



The City of Oklahoma City  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
Project No. PC-0649

E # 36,403

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Twin Territories 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 exclusive purpose of constructing, operating, maintaining, repairing, expanding, and replacing public sidewalks and associated facilities (collectively "Sidewalks") 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, under, across, or through 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, and parking areas whenever it becomes necessary to move or remove improvements, due to any operation, maintenance, repair, expansion, or replacement of the Sidewalks.
3. This Permanent Easement does not create an obligation upon the Grantees to construct the Sidewalks or provide services or functions. Once the Sidewalks are constructed the Grantees agree to operate, maintain, repair, expand, or replace the Sidewalks in accordance with Grantees' standards and policies.
4. Grantee will backfill holes and re-sod excavated and regraded land disturbed by Grantee or its contractor.

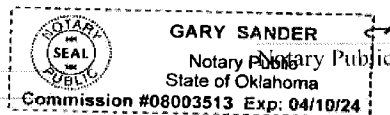
This Permanent Easement shall be perpetual and exclusive to Grantees and shall run together with and be appurtenant to the Subject Property and shall be binding upon the parties, hereto, their successors and assigns.

Dated this 19<sup>th</sup> day of December, 2023. By: Sean M. Ray  
Twin Territories LLC  
Sean M. Ray, Manager

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

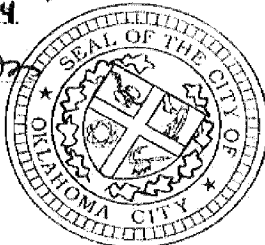
This instrument was acknowledged before me on this 19<sup>th</sup> day of DECEMBER, 2023 by Sean M. Ray, as Manager of Twin Territories LLC.

My Commission Expires: 4/10/2024  
My Commission No. 08003513



ACCEPTED by The City of Oklahoma City  
this 16<sup>th</sup> day of January, 2024.

Amey K. Simpson  
City Clerk



REVIEWED for form and legality

Patricia Mann  
Assistant Municipal Counselor

4/24

**ATTACHMENT "A"**

PAGE 1 OF 3

PARCEL NO. 4  
PROJECT NO. PC-0849**PC-0849**

Parcel No. 4

**Permanent Right of Way Easement**

An Easement being the West 3 feet of Lots Fourteen (14) and Fifteen (15) and the West 3 feet of the vacated alley in Block Five (5), Jefferson Park Addition, an addition to Oklahoma City, Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Beginning at the Southwest Corner of said Lot Fourteen (14);  
Thence N 00°02'02" W on the West line of said Block Five (5) a distance of 300.00 feet to the Northwest Corner of Said Lot Fifteen (15);  
Thence N 89°57'58" E on the North line of said Lot Fifteen (15) a distance of 3.00 feet;  
Thence S 00°02'02" E a distance of 300.00 feet to a point on the South line of said Lot Fourteen (14);  
Thence S 89°57'58" W on the South line of said Lot Fourteen (14) a distance of 3.00 feet to the point of beginning.

Containing 0.02 Acre (900.00 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  
10/17/2022

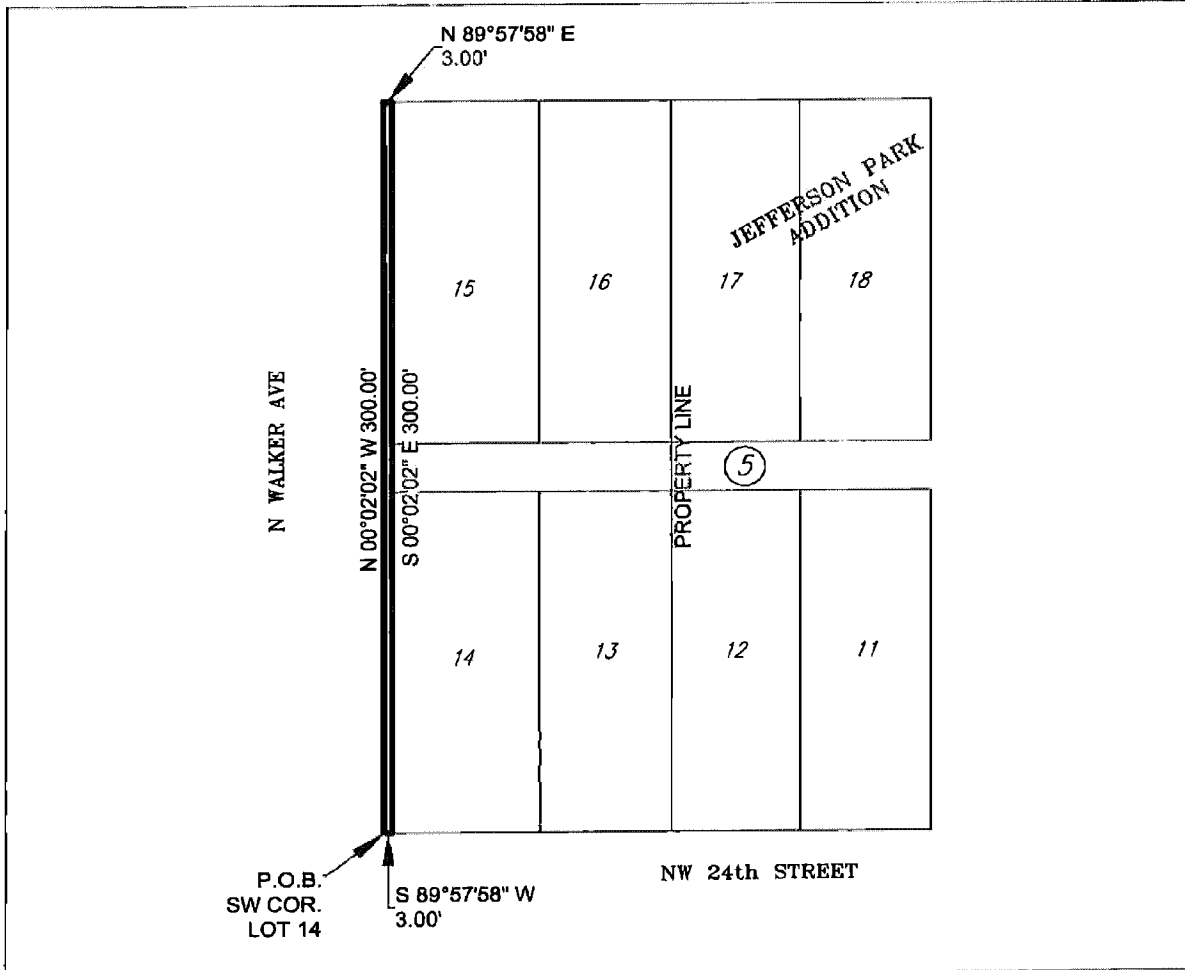


4655 W. MEMORIAL ROAD  
OKLAHOMA CITY, OK 73142  
(405) 753.4200  
CA #32 EXP. 06-30-24

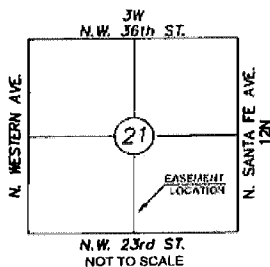
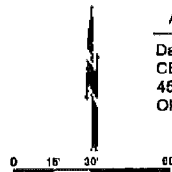
DATE: 10/17/2022
CEC PROJECT #: 190169
N WALKER AVENUE
PARCEL 4
<b>PERMANENT RIGHT OF WAY EASEMENT ATTACHMENT "A"</b>
PROJECT NO. PC-0849

**ATTACHMENT "A"**

PAGE 2 OF 3

PARCEL NO. 4  
PROJECT NO. PC-0649**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.

N.W. 23rd ST.  
NOT TO SCALE**BASIS OF BEARING**Azimuth 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) 783.4200  
CA #32 EXP. 06-30-24

DATE: 10/17/2022  
CEC PROJECT NO. 190272  
N.WALKER AVENUE  
PARCEL 4

**PERMANENT RIGHT OF WAY  
EASEMENT  
ATTACHMENT "A"**

PROJECT NO. PC-0649

**ATTACHMENT "A"**

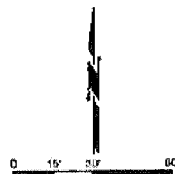
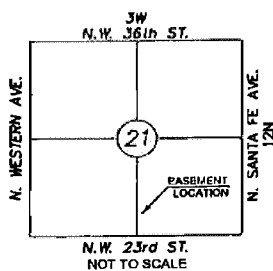
**PAGE 3 OF 3**

**PARCEL NO. 4**  
**PROJECT NO. PC-0649**



### 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

Water Bearings Are Sealed On Oklahoma State  
Plane System. Model 37017. North Zone.



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

DATE:	10/17/2022
SEC PROJECT #:	100722
HWY/ALR AVENUE	
PARCEL #	

**PERMANENT RIGHT OF WAY  
EASEMENT  
ATTACHMENT "A"**

PROJECT NO. PC-0848