



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.

Twin Territories LLC

Dated this 19th day of December 2023.

By: Sean M. Ray
Sean M. Ray, Manager

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

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

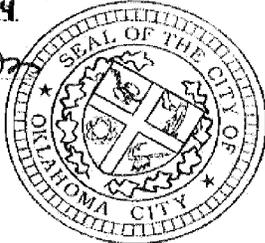
My Commission Expires: 4/10/2024
My Commission No. 08003513

 **GARY SANDER**
Notary Public
State of Oklahoma
Commission #08003513 Exp: 04/10/24

Mary Sander

ACCEPTED by The City of Oklahoma City
this 16th 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-0649
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.

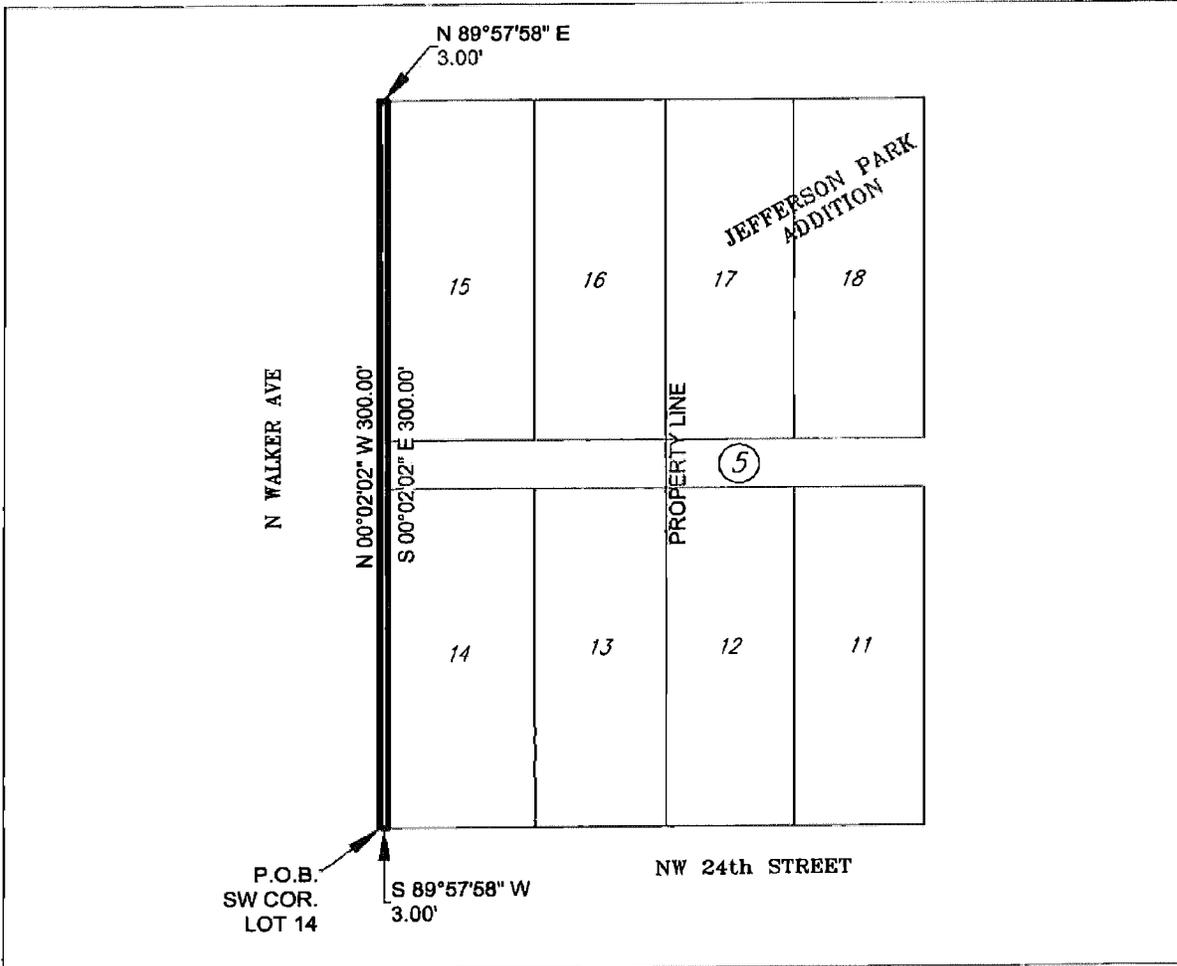
Basis of Bearing:
Grid North as established by Oklahoma State Plane System,
NAD 83 (2011), North zone

This Description was prepared by:
Darren M. Smith, PLS #1552
CEC Corporation, CA #32
10/17/2022

 CEC 4655 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 763.4200 CA #32 EXP. 06-30-24	DATE: 10/17/2022 CEC PROJECT #: 190168 N WALKER AVENUE PARCEL 4
	PERMANENT RIGHT OF WAY EASEMENT ATTACHMENT "A" PROJECT NO. PC-0849

ATTACHMENT "A"
PAGE 2 OF 3

PARCEL NO. 4
PROJECT NO. PC-0649

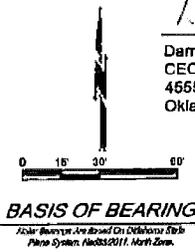
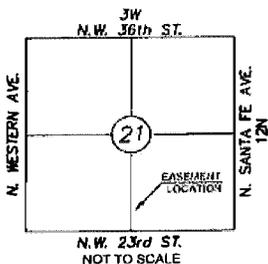
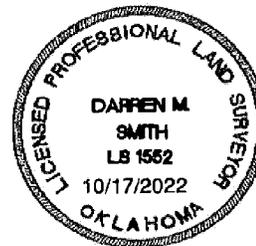


SURVEYOR'S CERTIFICATE

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.

Darren M. Smith

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



CEC
4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(405) 783.4200
CA #32 EXP. 06-30-24

DATE: 10/17/2022
CEC PROJECT #: 190372
N. WALKER AVENUE
PARCEL 4
**PERMANENT RIGHT OF WAY
EASEMENT
ATTACHMENT "A"**
PROJECT NO. PC-0649

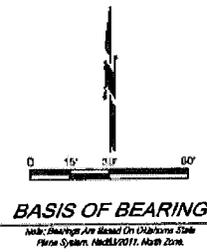
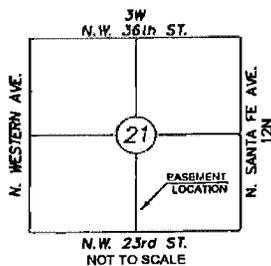
ATTACHMENT "A"
PAGE 3 OF 3

PARCEL NO. 4
PROJECT NO. PC-0649



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CEC
4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(406) 763.4200
CA #32 EXP. 06-30-24

DATE: 10/17/2022
CEC PROJECT #: 100722
11 VALNER AVENUE
PARCELS 4
PERMANENT RIGHT OF WAY EASEMENT ATTACHMENT "A"
PROJECT NO. <u>PC-0649</u>