

The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
Project No. PC-0602
Parcel(s) No. 42P

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT JGES Investments, LLC, its successors, and assigns (collectively "Grantor") for and in consideration of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey unto the **CITY OF OKLAHOMA CITY**, a municipal corporation, and its public trusts (collectively "Grantees") this Permanent Easement over, under, across, through and to the following described property situated in Oklahoma County, Oklahoma, shown on **Attachment(s) "A" and "B" ("Subject Property")** for the use of the **Grantees** for the purpose of constructing, operating, maintaining, repairing, expanding, and replacing public streets and water and wastewater systems and associated facilities, connections, utilities, sidewalks, drainage, storm sewers, traffic controls, and appurtenances thereto (collectively "Drainage, Streets and Utility Systems") and including the right of ingress and egress through Grantor's property to and from the Subject Property and all right, title and interest in and to any soil, earthen material, fixture, and appurtenances within the boundaries of the Subject Property, incidentally removed during the use of this Permanent Easement.

THIS 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 Subject Property.
2. Grantor agrees that Grantees will not maintain, repair or replace Grantor's improvements, including but not limited to fencing, landscaping, sprinklers, pools, sheds, mailboxes, driveways and parking areas whenever it becomes necessary to move or remove improvements, due to any operation, maintenance, replacement, expansion, or repair of the Drainage, Streets and/or Utility Systems.
3. This Permanent Easement does not create an obligation upon the Grantees to construct, operate, maintain, replace, expand or repair the Drainage, Streets and/or Utility Systems, or provide services or functions. Grantees only maintain Drainage, Streets and/or Utility Systems constructed and owned by the Grantees and Drainage, Streets and/or Utility Systems constructed by others and specifically conveyed to and accepted by formal action of the governing body of the Grantees.
4. Grantees do not own the creek, river, lake, detention pond, if any, on or adjacent to the Subject Property by virtue of this Permanent Easement. Grantees do not own the drainage canal unless constructed by the Grantees. Grantees 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 Grantees and shall run in favor of the respective parties, hereto, their successors and assigns.

JGES Investments, LLC

Dated this 23rd day of March, 2023.

By: Heather C. Smith
Heather C. Smith, Manager

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS

This instrument was acknowledged before me on this 23rd day of March, 2023, by Heather C. Smith, as its Manager of JGES Investments, LLC.

My Commission Expires: 11/3/2023
My Commission No. 99017359



Maria Maxwell
Notary Public

ACCEPTED by The City of Oklahoma City
this _____ day of _____, 2023.

City Clerk

REVIEWED for form and legality:
Tahira Mann
Assistant Municipal Counselor

ATTACHMENT "A"

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP ELEVEN (11) NORTH, RANGE ONE (1) EAST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4), THENCE S 0°11'04" E ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1,114.17 FEET; THENCE S 89°48'20" E A DISTANCE OF 33.00 FEET TO THE **POINT OF BEGINNING**.

THENCE CONTINUING S 89°48'20" E A DISTANCE OF 17.00 FEET;

THENCE S 0°11'04" E A DISTANCE OF 205.00 FEET;

THENCE N 89°48'20" W A DISTANCE OF 17.00 FEET;

THENCE N 0°11'04" W A DISTANCE OF 205.00 FEET BACK TO THE **POINT OF BEGINNING**.

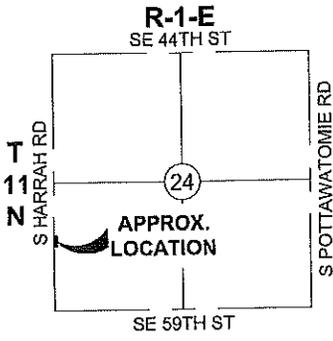
CONTAINING 3,485.08 SQUARE FEET OR 0.08 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

GRID NORTH BASED ON NAD 83 OKLAHOMA
STATE PLANE COORDINATE SYSTEM NORTH ZONE

THIS DESCRIPTION WAS PREPARED BY:

ADAM K. HINDS, PLS #1781
FRONTIER LAND SURVEYING, CA #7232



P.O.C.
NW COR.
SW/4

S 0°11'04" E
1,114.17'

S 89°48'20" E
33.00'
P.O.B.

S 89°48'20" E
17.00'

S HARRAH RD
N 0°11'04" W N-S SEC. LINE

N 0°11'04" W
205.00'

205.00'

S 0°11'04" E

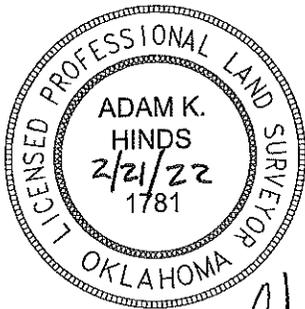
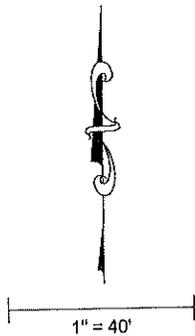
D&D FEED STORE
JGES INVESTMENTS, LLC
BK 13039, PG 19

SW/4, SEC. 24
T-11-N, R-1-E

ADDITIONAL R/W
CONTAINING
3,485± SQ. FT.
OR 0.08± AC.

33' STAT.
R/W

N 89°48'20" W
17.00'



Adam K. Hinds

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GRID NORTH BASED ON NAD 83 OKLAHOMA
STATE PLANE COORDINATE SYSTEM NORTH ZONE

THIS DESCRIPTION WAS PREPARED BY:
ADAM K. HINDS, PLS #1781
FRONTIER LAND SURVEYING, CA #7232

THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF PROPOSED EASEMENT. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PROJECT NO. 21-0147
DRAWN BY: ABH
DATE: 1/6/2022

ATTACHMENT "B"
PROJECT NO. PC-0602
PARCEL 42

frontier
LAND SURVEYING
CA #7232 EXP: 6/30/22

P.O. BOX 7197
EDMOND, OK 73083
405.285.0433

ATTACHMENT
B