



The City of Oklahoma City
Office of the City Clerk
200 N. Walker Ave.
Oklahoma City, OK 73102
Project No/Building Permit/Plat: SWL-2024-00659

E# 36,606

AVIGATION AND HAZARD EASEMENT

WHEREAS, **South Rail Port, LLC** an Oklahoma limited liability company for itself, its heirs, successors and assigns (collectively "Grantors"), is the owner, in fee, of a certain parcel of land located in **Oklahoma County, State of Oklahoma**, more particularly described on **Exhibit A** ("Grantors' property").

WHEREAS, Grantors desire to grant in and to the Trustees of the Oklahoma City Airport Trust, a public trust and to the City of Oklahoma City, a municipal corporation, and their successors and assigns, (collectively "Grantees") an Avigation and Hazard Easement for Grantors' property.

NOW, THEREFORE, in consideration of the sum of Ten Dollar (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, do hereby grant, bargain, sell, and convey unto the Grantees, for the use and benefit of the public, an easement and right of way, appurtenant to **Will Rogers World Airport ("Airport")** for the unobstructed use and passage of all types of aircraft in and through the air space above Grantors' property to an infinite height as well as in the vicinity of the Grantors' property, with such use and passage to be unlimited as to frequency, type of aircraft, and proximity.

Said easement shall be appurtenant to and for the benefit of the Airport including any additions thereto wherever located, or hereafter made by The City of Oklahoma City, and/or the Oklahoma City Airport Trust or their successors and assigns, guests, and invitees, including any and all persons, firms, or corporations operating aircraft to or from the Airport.

Said easement and burden, together with all things which may be alleged to be incident to or resulting from the use and enjoyment of said easement, including, but not limited to the right to cause noise, vibrations, fumes, deposits of dust or other particulate matter, fuel particles (which are incidental to the normal operation of said aircraft), fear, interference with sleep and communication and any and all other effects that may be alleged to be incident to or caused by the operation of aircraft over or in the vicinity of Grantors' property or in landing at or taking off from, or in any from the operations of said Airport. Grantors, do hereby fully waive, remise, and release any right or cause of action which they may now have or which they may have in the future against Grantees, due to such noise, vibrations, fumes, dust, fuel particles and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating at or on said Airport.

As used herein, the term "aircraft" shall mean any and all types of aircraft, whether now in existence or hereafter manufactured and developed, to include, but not be limited to, jet aircraft, propeller driven aircraft, civil aircraft, military aircraft, commercial aircraft, helicopters and all types of aircraft or vehicles now in existence or hereafter developed, regardless of existing or

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future noise levels, for the purpose of transporting persons or property through the air by whomsoever owned or operated.

The easement and right of way hereby granted includes the continuing right in the Grantees to prevent the erection or growth upon Grantors' property of any building, structure, tree, or other object extending into the air space above said Grantors' property and to remove from said airspace, or at the sole option of the Grantees, as an alternative, to mark and light as obstructions to air navigation, any such building, structure, tree or other objects now upon, or which in the future may be upon Grantors' property, together with the right of ingress to, egress from, and passage over Grantors' property for the above purpose.

Notwithstanding the foregoing, the Grantors are not prohibited herein from erecting structures on the Grantors' property that are not obstructions to air navigation and that are otherwise in compliance with the City of Oklahoma City's Municipal Code regarding Airport Zoning Overlay Districts and subject height restrictions, Chapter 59 § 13150, *et seq.*, and the Federal Aviation Administration's regulations, including but not limited to Title 14, Code of Federal Regulations (14 CFR) Part 77, as the same are from time to time amended.

The Grantors, do hereby agree that for and during the life of said easement and right of way, Grantors will not hereafter erect, permit the erection or growth of, or permit or suffer to remain upon Grantors' property any building, structure, tree or other object extending into the aforesaid prohibited air space, structures (permanent or temporary) that might create glare or contain misleading lights; operate any residence (if located in an AE-1), fuel handling and storage facilities, engage in smoke generating activities, create any means of electrical interference with radio communication or the movement of aircraft, make it difficult for flyers to distinguish between airport lights and others, permit any use of the Grantors' land that causes a discharge of fumes, dust or smoke so as to impair visibility in the vicinity of the Airport or in any manner that endangers the landing, taking off or maneuvering of aircraft. Grantors furthermore waive all damages and claims for damages caused or alleged to be caused by or incidental to such activities.

TO HAVE AND TO HOLD said easement and right of way, and all rights appertaining thereto unto the Grantees, until said Airport shall be abandoned and shall cease to be used for public airport purposes. It being understood and agreed that the aforesaid covenants and agreements shall run with the land and shall be forever binding upon the Grantors until said easement is extinguished.

IN WITNESS WHEREOF the Grantors have hereunto set their hands and seals this ____ day of OCT 29, 2024.

GRANTOR


John R. Bates, Manager

STATE OF OKLAHOMA)
) SS:
 COUNTY OF Oklahoma)

On this 29th day of October, 2024, personally appeared John R. Bates as Manager of South Rail Port, LLC as known to be the identical person who signed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

SEAL:

My Commission Expires:
04/15/26

Commission # 22005359

Karen J. Pollee
 Notary Public



ACCEPTED by the
 Oklahoma City Airport Trust
 this 21st day of December 2024

Wayne H. Simpson
 Trust Secretary



ACCEPTED by the
 The City of Oklahoma City
 this 3rd day of December 2024

Wayne H. Simpson
 City Clerk



REVIEWED for form and legality.

Jordan Meadows
 Assistant Municipal Counselor/
 Attorney for the Trust

EXHIBIT "A"

Part of the NE/4 of Section 14, Township 11 North, Range 4 West, of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows: BEGINNING at the NE Corner of the NE/4 of Section 14; THENCE South 00°04'50" East, a distance of 538.87 feet to the North right of way line of the St. L. & S.F. Railroad; THENCE South 60°25'00" West along the North right of way line of said St. L. & S.F. Railroad, a distance of 2348.21 feet; THENCE North 00°04'50" West, a distance of 592.90 feet; THENCE North 21°25'10" East, a distance of 153.00 feet; THENCE North 46°40'10" East, a distance of 83.00 feet; THENCE North 36°40'10" East, a distance of 89.00 feet; THENCE North 03°40'31" East, a distance of 94.50 feet; THENCE North 52°21'23" East, a distance of 1,252.28 feet to the North line of the NE/4 of Section 14; THENCE North 89°39'00" East, a distance of 875.10 feet to the POINT OR PLALCE OF BEGINNING containing 39,633 acres more or less as shown on that certain ALTA/ASCM Land Title Survey dated September 24, 2007, and last revised February 28, 2008, by Randall A Mansfield P.L.S. No. 1613.

THE AFORESAID TRACT OF LAND BENG MORE CORRECTLY DESCRIBED AS FOLLOW:

A tract of land lying in the Northeast Quarter of Section 14, Township 11 North, Range 4 West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows: BEGINNING at the northeast corner of said Northeast Quarter; THENCE South 00°32'59" East, along the east line of said Northeast Quarter, a distance of 539.23 feet to a point on the North right of way line of the Saint Louis and San Francisco Railroad; THENCE South 59°46'59" West, along the north right of way line of said Saint Louis and San Francisco Railroad, a distance of 2,361.44 feet; THENCE North 00°04'50" West a distance of 572.22 feet; THENCE North 21°25'10" East a distance of 153.00 feet; THENCE North 46°40'10" East a distance of 83.00 feet; THENCE North 36°40'10" East a distance of 89.00 feet; THENCE North 03°40'31" East a distance of 94.50 feet; THENCE North 52°21'23" East a distance of 410.01 feet; THENCE North 00°04'50" West a distance of 24.73 feet; THENCE North 52°21'23" East a distance of 834.84 feet to a point on the north line of said Northwest Quarter; THENCE North 89°39'00" East, along the north line of said Northeast Quarter, a distance of 875.10 feet to the POINT OF BEGINNING.

Said described tract of land contains an gross area of 1,748,286 square feet or 40.1351 acres, and a net area (less street rights of way) of 1,658,338 square feet or 38.0702 acres, more or less, as shown on the certain, ALTA/ASCM Land Title Survey dated September 24, 2007, and last revised February 28, 2008, by Randall A. Mansfield P.L.S. No. 1613 set forth.