence along the line common to said tracts and along said non-tangent curve to the left (whose long chord bears North 39 Degrees 30 Minutes 58 Seconds West a chord length of 55.58 feet) an arc distance of 55.97 feet to the point of tangency; Thence North 51 Degrees 16 Minutes 07 Seconds West continuing along the line common to said tracts a distance of 32.03 feet to the POINT OF BEGINNING. Containing 38,861 square feet or 0.892 acres of land, more or less and being a part of the tract described at Book 12873, Page 1483 in the Oklahoma County Register of Deeds.

Basis of Bearings:

Grid North Based on NAD 83 Oklahoma --- State Plane Coordinate System North Zone

This description was prepared by:

Steven K. Lemke, PLS #1349 --- Lemke Land Surveying, CA #6975

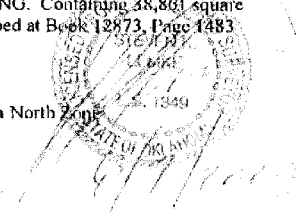
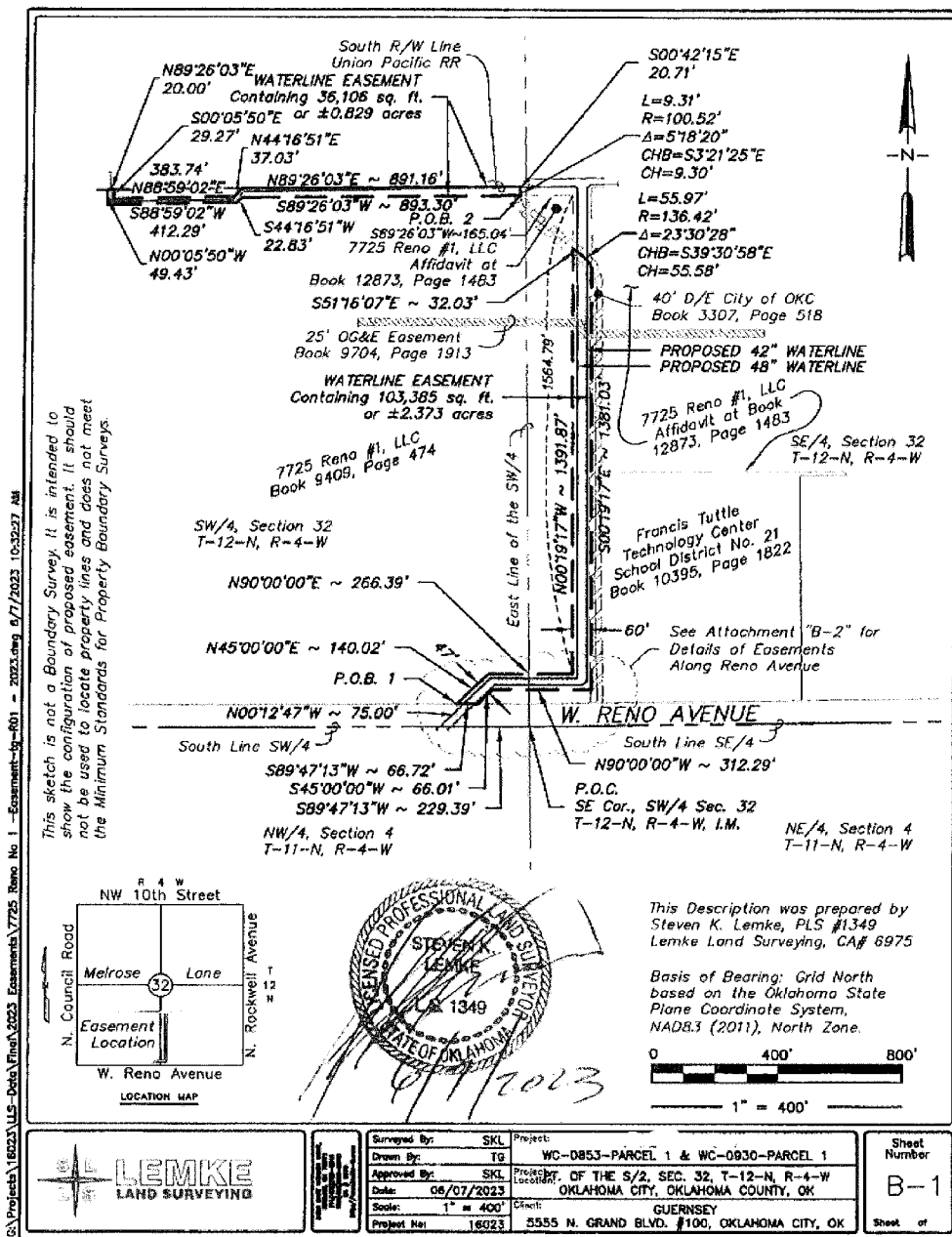
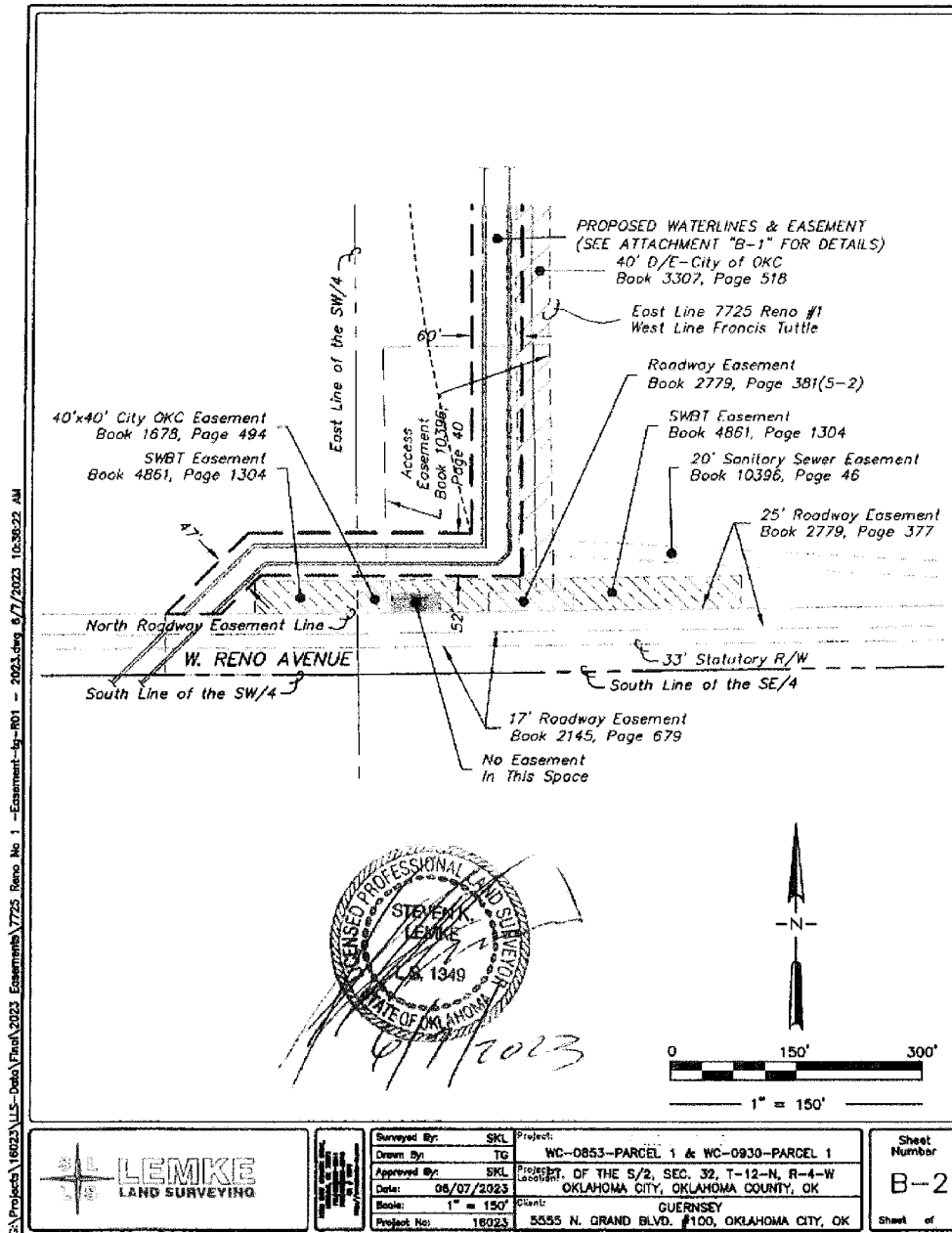


EXHIBIT B



## EXHIBIT B



## EXHIBIT B

