



The City of Oklahoma City  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
Project No. MS-0096/TC-0508, Parcels 1, 2

PERMANENT EASEMENT

E # 36,296

KNOW ALL MEN BY THESE PRESENTS THAT INTEGRIS Realty, LLC f/k/a Oklahoma Health Care Realty Corporation, an Oklahoma non-profit corporation, 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"), a Permanent Easement over, under, across, through and to the following described property situated in Oklahoma County, Oklahoma, shown on **Attachments "A" and "B"** ("Subject Property") for the use of the Grantees for the purpose of constructing, operating, maintaining, repairing, expanding, and replacing public sidewalks, bus pads and associated facilities, connections, utilities, and appurtenances thereto (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 and bus pads.
3. This Permanent Easement does not create an obligation upon the Grantees to construct the Sidewalks and bus pads or provide services or functions. Once the Sidewalks and bus pads are constructed the Grantees agree to operate, maintain, repair, expand, or replace the Sidewalks and bus pads in accordance with Grantees' standards and policies.
4. Grantee will backfill holes and re-sod excavated, and re-graded 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.

INTEGRIS Realty, LLC f/k/a Oklahoma Health Care Realty Corporation, an Oklahoma non-profit corporation

Dated this 31<sup>st</sup> day of July, 2023.

By: Michael R. Hatch  
Michael R. Hatch, Sr. Vice President & Chief Strategy Officer

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 31<sup>st</sup> day of July, 2023 by Michael R. Hatch, as SVP/CSO of INTEGRIS Realty, LLC f/k/a Oklahoma Health Care Realty Corporation, an Oklahoma non-profit corporation.

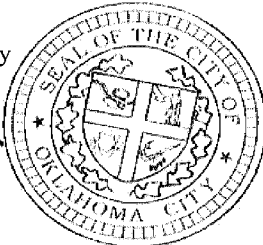
My Commission Expires: 7/18/25  
My Commission No. 01011933

Notary Public

BRENDA FRICK  
Notary Public - State of Oklahoma  
Commission Number 01011933  
My Commission Expires Jul 18, 2025

ACCEPTED by The City of Oklahoma City  
This 15<sup>th</sup> day of August, 2023.

Maressa Treat  
City Clerk



REVIEWED for form and legality

Chris Keith  
Assistant Municipal Counselor

5/26

**ATTACHMENT "A"**  
PAGE 1 OF 2

**PARCEL NO. 1-ROW**  
**PROJECT NO. MS-0096**

**MS-0096**

Parcel No. 1-ROW

**Permanent Right of Way Easement**

A Permanent Right of Way Easement located in the Northeast Quarter (NE/4) of Section 12, Township 12 North, Range 4 West, I.M. Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter (NE/4) of Section 12, Township 12 North, Range 4 West;  
Thence S 00°15'40" E on the West line of said Northeast Quarter (NE/4) a distance of 2632.83 feet to the Southwest corner of said Northeast Quarter (NE/4);  
Thence S 89°02'38" E on the South line of said Northeast Quarter (NE/4) a distance of 30.01' to a point on the East existing right of way line of North Independence Avenue, said point being the point of beginning;  
Thence N 00°05'24" W on said existing right of way line of North Independence Avenue a distance of 51.72 feet;  
Thence N 59°01'02" E and continuing on said existing right of way line of North Independence Avenue a distance of 8.14 feet to a point on the North line of a property described in Book 5227 Page 325 filed for record at the Oklahoma County Clerk's office, said point also being on the Southerly existing right of way line of Northwest Expressway;  
Thence S 62°02'55" E on said property line and southerly existing right of way line of Northwest Expressway a distance of 12.48 feet to a point on the West line of existing easements described in Book 6772 Page 1482 and Book 14202 Page 754 filed for record at the Oklahoma County Clerk's office;  
Thence S 00°05'24" E on the West line of said existing easements a distance of 48.38 feet;  
Thence S 89°54'36" W a distance of 10.00 feet;  
Thence S 00°05'24" E a distance of 1.81 feet to a point on the South line of said Northeast Quarter (NE/4);  
Thence N 89°02'38" W on the South line of said Northeast Quarter (NE/4) a distance of 8.00 feet to the point of beginning.


Containing 0.02 Acre (943.35 Sq. Ft.), more or less.

Basis of Bearing:

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

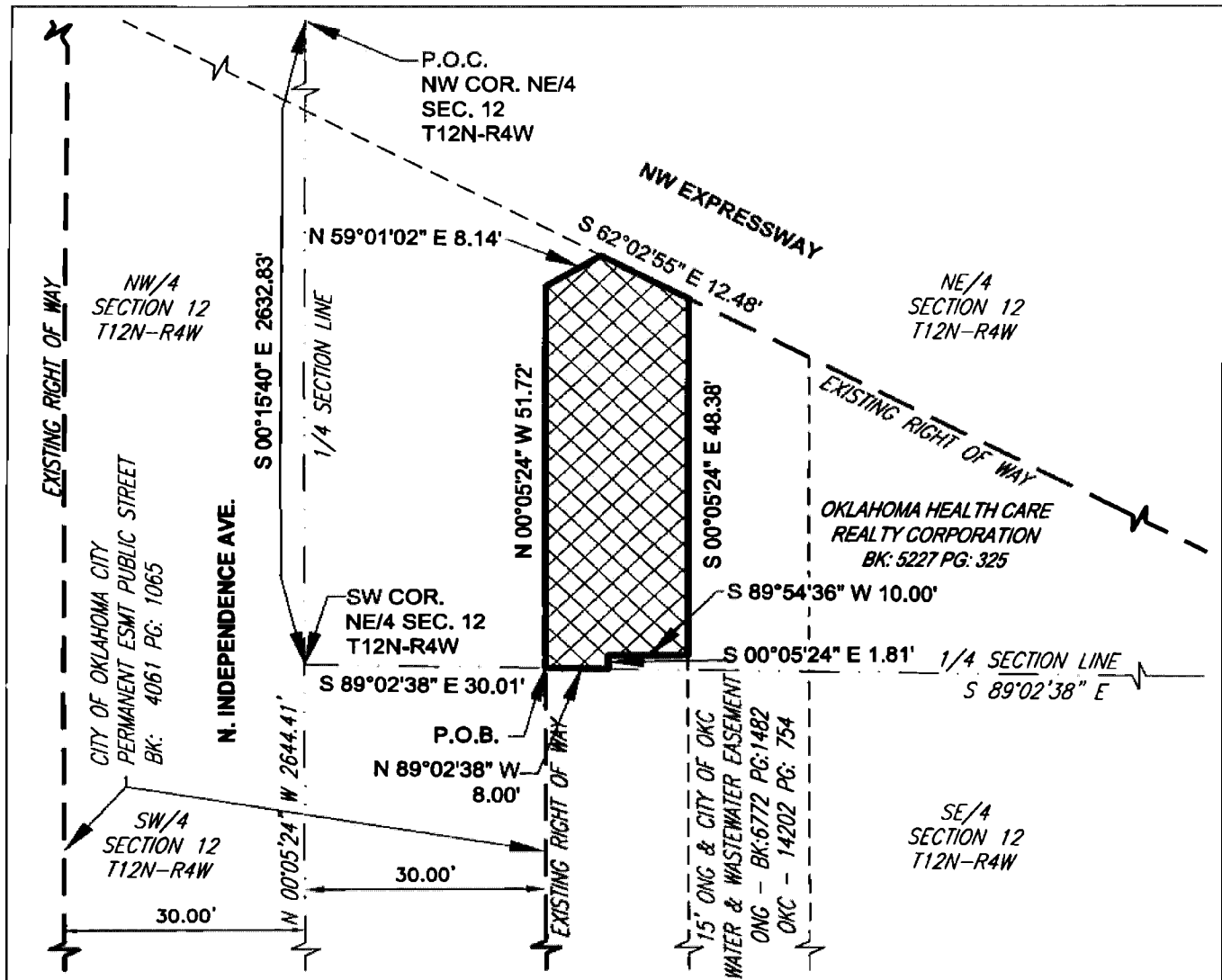
This Description was prepared by:

Darren M. Smith, PLS #1552  
CEC Corporation, CA #32  
09-01-2022

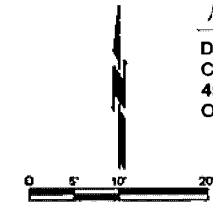
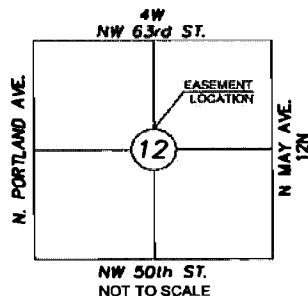
 <b>CEC</b> 4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 753.4200 CA #32 EXP. 06-30-24	DATE: 08/01/2022
	CEC PROJECT #: 210298
	INDEPENDENCE AVE
	PARCEL 1-ROW
	<b>PERMANENT RIGHT OF WAY EASEMENT ATTACHMENT "A"</b> PROJECT NO. MS-0096

**ATTACHMENT "A"**

PAGE 2 OF 2

**PARCEL NO. 1-ROW  
PROJECT NO. MS-0096****SURVEYOR'S CERTIFICATE**

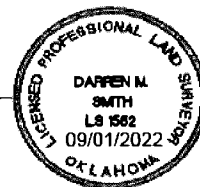
I, Darren M. Smith, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing is a true and accurate representation of the easement description, as shown hereon, it is not a Land or Boundary Survey.

**BASIS OF BEARING**

Note: Bearings Are Based On Oklahoma State Plane System, NAD83/2011 North Zone.

*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: 08/01/2022  
CEC PROJECT #: 210296  
INDEPENDENCE AVE  
PARCEL 1-ROW  
**PERMANENT RIGHT OF WAY  
EASEMENT  
ATTACHMENT A**  
PROJECT NO. MS-0096

**ATTACHMENT "B"**  
PAGE 1 OF 2

**PARCEL NO. 2-ROW**  
**PROJECT NO. MS-0096**

**MS-0096**

Parcel No. 2-ROW

**Permanent Right of Way Easement**

A Permanent Right of Way Easement located in the Southeast Quarter (SE/4) of Section 12, Township 12 North, Range 4 West, I.M. Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Southwest Corner of the Southeast Quarter (SE/4) of Section 12, Township 12 North, Range 4 West;

Thence N 00°05'24" W on the West line of said Southeast Quarter (SE/4) a distance of 2644.41 feet to the Northwest corner of said Southeast Quarter (SE/4);

Thence S 89°02'38" E on the North line of said Southeast Quarter (SE/4) a distance of 30.01 feet to a point on the East existing right of way line of North Independence Avenue, said point being the point of beginning;

Thence continuing S 89°02'38" E on the North line of said Southeast Quarter a distance of 8.00 feet;

Thence S 00°05'24" E a distance of 51.35 feet;

Thence S 89°54'36" W a distance of 8.00 feet to a point on said existing right of way line of North Independence Avenue;

Thence N 00°05'24" W on said existing right of way line of North Independence Avenue a distance of 51.50 feet to the point of beginning.


Containing 0.01 Acre (411.39 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  
09-01-2022

 <b>CEC</b> 4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 753.4200 CA #32 EXP. 06-30-24	DATE: 09/01/2022
	CEC PROJECT #: 210298
	INDEPENDENCE AVE
	PARCEL 2-ROW
	<b>PERMANENT RIGHT OF WAY EASEMENT ATTACHMENT "B"</b> PROJECT NO. MS-0096

