



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Streets and Utilities) Project PC-0761 Parcel 5.0 and 6.0

E #36,678
GOB

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Kay Bee Investment CO., LLC., an Oklahoma limited liability company, 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 public streets and water and wastewater systems and associated facilities, connections, utilities, sidewalks, drainage, storm water, traffic controls, and appurtenances thereto (collectively "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, shrubs, trees, 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 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 these Streets and/or Utility Systems, or provide services or functions.
4. 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.

5/26

Dated this 21 day of April, 2025.

Kay Bee Investment CO., LLC

By:

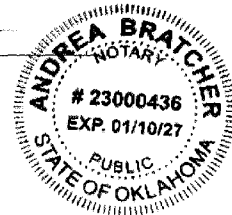
Clay T. Farha, Manager

STATE OF OKLAHOMA)
) SS:
COUNTY OF Oklahoma)

This instrument was acknowledged before me on this 21st day of April, 2025 by Clay T. Farha,
Manager of Kay Bee Investments CO., LLC.

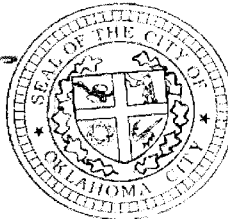
My Commission Expires: 1/10/2027
My Commission No. 23000436

Andrea Bratcher
Notary Public



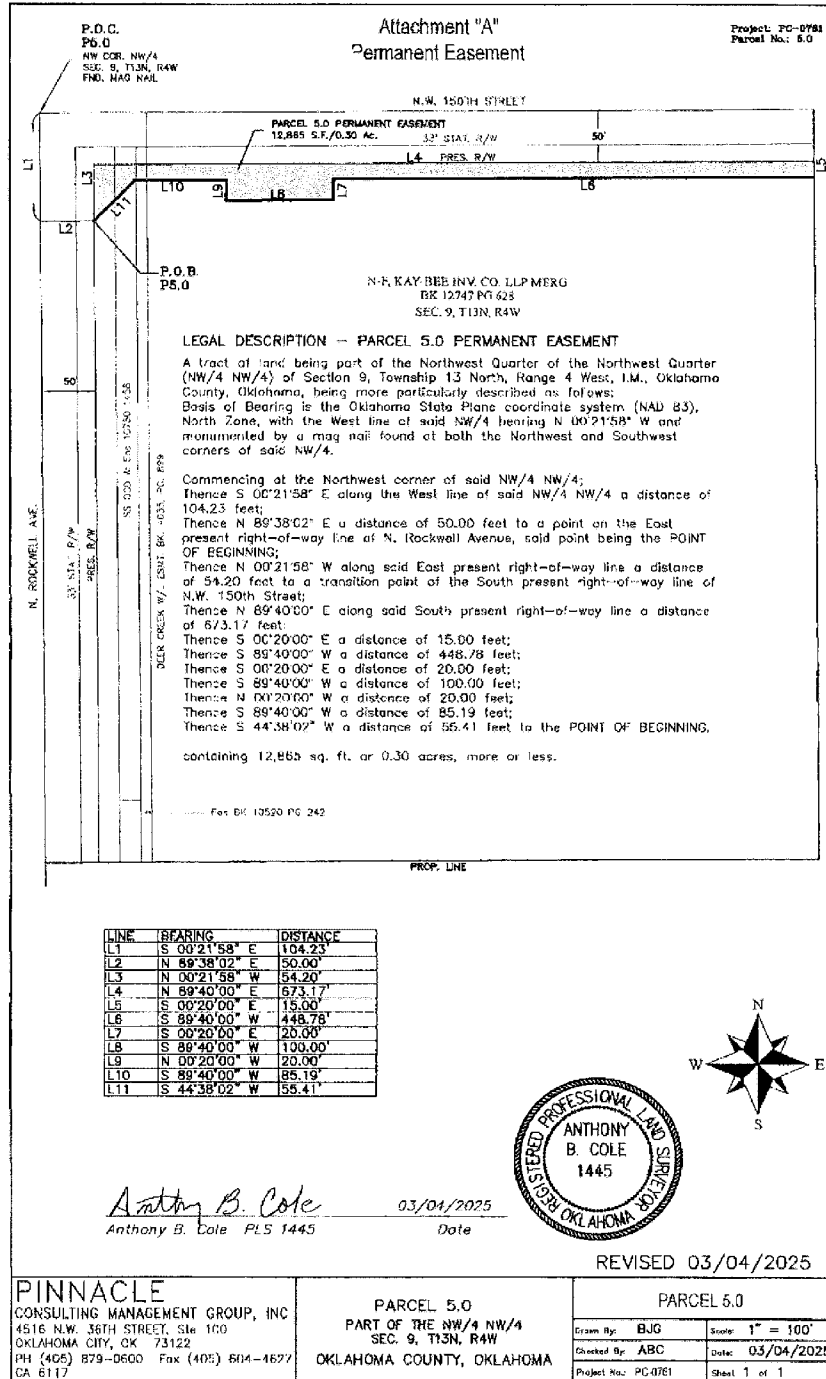
ACCEPTED by The City of Oklahoma City
this 20th day of May, 2025.

Ameyn Simpson
City Clerk



REVIEWED for form and legality.

Andrea Mann
Assistant Municipal Counselor



Attachment "A"
Permanent Easement
(2 of 2)

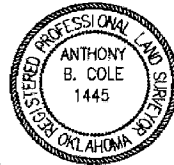
Project: PC-0761
Parcel No.: 6.0

LEGAL DESCRIPTION -- PARCEL 6.0 PERMANENT EASEMENT

A tract of land being part of the West Half of the Southwest Quarter (W/2 SW/4) of Section 4, Township 13 North, Range 4 West, I.M., Oklahoma County, Oklahoma, being more particularly described as follows:
Basis of Bearing is the Oklahoma State Plane coordinate system (NAD 83), North Zone, with the West line of said SW/4 bearing N 00°11'57" W, and monumented by a mag nail found at the Southwest corner and the Southwest corner of said SW/4.

Commencing at the Southwest corner of said W/2 SW/4;
Thence N 00°11'57" W along the West line of said W/2 SW/4 a distance of 50.12 feet;
Thence N 89°48'03" E a distance of 50.00 feet to a point on the East present right of way line of N. Rockwell Avenue, said point being the POINT OF BEGINNING;
Thence N 00°11'57" W along said East present right of way line a distance of 675.63 feet;
Thence N 90°00'00" E a distance of 15.00 feet;
Thence S 00°11'57" E a distance of 613.07 feet;
Thence S 47°20'57" E a distance of 47.63 feet;
Thence N 89°40'00" E a distance of 100.60 feet;
Thence S 00°20'00" E a distance of 15.00 feet;
Thence N 89°40'00" E a distance of 37.26 feet;
Thence S 00°20'00" E a distance of 15.00 feet to a point on the North present right of way line of N.W. 150th Street;
Thence S 89°40'00" W along said North present right of way line a distance of 187.85 feet to the POINT OF BEGINNING.

containing 15,326 sq. ft. or 0.35 acres, more or less.



Anthony B. Cole
Anthony B. Cole PLS 1445

03/11/2025
Date

REVISED 03/11/2025

PINNACLE
CONSULTING MANAGEMENT GROUP, INC
4516 N.W. 36TH STREET, Ste 100
OKLAHOMA CITY, OK 73122
PH (405) 519-0600 Fax (405) 604-4627
CA 6117

PARCEL 6.0
PART OF THE W/2 SW/4
SEC. 4, T13N, R4W
OKLAHOMA COUNTY, OKLAHOMA

PARCEL 6.0

Drawn By: BJS	Scale: 1" = 100'
Checked By: ABC	Date: 03/11/2025
Project No.: PC-0761	Sheet 2 of 2

