



Parcel # 3

Project - 0649

**Permanent Easement** E # 362340

KNOW ALL MEN BY THESE PRESENTS THAT Twenty Third Equity LLC, 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**", **pages 1, 2, & 3** ("**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 sewers, 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, sprinklers, polls, sheds, mailboxes, driveways and parking areas whenever it becomes necessary to move or remove improvements, due to an 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 the Streets and/or Utility Systems.
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 heirs, successors and assigns.

Dated the 1 day of Feb, 2023, John Russell, Twenty Third Equity LLC

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

This instrument was acknowledged before me on this 1 day of February, 2023 by, John Russell, Twenty Third Equity LLC



Megan Hernandez  
NOTARY PUBLIC

#20013190 Exp. 10-23-2024  
My Commission Number & Expiration Date

Reviewed for form and legality

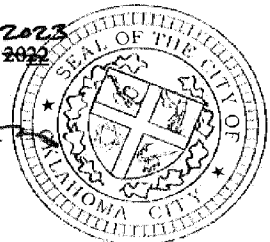
Chris Hall  
Assistant Municipal Counselor

ACCEPTED by the council of

**THE CITY OF OKLAHOMA CITY**

This 26<sup>th</sup> day of September, 2023

Amy K. Sumpster  
City Clerk



4/24

**ATTACHMENT "A"**  
PAGE 1 OF 3

Revised 10-22  
**PARCEL NO. 3**  
**PROJECT NO. PC-0649**

**PC-0649**  
Parcel No. 3

**Permanent Right of Way Easement**

An Easement located in part of the Southwest Quarter of Section 21, Township 12 North Range 3 West I.M. Oklahoma County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Southeast Corner of the Southwest Quarter of Section 21;  
Thence N 00°05'02" W on the East line of said Southwest Quarter a distance of 382.60 feet;  
Thence S 89°54'58" W a distance of 35.15 feet to the intersection of the West Present Right of Way line of North Walker Avenue and the South Present Right of Way line of Northwest 24th Street, said point being the point of beginning;  
Thence S 00°01'46" E a on said West Present Right of Way line of North Walker Avenue a distance of 65.00 feet;  
Thence S 89°38'35" W continuing on said West right of way line a distance of 6.00 feet;  
Thence S 00°01'46" E continuing on said right of way line a distance of 25.00 feet to a point on the South line of a property described in Book 11936 Page 794 filed for record at the Oklahoma county Clerk's office;  
Thence S 89°38'35" W on said South property line a distance of 2.57 feet;  
Thence N 00°02'35" W a distance of 85.27 feet;  
Thence N 67°25'10" W a distance of 12.13 feet to a point on the South present right of way line of Northwest 24th Street;  
Thence N 89°38'35" E on said South Present Right of Way line of Northwest 24th Street a distance of 19.79 feet to the point of beginning.


Containing 0.015 Acre (648.42Sq. Ft.), more or less.

Basis of Bearing:

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

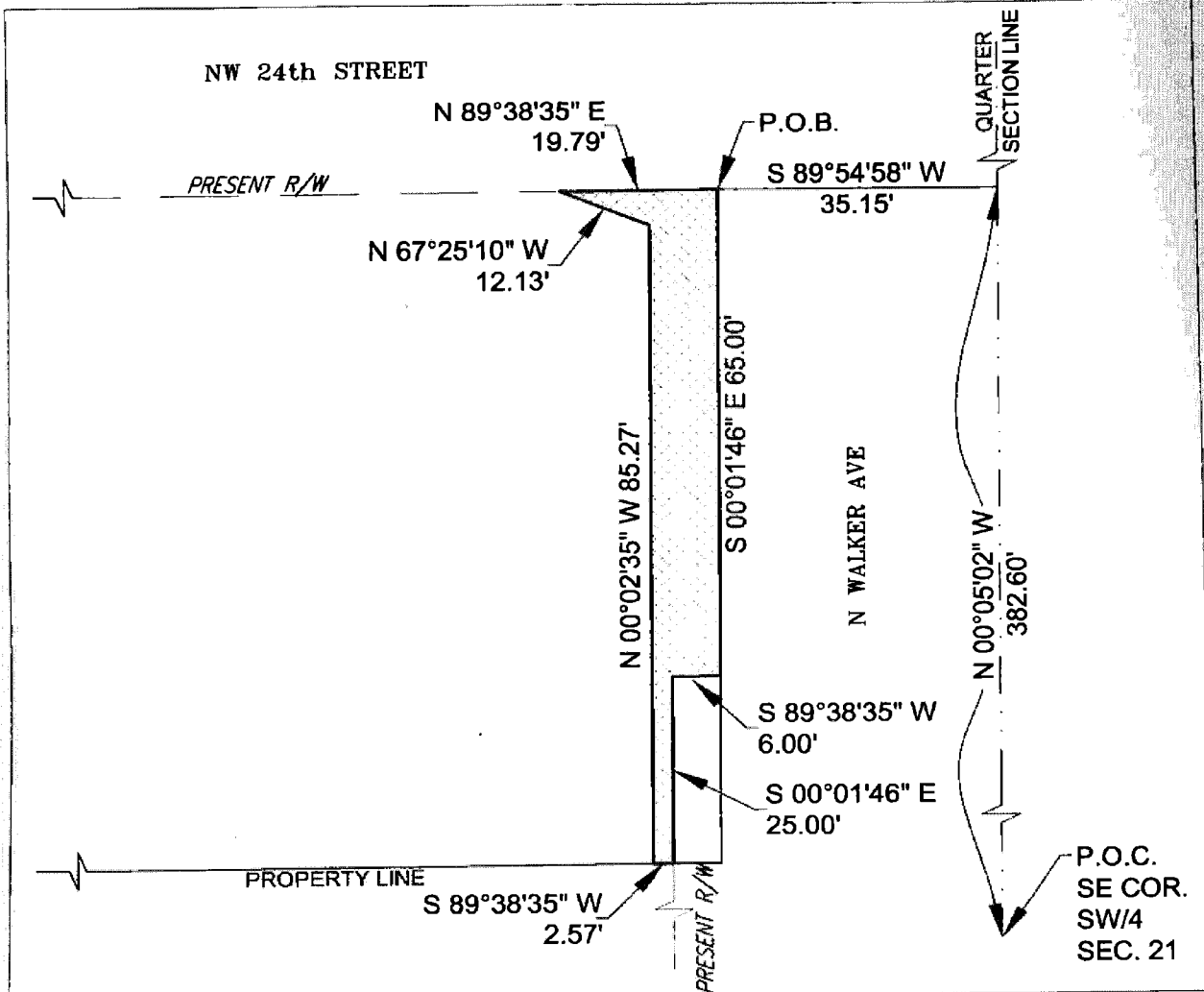
This Description was prepared by:  
Darren M. Smith, PLS #1552  
CEC Corporation, CA #32  
10-17-2022

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\$4,153.60

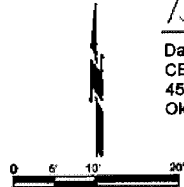
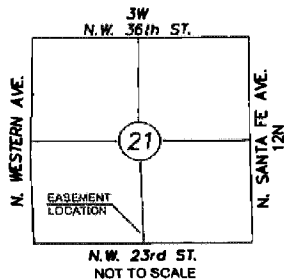
 <b>CEC</b> 4555 W. MEMORIAL ROAD OKLAHOMA CITY, OK 73142 (405) 753.4200 CA #32 EXP. 06-30-24	DATE: 10/17/2022
	CEC PROJECT #: 190222
	WALKER AVENUE
	PARCEL 3
	<b>PERMANENT RIGHT OF WAY EASEMENT</b> <b>ATTACHMENT "A"</b> PROJECT NO. PC-0649

**ATTACHMENT "A"**

PAGE 2 OF 3

PARCEL NO. 3  
PROJECT NO. PC-0649**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**

Notes: Bearings are Based On Oklahoma State Plane System, NAD83/2011, North Zone.

Darren M. Smith, PLS No. 1552  
CEC Corporation  
4555 W. Memorial Rd.  
Oklahoma City, OK 73142



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

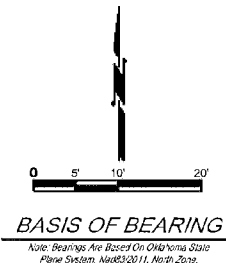
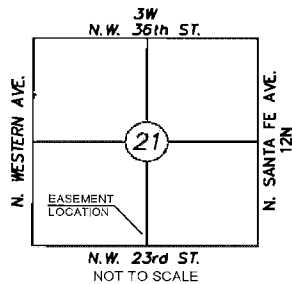
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PAGE 3 OF 3

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

DATE: 10/17/2022  
CEC PROJECT #: 190222  
WALKER AVENUE  
PARCEL 3

**PERMANENT RIGHT OF WAY  
EASEMENT  
ATTACHMENT "A"**

PROJECT NO. PC-0649