



**The City of Oklahoma City**

Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Drainage and Utilities) Project No. PC-0926 / WC-1023

**PERMANENT EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS THAT** Tambra Ann Bynum Anderson, Successor Trustee of the Nigh Family Trust, a revocable trust, dated the 11th day of September, 2002, 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 Attachments "A, B & C" ("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.
5. Grantee will backfill holes and re-sod excavated, and re-graded land disturbed by Grantee or its contractor.

This Permanent Easement shall be perpetual and exclusive to Grantees and shall run in favor of the respective parties, hereto, their successors and assigns.

**Nigh Family Trust**

Dated this 25<sup>th</sup> day of January, 2024.

Tambra Ann Bynum Anderson  
Tambra Ann Bynum Anderson, Successor Trustee

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 25<sup>th</sup> day of January, 2024 by Tambra Ann Bynum Anderson, Successor Trustee of the Nigh Family Trust, a revocable trust, dated the 11th day of September, 2002.



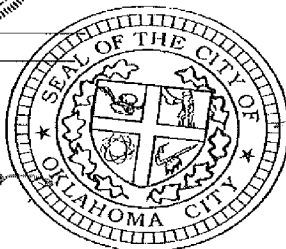
My Commission Expires: \_\_\_\_\_

My Commission No. \_\_\_\_\_

[Signature]  
Notary Public

ACCEPTED by The City of Oklahoma City  
this 15<sup>th</sup> day of February, 2024.

[Signature]  
City Clerk



REVIEWED for form and legality

[Signature]  
Assistant Municipal Counselor

1/30

**ATTACHMENT "A"**

Page 1 of 2

PARCEL NO. 27-B  
PROJECT NO. PC-0926**PC-0926**

Parcel No. 27-B

**Channel Easement**

A Channel Easement located in Northwest 1/4 of Section 30 Township 11 North Range 1 West I.M. Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of Section 30;  
Thence N 89°09'24" E on the South line of said Northwest 1/4 a distance of 33.00 feet to a point on the East Statutory Right of Way line of South Post Road and the Point of Beginning of the Easement Tract further described herein;  
Thence N 00°19'56" W on said Statutory Right of Way line a distance of 36.11 feet;  
Thence S 45°19'15" E a distance of 50.60 feet to a point on the South line of said Northwest 1/4;  
Thence S 89°09'24" W on the South line of said Northwest 1/4 a distance of 35.77 feet to the point of beginning.


Containing 0.015 Acres (645.80 Sq.Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System,  
NAD 83 (2011), North zone

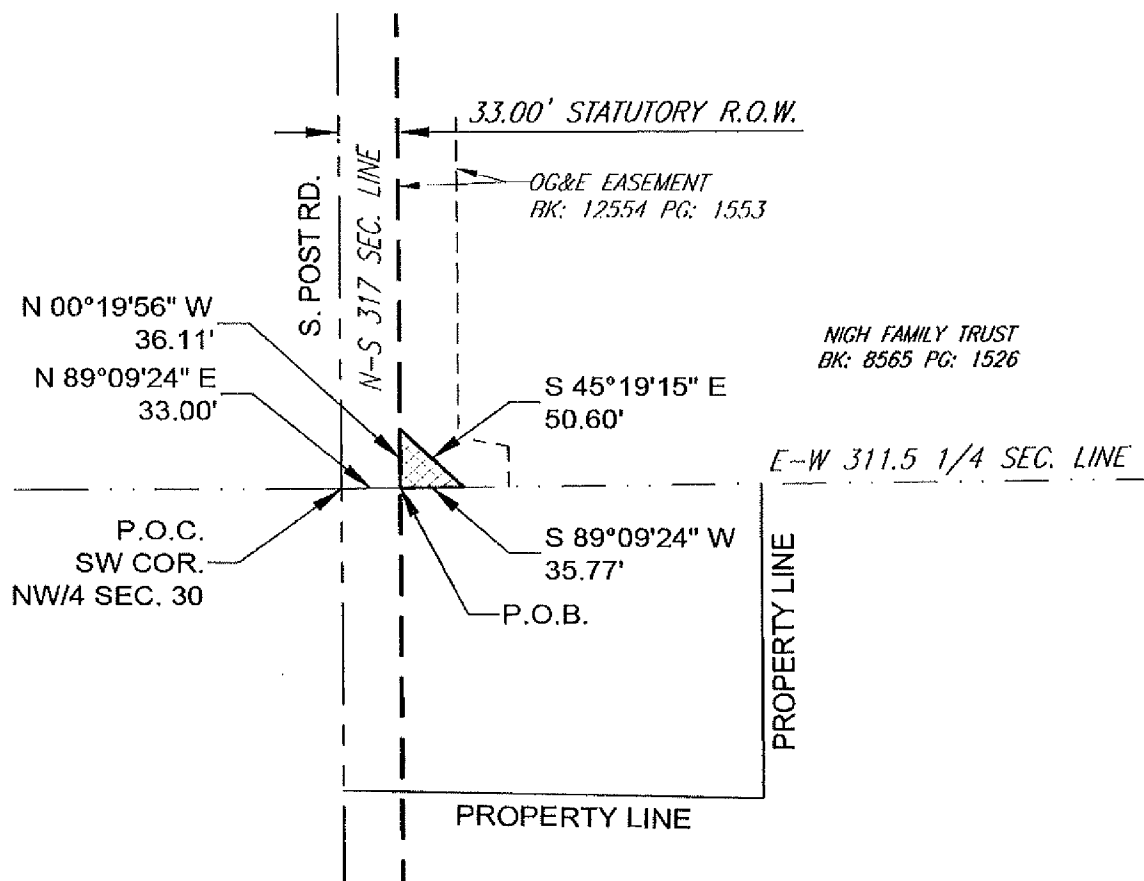
This Description was prepared by:

Darren M. Smith, PLS #1552  
CEC Corporation, CA #32  
10-03-2023

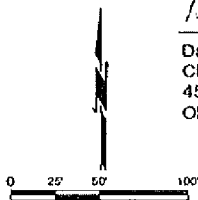
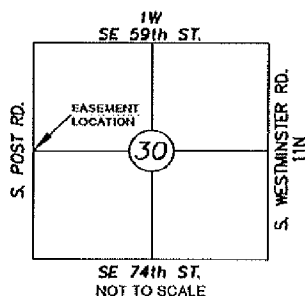
 <b>CEC</b> 4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 763.4200 CA #32 EXP. 06-30-24	DATE: 10/03/2023
	CEC PROJECT # 220930.1
	Post Road Easements
	PARCEL 27-B
<b>CHANNEL EASEMENT ATTACHMENT "A"</b> PROJECT NO. PC-0926	

**ATTACHMENT "A"**

Page 2 of 2

PARCEL NO. 27-B  
PROJECT NO. PC-0926**SURVEYOR'S CERTIFICATE**

I, Darren M. Smith, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing is a true and accurate representation of the easement description, as shown hereon, it is not a Land or Boundary Survey.

**BASIS OF BEARING**

Note: Bearings Are Based On Oklahoma State Plane System, NAD83/2011, North Zone.

Darren M. Smith, PLS No. 1552  
CEC Corporation  
4555 W. Memorial Rd.  
Oklahoma City, OK 73142



4555 W. MEMORIAL ROAD  
OKLAHOMA CITY, OK 73142  
(405) 753.4200  
CA #32 EXP. 06-30-24

DATE: 10/03/2023  
CEC PROJECT #: 220930.1  
Post Road Easements  
PARCEL 27-B

**CHANNEL  
EASEMENT  
ATTACHMENT "A"**

PROJECT NO. PC-0926

**ATTACHMENT "B"**

Page 1 of 2

PARCEL NO. 30  
PROJECT NO. PC-0926**PC-0926**

Parcel No. 30

**Channel Easement**

A Channel Easement located in Northwest 1/4 of Section 30 Township 11 North Range 1 West I.M. Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of Section 30;  
Thence N 00°19'56" W on the West line of said Northwest 1/4 a distance of 306.55 feet;  
Thence N 89°40'04" E a distance of 33.00 feet to a point on the East Statutory Right of Way line of South Post Road and the Point of Beginning of the Easement Tract further described herein;  
Thence N 00°19'56" W on said Statutory Right of Way line a distance of 99.67 feet;  
Thence S 45°19'15" E a distance of 53.40 feet;  
Thence S 00°19'56" E a distance of 25.00 feet;  
Thence S 45°19'15" W a distance of 52.80 feet to the point of beginning.


Containing 0.054 Acres (2,353.55 Sq.Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System,  
NAD 83 (2011), North zone

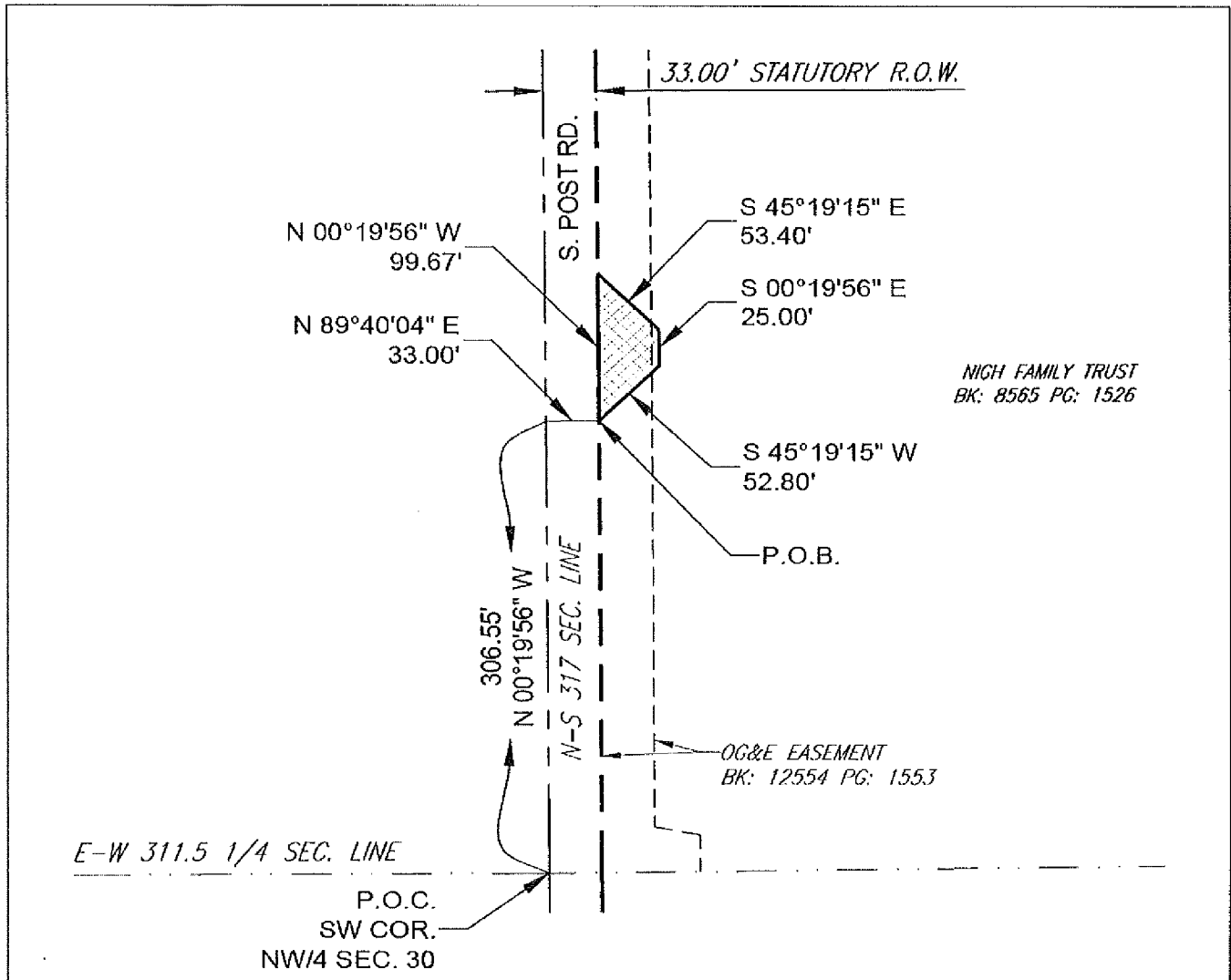
This Description was prepared by:

Darren M. Smith, PLS #1552  
CEC Corporation, CA #32  
10-03-2023

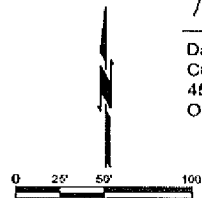
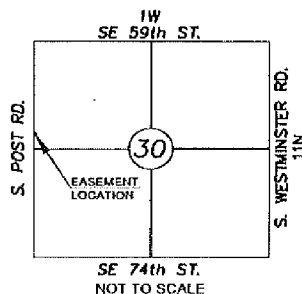
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	CEC PROJECT #: 220933.1
	Post Road Easements
	PARCEL 30
<b>CHANNEL EASEMENT ATTACHMENT "B"</b> PROJECT NO. PC-0926	

**ATTACHMENT "B"**

Page 2 of 2

PARCEL NO. 30  
PROJECT NO. PC-0926**SURVEYOR'S CERTIFICATE**

I, Darren M. Smith, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing is a true and accurate representation of the easement description, as shown hereon, it is not a Land or Boundary Survey.



**BASIS OF BEARING**  
Note: Bearings are Based On Oklahoma State Plane System, NAD83/2011, North Zone.

Darren M. Smith, PLS No. 1552  
CEC Corporation  
4555 W. Memorial Rd.  
Oklahoma City, OK 73142



4555 W. MEMORIAL ROAD  
OKLAHOMA CITY, OK 73142  
(405) 753.4200  
CA #32 EXP. 06-30-24

DATE: 10/03/2023  
CEC PROJECT #: 220830.1  
Post Road Easements  
PARCEL 30

**CHANNEL  
EASEMENT  
ATTACHMENT "B"**  
PROJECT NO. PC-0926

**ATTACHMENT "C"**

Page 1 of 2

PARCEL NO. 31  
PROJECT NO. PC-0926**PC-0926**

Parcel No. 31

**Channel Easement**

A Channel Easement located in Northwest 1/4 of Section 30 Township 11 North Range 1 West I.M. Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Southwest corner of said Northwest 1/4 of Section 30;  
Thence N 00°19'56" W on the West line of said Northwest 1/4 a distance of 490.10 feet;  
Thence N 89°40'04" E a distance of 33.00 feet to a point on the East Statutory Right of Way line of South Post Road and the Point of Beginning of the Easement Tract further described herein;  
Thence N 00°19'56" W on said Statutory Right of Way line a distance of 90.27 feet to a property line described in Book 8565 Page 1526 filed for record at the Oklahoma County Clerk's Office;  
Thence S 45°19'15" E a distance of 46.68 feet;  
Thence S 00°19'56" E a distance of 25.00 feet;  
Thence S 45°19'15" W a distance of 46.15 feet to the point of beginning.


Containing 0.044 Acres (1,901.94 Sq.Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System,  
NAD 83 (2011), North zone

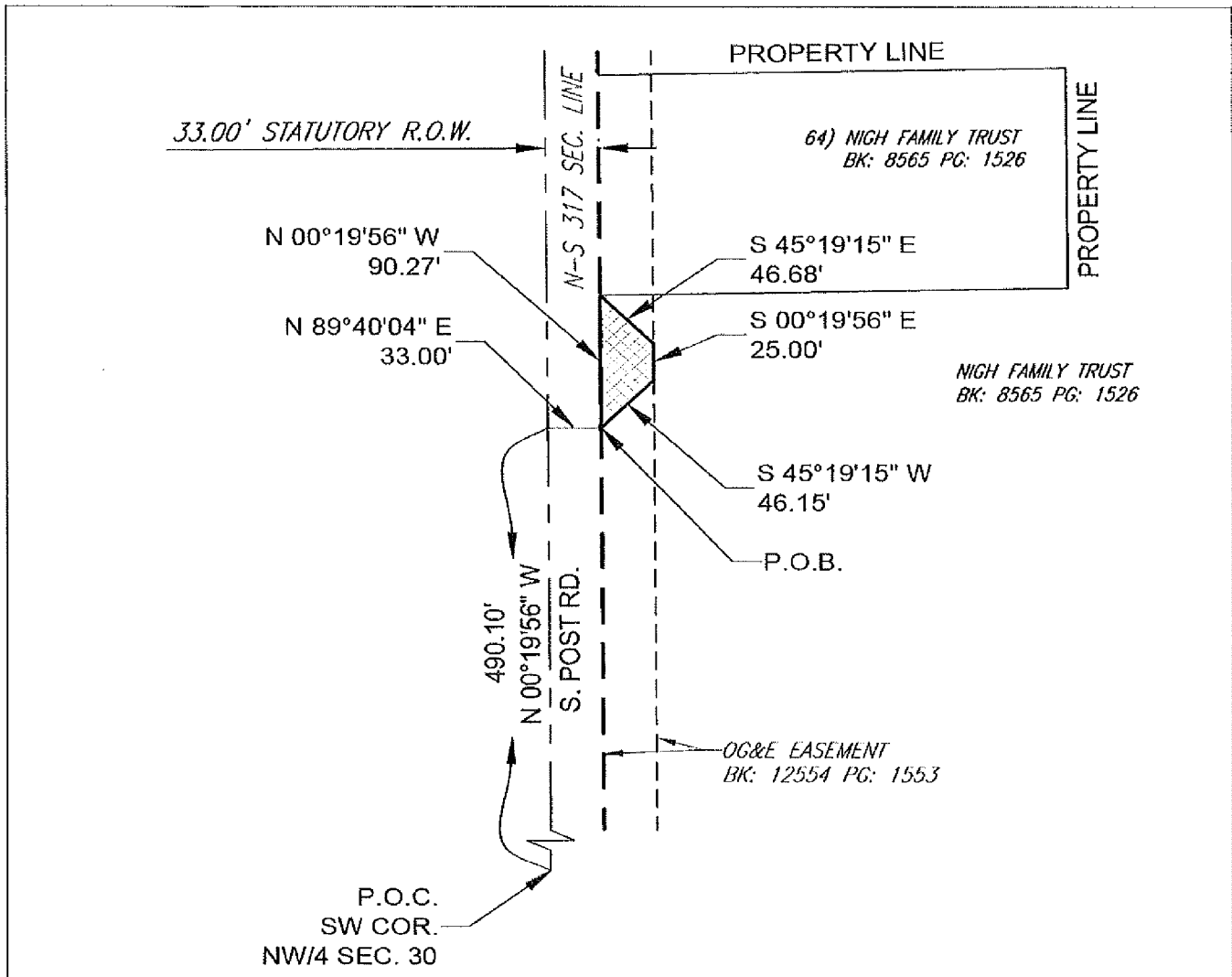
This Description was prepared by:

Darren M. Smith, PLS #1552  
CEC Corporation, CA #32  
10-03-2023

 <b>CEC</b> 4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 753.4200 CA #32 EXP. 06-30-24	DATE: 10/03/2023
	CEC PROJECT #: 220930.1
	Post Road Easements
	PARCEL 31
<b>CHANNEL EASEMENT ATTACHMENT</b> PROJECT NO. PC-0926	

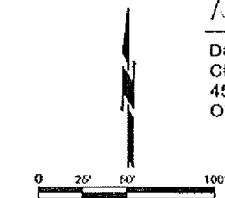
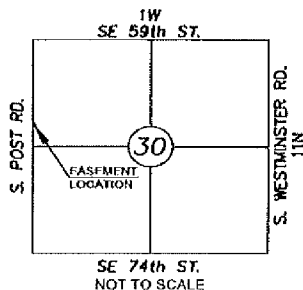
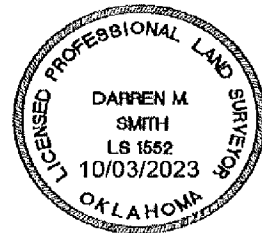
**ATTACHMENT "C"**

Page 2 of 2

PARCEL NO. 31  
PROJECT NO. PC-0926**SURVEYOR'S CERTIFICATE**

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Darren M. Smith, PLS No. 1552  
CEC Corporation  
4555 W. Memorial Rd.  
Oklahoma City, OK 73142



**BASIS OF BEARING**  
Notes: Bearings are Based On Oklahoma State  
Plane System, NAD83/2011, North Zone.



4555 W. MEMORIAL ROAD  
OKLAHOMA CITY, OK 73142  
(405) 763.4200  
CA #132 EXP. 06-30-24

DATE: 10/03/2023  
CEC PROJECT #: 201330.1  
Post Road Easements  
PARCEL 31

**CHANNEL  
EASEMENT  
ATTACHMENT "C"**  
PROJECT NO. PC-0926