



The City of Oklahoma City  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Water/Wastewater) Project No. PC-0926/WC-1023

E #36,489

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Linda J. Spellman and Warren K. Spellman, wife and husband, their heirs, 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, operate, maintain, replace, expand, or repair these 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 heirs, successors and assigns.

Dated this 25 day of April, 2024.

Linda J. Spellman  
Linda J. Spellman  
Warren K. Spellman  
Warren K. Spellman

STATE OF OKLAHOMA, COUNTY OF Oklahoma, ss.

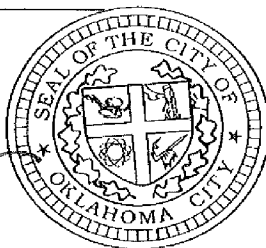
This instrument was acknowledged before me on this 25 day of April, 2024 by Linda J. Spellman and Warren K. Spellman, wife and husband.

My Commission Expires: \_\_\_\_\_  
My Commission No. \_\_\_\_\_

Ryan D. [Signature]  
Notary Public

ACCEPTED by The City of Oklahoma City  
this 4th day of June, 2024.

Amy K. Simpson  
City Clerk



REVIEWED for form and legality

Patricia Mann  
Assistant Municipal Counselor



3/22

**ATTACHMENT "A"**

PAGE 1 OF 3

PARCEL NO. 3A  
PROJECT NO. PC-0926**PC-0926**

Parcel No. 3A

**Water Line Easement**

A Water Line Easement located in Northeast Quarter (NE/4) of Section 25 Township 11 North Range 2 West I.M. Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter (NE/4);  
 Thence S 00°19'56" E on the East line of said Northeast Quarter (NE/4) a distance of 60.00 feet;  
 Thence S 89°47'03" W a distance of 60.00 feet to the Northeast corner of an Oklahoma Natural Gas easement described in BK: 4372 PG: 219 filed for record at the Oklahoma County Clerk's office and the Point of Beginning of the Easement Tract further described herein;  
 Thence S 00°19'56" E on the West line of said ONG Easement a distance of 531.63 feet;  
 Thence S 88°19'52" W on the South line of a property described in BK: 1569 PG: 175 filed for record at the Oklahoma County Clerk's office a distance of 100.03 feet;  
 Thence N 00°19'56" W a distance of 534.17 feet to a point on the South Present Right of Way line of Southeast 59th Street;  
 Thence N 89°47'03" E on said South Present Right of Way line of Southeast 59th Street a distance of 100.00 feet to the Point of Beginning.

Containing 1.22 Acres (53,290.07 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  
 03-26-2024



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

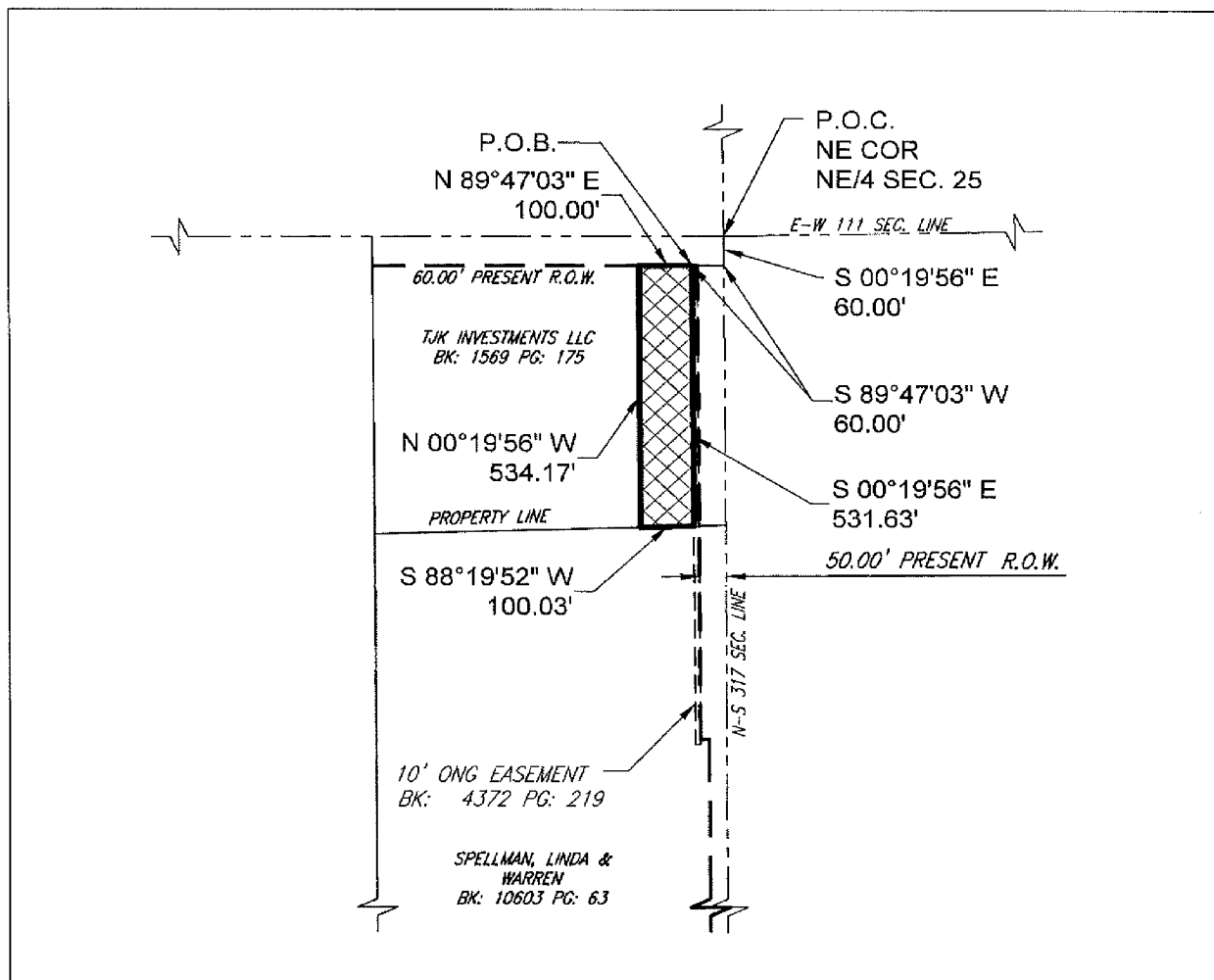
DATE: 03/26/2024  
 CEC PROJECT #: 220930.1  
 Post Road Easements  
 PARCEL 3A

**WATER LINE  
 EASEMENT  
 ATTACHMENT "A"**

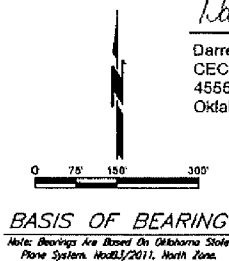
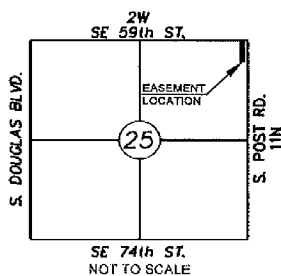
PROJECT NO. PC-0926

**ATTACHMENT "A"**

PAGE 2 OF 3

PARCEL NO. 3A  
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.



*Darren M. Smith*  
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: 03/28/2024  
CEC PROJECT # 220930.1  
Post Road Easements  
PARCEL 3A  
**WATER LINE  
EASEMENT  
ATTACHMENT "A"**  
PROJECT NO. PC-0926