



The City of Oklahoma City  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Water/Wastewater) Project No.

E# 36,462

SD-2023-00091

**PERMANENT EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS THAT LSCD OF WESTERN HILLS OKC, 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 "A" ("Subject Property") for the use of the **Grantees** for the purpose of constructing, operating, maintaining, repairing, expanding, and replacing water and wastewater systems and associated facilities, connections, utilities, and appurtenances thereto (collectively "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 may construct driveways and parking areas on the Subject Property.
3. 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 Utility Systems.
4. This Permanent Easement does not create an obligation upon the Grantees to construct the Utility Systems, or provide services or functions. Once the Utility System is constructed the Grantees agree to operate, maintain, replace, expand, or repair the Utility System in accordance with Grantees' standards and policies.
5. The Grantees do 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 Grantees and shall run in favor of the respective parties, hereto, their successors and assigns.

**LSCD OF WESTERN HILLS OKC, LLC**

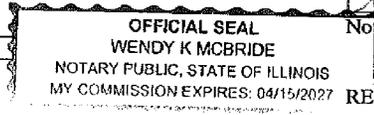
Dated this 3rd day of October, 2024.

By: [Signature]  
**MANAGER**

IL McHenry  
STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

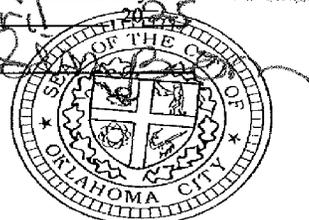
This instrument was acknowledged before me on this 3rd day of October, 2024 by Jean L. Dodson as **MANAGER** of **LSCD OF WESTERN HILLS OKC, LLC**.

My Commission Expires: 4/15/27  
My Commission No. \_\_\_\_\_



[Signature]  
Notary Public

**ACCEPTED** by The City of Oklahoma City  
this 2nd day of April, 2025  
[Signature]  
City Clerk



**REVIEWED** for form and legality  
[Signature]  
Assistant Municipal Counselor

4/24

Attachment "A"

LEGAL DESCRIPTION

4400 S. Western Ave.  
Utility Easement

April 17, 2024

A tract of land being a part of the Southwest Quarter (SW/4) of Section Sixteen (16), Township Eleven (11) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, and being a portion of a tract of land recorded in Book 15470, Page 87 (LSCD Tract), being more particularly described as follows:

Commencing at the Southwest (SW) Corner of said Southwest Quarter (SW/4);

THENCE North  $00^{\circ}17'05''$  West, along and with the West line of said Southwest Quarter (SW/4), a distance of 668.33 feet;

THENCE North  $89^{\circ}42'55''$  East, departing the West line of said Southwest Quarter (SW/4), a distance of 262.00 feet to the POINT OF BEGINNING;

THENCE North  $00^{\circ}17'05''$  West, a distance of 314.36 feet;

THENCE North  $61^{\circ}29'26''$  West, a distance of 105.19 feet;

THENCE North  $00^{\circ}14'56''$  West, a distance of 35.92 feet to a point on the North line of said LSCD Tract;

THENCE North  $89^{\circ}45'04''$  East, along and with said North line, a distance of 15.00 feet;

THENCE South  $00^{\circ}14'56''$  East, departing said North line, a distance of 27.04 feet;

THENCE South  $61^{\circ}29'26''$  East, a distance of 105.19 feet;

THENCE South  $00^{\circ}17'05''$  West, a distance of 83.66 feet;

THENCE North  $89^{\circ}44'03''$  East, a distance of 434.41 feet;

THENCE North  $00^{\circ}15'21''$  West, a distance of 15.97 feet to the North line of said LSCD Tract;

THENCE North  $89^{\circ}45'04''$  East, along and with said North line, a distance of 15.00 feet;

THENCE South  $00^{\circ}15'21''$  East, departing said North line, a distance of 502.17 feet to the South line of said LSCD Tract;

THENCE South  $89^{\circ}37'36''$  West, along and with said South Tract, a distance of 15.00 feet;

THENCE North  $00^{\circ}15'21''$  West, departing said South line, a distance of 471.23 feet;

Prepared by Matthew Johnson P.L.S. 1807  
Johnson & Associates  
Certificate of Authorization No. 1484 (Expires 6-30-25)  
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THENCE South 89°44'03" West, a distance of 434.40 feet;

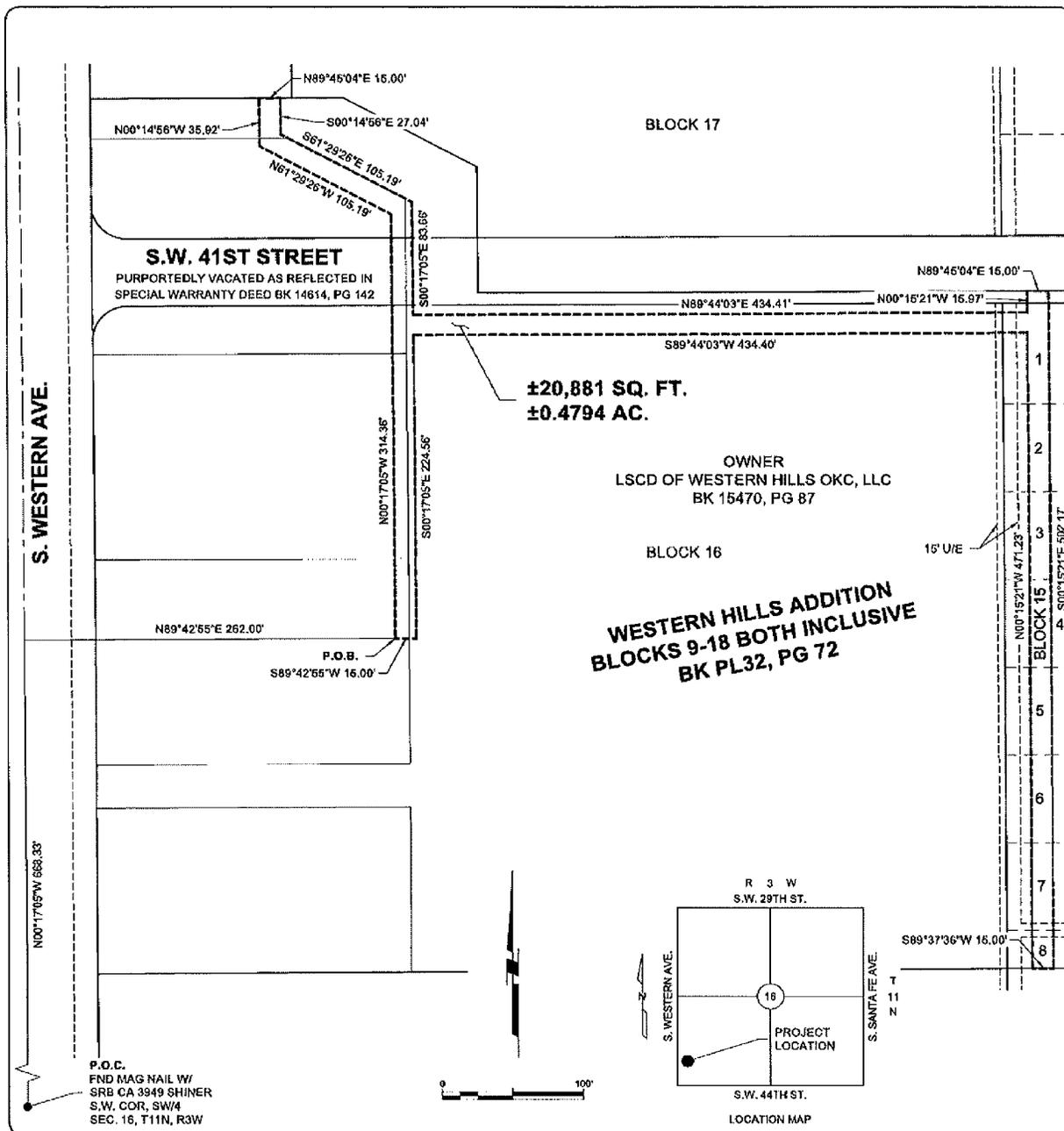
THENCE South 00°17'05" East, a distance of 224.56 feet;

THENCE South 89°42'55" West, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 20,881 square feet or 0.4794 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

ATTACHMENT "A"



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Proj. No.: 5622  
Date: 4-17-24  
Scale: 1"=100'

**4400 S. WESTERN AVE.**  
OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA  
**UTILITY EASEMENT**

Johnson & Associates  
1 E. Sheridan Ave., Suite 200  
Oklahoma City, OK 73104  
(405) 251-8078 FAX (405) 258-6078 www.jaok.com  
Certificate of Authorization #1534 Exp. Date: 06-22-2026  
ENGINEERS • SURVEYORS • PLANNERS