

The City of Oklahoma City

Office of City Clerk

200 North Walker Ave.

Oklahoma City, Oklahoma 73102

Project No. PC-0708, Parcel 9.0-A, 9.0-B, 9.1, 9.2

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT NAIFCO Realty 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"), a Permanent Easement over, under, across, through and to the following described property situated in Oklahoma County, Oklahoma, shown on **Attachment "A-1 and A-2"** ("**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.

Dated this 17 day of OCT, 2023.

NAIFCO Realty Co., LLC

Blair Naifeh, Managing Member

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 17th day of October, 2023 by Blair Naifeh, as Managing Member of NAIFCO Realty Co., LLC.

My Commission Expires: April 15, 2025
My Commission No. 01004672



Linda K. Kiser
Notary Public

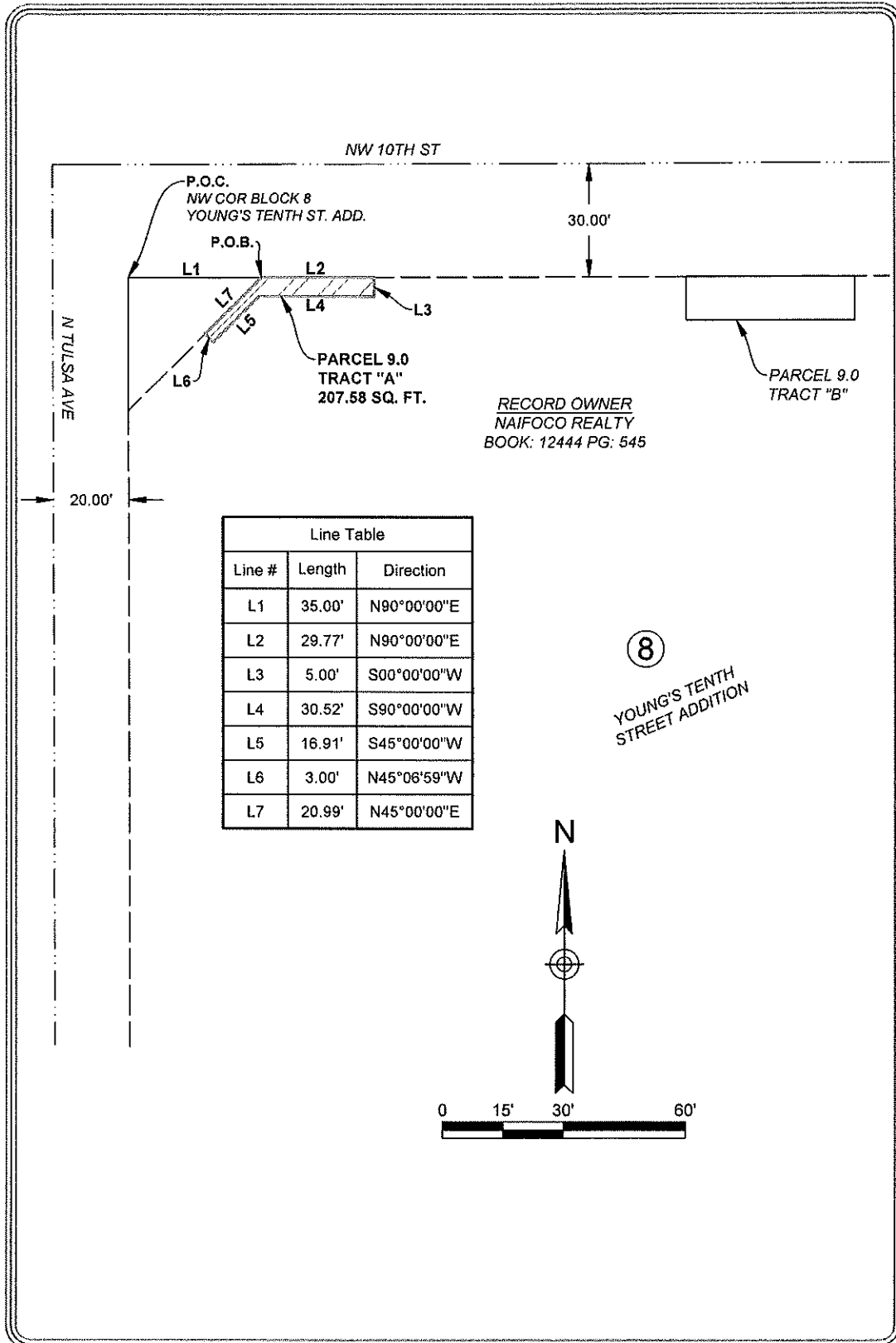
ACCEPTED by The City of Oklahoma City
This _____ day of _____, 2023.

City Clerk

REVIEWED for form and legality.

Susan D. Randall
Assistant Municipal Counselor

ATTACHMENT “A-1”



ELEVATION
LAND SURVEYING

8501 SW 15TH ST.
OKLAHOMA CITY, OK 73128
405-493-9393

SHANE D. CARROLL
PROFESSIONAL LAND SURVEYOR #1981
C.A. #6524 EXPIRES 06-30-2024

ATTACHMENT A-1
EXHIBIT

PART OF BLOCK EIGHT (8)
YOUNG'S TENTH ST. ADD. TO OKC
OKLAHOMA COUNTY, OKLAHOMA

SUBJECT PROPERTY

11W 10TH ST
N 12 N
N MERIDIAN AVE
WRENO AVE
R 4 W

35

SW/4 SE/4
NW/4 NE/4
S PORTLAND AVE

REVISION	BY	DATE

SCALE: 1"=30'

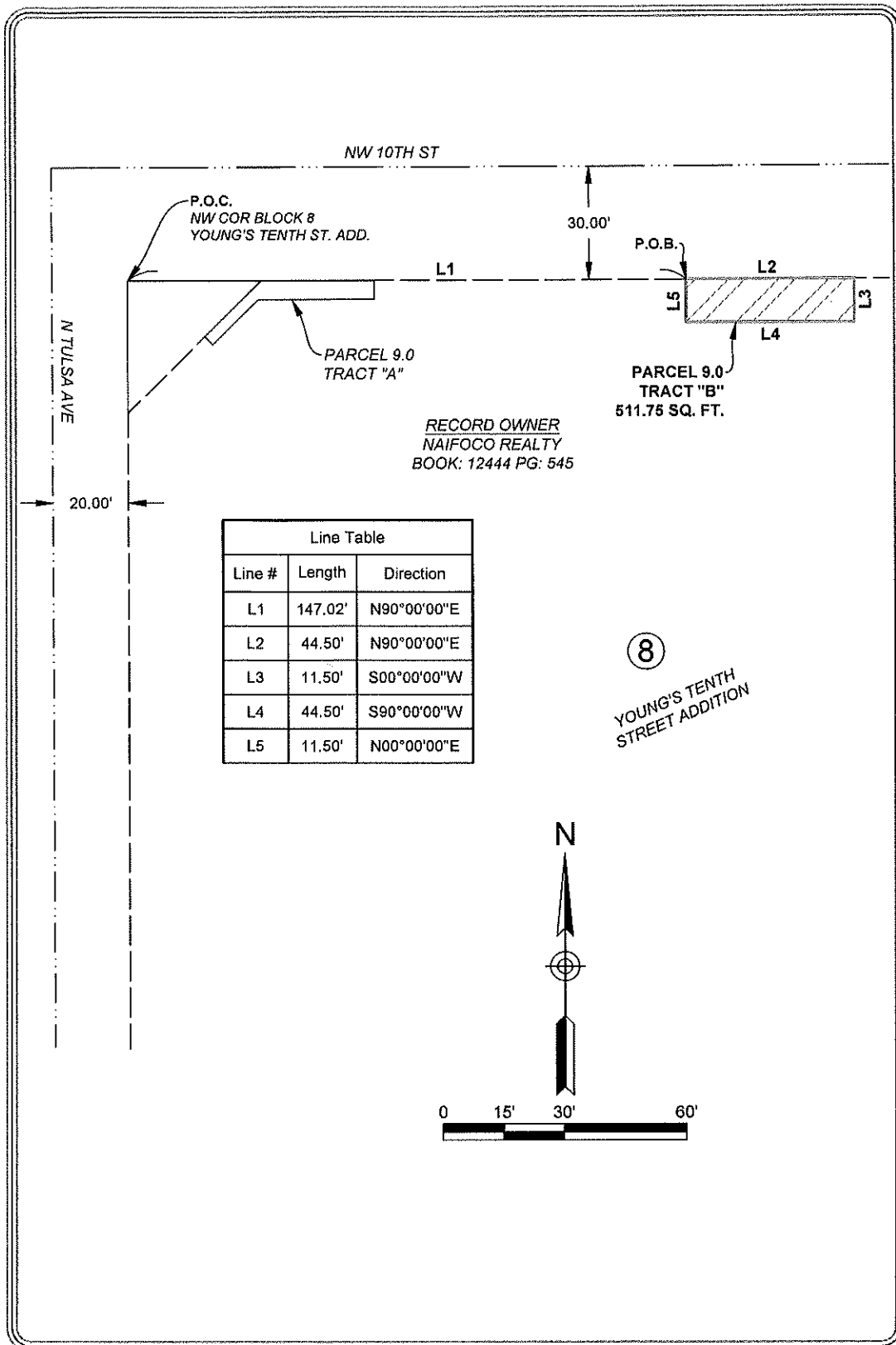
FINAL DATE: 06/17/22

DRAWN BY: JTC

REVIEW BY: SDC

PARCEL: 9.0-A

JOB NUMBER: 2021.71



ELEVATION
LAND SURVEYING

8501 SW 15TH ST.
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ATTACHMENT A-1
EXHIBIT

PART OF BLOCK EIGHT (8)
YOUNG'S TENTH ST. ADD. TO OKC
OKLAHOMA COUNTY, OKLAHOMA

SUBJECT PROPERTY

1/4 1/4 1/4 1/4
NW 10TH ST
WRENO AVE
S PORTLAND AVE
R 4 W

REVISION	BY	DATE

SCALE: 1"=30'

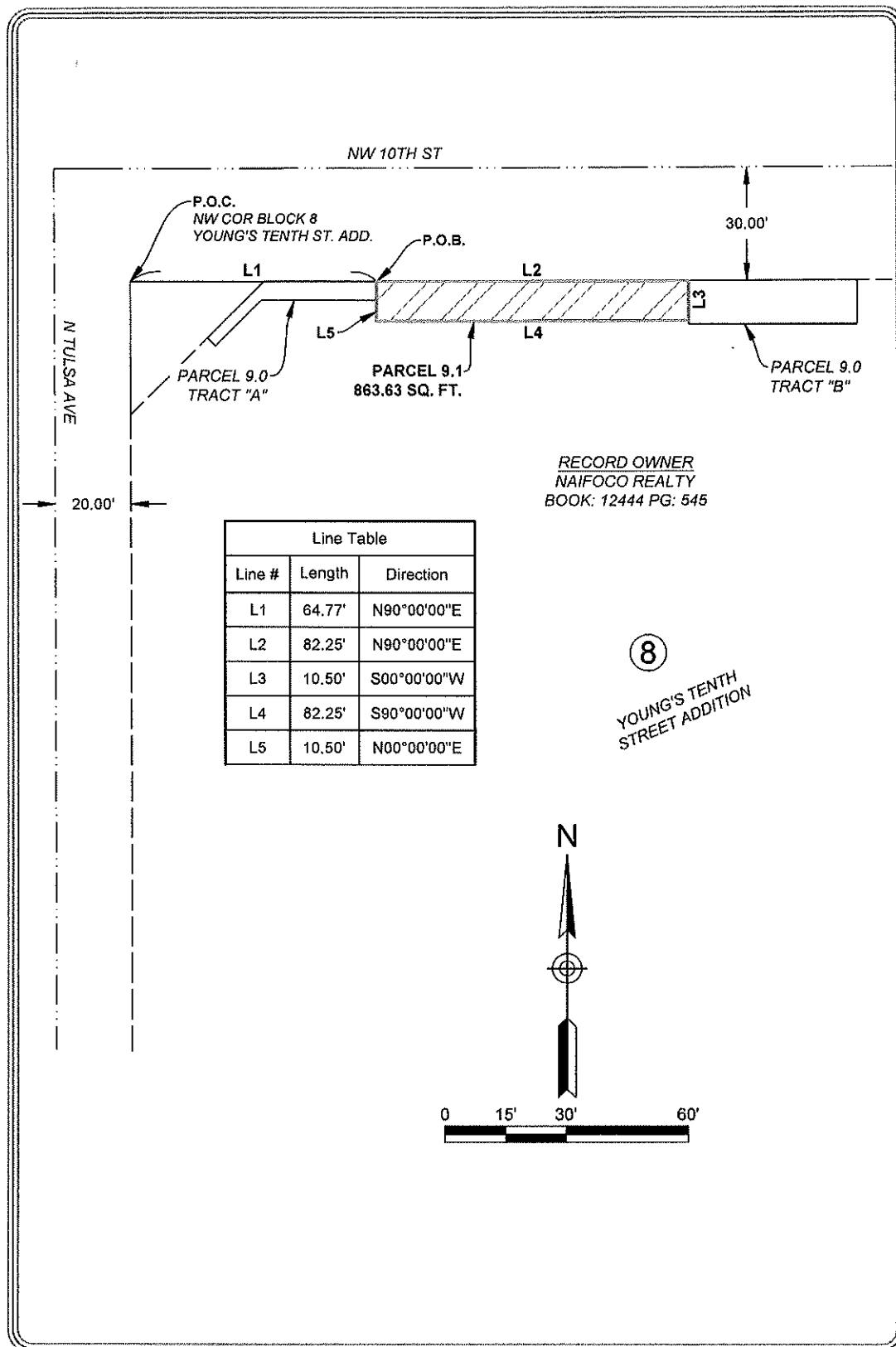
FINAL DATE: 05/17/22

DRAWN BY: JTC

REVIEW BY: SDC

PARCEL: 8.0-B

JOB NUMBER: 2021.71



ELEVATION
LAND SURVEYING

8501 SW 15TH ST.
OKLAHOMA CITY, OK 73128
405-493-9393

SHANE D. CARROLL
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C.A. #6524 EXPIRES 06-30-2024

**ATTACHMENT A-1
EXHIBIT**

PART OF BLOCK EIGHT (8)
YOUNG'S TENTH ST. ADD. TO OKC
OKLAHOMA COUNTY, OKLAHOMA

SUBJECT
PROPERTY

NW 10TH ST

N

T 12 N

W 12 W

N MERIDIAN AVE

S PORTLAND AVE

W REKO AVE

R 4 W

REVISION	BY	DATE

SCALE: 1"=30'

FINAL DATE: 06/17/22

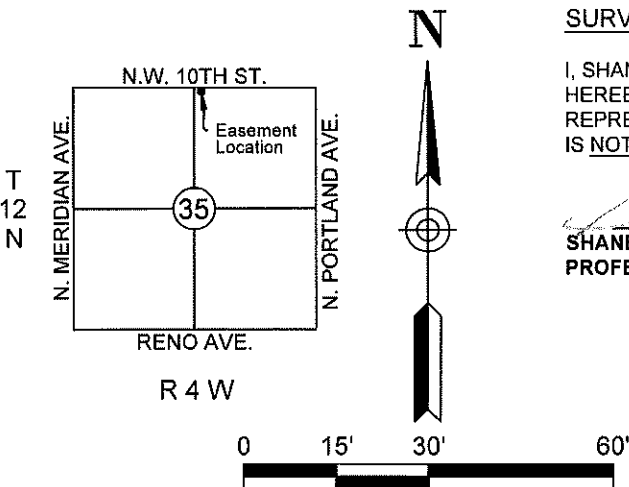
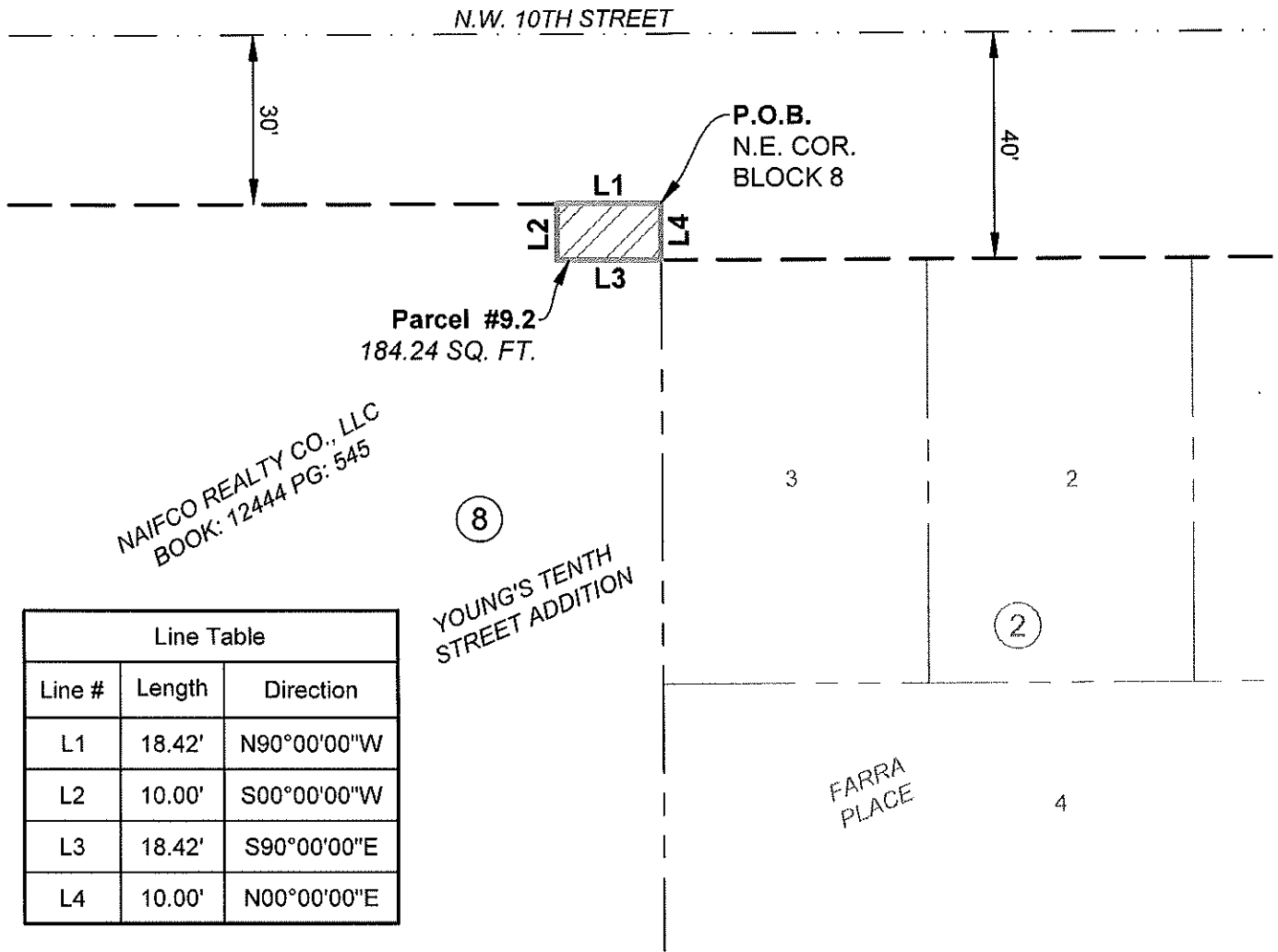
DRAWN BY: JTC

REVIEW BY: SDC

PARCEL: 9.1

JOB NUMBER: 2021.71

ATTACHMENT "A-1"



SURVEYOR'S CERTIFICATE

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE EASEMENT DESCRIPTION, AS SHOWN HEREON, IT IS NOT A LAND OR BOUNDARY SURVEY.

SHANE D. CARROLL
PROFESSIONAL LAND SURVEYOR #1981

BASIS OF BEARING
Platted Bearings as recorded in
"Young's Tenth Street Addition"
of the Oklahoma County Records



ELS No. 2021.71

Drawn By: WAH

Date: 08.08.2023

ATTACHMENT "A-1"
Project No. PC-0708
Parcel 9.2

ELEVATION
LAND SURVEYING

8501 SW 15th Street
Oklahoma City, OK 73128
405.493.9393
C.A. #8524 Exp. 06.30.2024

ATTACHMENT “A-2”

LEGAL DESCRIPTION TRACT 9.0-A

A TRACT OF LAND LYING IN PART OF BLOCK EIGHT (8) IN YOUNG'S TENTH STREET ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK EIGHT (8);
THENCE N 90°00'00" E ALONG THE NORTH LINE OF SAID BLOCK EIGHT (8), A DISTANCE
OF 35.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N 90°00'00" E A DISTANCE OF 29.77 FEET;
THENCE S 00°00'00" E A DISTANCE OF 5.00 FEET;
THENCE S 90°00'00" W, ON A LINE BEING PARALLEL WITH AND 5.00 FEET SOUTH OF THE
NORTH LINE OF SAID BLOCK EIGHT (8), A DISTANCE OF 30.52 FEET;
THENCE S 45°00'00" W A DISTANCE OF 16.91 FEET;
THENCE N 45°06'59" W A DISTANCE OF 3.00 FEET;
THENCE N 45°00'00" E A DISTANCE OF 20.99 FEET TO THE POINT OF BEGINNING.**

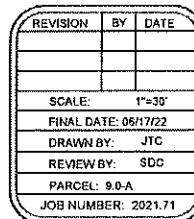
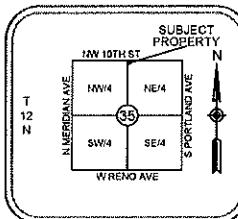
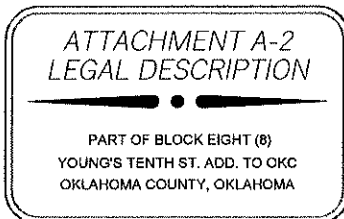
TRACT CONTAINS (207.58 SQ. FT.) AS DESCRIBED.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE PLATTED BEARINGS OF YOUNG'S TENTH STREET ADDITION TO OKC FILED FOR RECORD IN THE OKLAHOMA COUNTY PUBLIC RECORDS. LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF **SHANE D. CARROLL #1981**.

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE ABOVE LEGAL DESCRIPTION, AS SHOWN HEREON, IT IS NOT A LAND OR BOUNDARY SURVEY.

S. B. M.

SHANE D. CARROLL
PROFESSIONAL LAND SURVEYOR #1981



LEGAL DESCRIPTION TRACT 9.0-B

A TRACT OF LAND LYING IN PART OF BLOCK EIGHT (8) IN YOUNG'S TENTH STREET ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

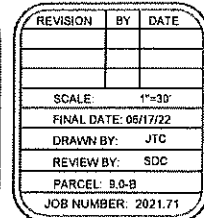
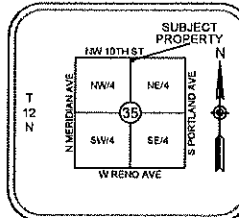
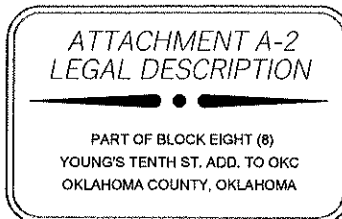
**COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK EIGHT (8);
THENCE N 90°00'00" E ALONG THE NORTH LINE OF SAID BLOCK EIGHT (8), A DISTANCE
OF 147.02 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N 90°00'00" E A DISTANCE OF 44.50 FEET;
THENCE S 00°00'00" W A DISTANCE OF 11.50 FEET;
THENCE S 90°00'00" W, ON A LINE BEING PARALLEL WITH AND 11.50 FEET SOUTH OF THE
NORTH LINE OF SAID BLOCK EIGHT (8), A DISTANCE OF 44.50 FEET;
THENCE N 00°00'00" E A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING.**

TRACT CONTAINS (511.75 SQ. FT.) AS DESCRIBED.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE PLATTED BEARINGS OF YOUNG'S TENTH STREET ADDITION TO OKC FILED FOR RECORD IN THE OKLAHOMA COUNTY PUBLIC RECORDS. LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF **SHANE D. CARROLL #1981**.

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE ABOVE LEGAL DESCRIPTION, AS SHOWN HEREON, IT IS NOT A LAND OR BOUNDARY SURVEY.

SHANE D. CARROLL
PROFESSIONAL LAND SURVEYOR #1981



LEGAL DESCRIPTION TRACT 9.1

A TRACT OF LAND LYING IN PART OF BLOCK EIGHT (8) IN YOUNG'S TENTH STREET ADDITION TO OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

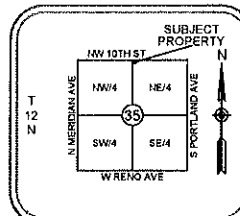
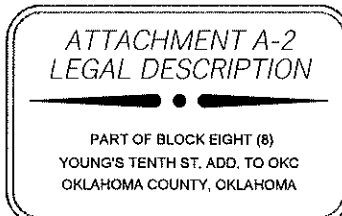
COMMENCING AT THE NORTHWEST CORNER OF SAID BLOCK EIGHT (8);
THENCE N 90°00'00" E ALONG THE NORTH LINE OF SAID BLOCK EIGHT (8), A DISTANCE OF 64.77 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING N 90°00'00" E A DISTANCE OF 82.25 FEET;
THENCE S 00°00'00" W A DISTANCE OF 10.50 FEET;
THENCE S 90°00'00" W, ON A LINE BEING PARALLEL WITH AND 10.50 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK EIGHT (8), A DISTANCE OF 82.25 FEET;
THENCE N 00°00'00" E A DISTANCE OF 10.50 FEET TO THE **POINT OF BEGINNING**.

TRACT CONTAINS (863.63 SQ. FT.) AS DESCRIBED.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS THE PLATTED BEARINGS OF YOUNG'S TENTH STREET ADDITION TO OKC FILED FOR RECORD IN THE OKLAHOMA COUNTY PUBLIC RECORDS. LEGAL DESCRIPTION WAS PREPARED BY OR UNDER THE DIRECT SUPERVISION OF **SHANE D. CARROLL #1981**.

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE ABOVE LEGAL DESCRIPTION, AS SHOWN HEREON, IT IS NOT A LAND OR BOUNDARY SURVEY.


SHANE D. CARROLL
PROFESSIONAL LAND SURVEYOR #1981



REVISION	BY	DATE
SCALE: 1"=30'		
FINAL DATE: 06/17/22		
DRAWN BY: JTC		
REVIEW BY: SDC		
PARCEL: 9.1		
JOB NUMBER: 2021.71		

ATTACHMENT "A-2"

A TRACT OF LAND LYING IN PART OF BLOCK EIGHT (8) OF YOUNG'S TENTH STREET ADDITION, AN ADDITION TO THE CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEROF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK EIGHT (8);
THENCE N 90°00'00" W, ALONG THE NORTH LINE OF SAID BLOCK EIGHT (8), A DISTANCE OF 18.42 FEET;
THENCE S 00°00'00" W A DISTANCE OF 10.00 FEET;
THENCE S 90°00'00" E A DISTANCE OF 18.42 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK EIGHT (8);
THENCE N 00°00'00" E, ALONG THE EAST LINE OF SAID BLOCK EIGHT (8), A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.0042 ACRES (184.24 SQ. FT.) AS DESCRIBED.

BASIS OF BEARINGS:

PLATTED BEARINGS AS RECORDED IN
"YOUNG'S TENTH STREET ADDITION"
OF THE OKLAHOMA COUNTY PUBLIC RECORDS

THIS DESCRIPTION WAS PREPARED BY:

SHANE D. CARROLL, PLS #1981
ELEVATION LAND SURVEYING, CA #8524