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OLD REPUBLIC TITLE COMPANY OF OKLAHOMA
4040 N. TULSA
Oklahoma City, OK 73112
18212732
GRANT OF EASEMENT

BY: Our Lord's Community
Church, R.C.A., Inc.

TO: LAMAR TLC PROPERTIES, INC.

* UNITED STATES OF AMERICA
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*
* STATE OF OKLAHOMA
* COUNTY OF OKLAHOMA

This Grant of Easements ("Agreement") is made this 14 day of August, 2018, by and between OUR LORD'S COMMUNITY CHURCH, R.C.A., INC., whose address is 11400 Portland Ave., OKC, OK 73120 ("Grantor"), and LAMAR TLC PROPERTIES, INC., a Louisiana Corporation, whose address is 5321 Corporate Boulevard, Baton Rouge, LA 70808 (TIN: 72-0640751) ("Grantee").

The Grantor, its successors and assigns, do hereby grant, sell and convey unto Grantee, its successors and assigns, a perpetual easement for the location and construction of the outdoor advertising structure or structures (the "Sign Easement"), which Sign Easement is described on the attached Exhibit "A", together with a maintenance, utility, access, and visibility, easement (the "Maintenance, Utility, Access, and Visibility Easement"), and all necessary or desirable appurtenances on, over and upon the following described real property (the Sign Easement and the Maintenance, Utility, Access, and Visibility Easement are collectively referred to herein as the "Easements"). The property subject to the foregoing Easements is described and depicted on the attached Exhibit "B" (the "Property"). The area of the Visibility Easement is the line of sight triangle more particularly described and depicted on the attached Exhibit "B".

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor herein grants perpetual Easements subject to the following terms and conditions:

The Easements hereby granted shall consist of perpetual servitudes of use that run with the Property and shall include the right to construct, service, maintain, improve, modify the sign, including changeable copy faces or electronic faces, as are allowed by local and state law, and replace or rebuild any outdoor advertising structure on the Property described. Grantee and Grantor agree that the advertising structure will not have stacked advertising panels. The minimum distance from the bottom of the sign faces to the ground level directly below the sign faces shall be thirty-five (35) feet unless otherwise mutually agreed in writing. The specific location of the advertising structure shall be limited to the Sign Easement area described in Exhibit "A". These rights shall include, but not be limited to, a reasonable right of ingress and egress over and through the Property, to and from the advertising



structure hereafter constructed within the Sign Easement, a temporary construction easement within the area in proximity to the Sign Easement for purposes of the erection of the to-be-installed advertising structure; a right to install, repair, replace and maintain underground and/or above ground electrical service, a right to maintain telecommunication devices as it relates to the advertising structure only and a right of view, prohibiting vegetation or improvements on the Property described to the extent such vegetation or improvements would materially obstruct the view of the advertising structure from the adjoining highway. Grantor agrees that Grantee may trim any or all trees and vegetation in, on or about the Sign Easement and within the Visibility Easement as often as Grantee deems necessary to prevent obstruction or to improve the appearance of the advertising structure. Grantee, its successors and assigns, hereby specifically hold Grantor, its successors and assigns, free and harmless from any damages or injuries to any person or property caused by Grantee's construction or maintenance activities anywhere on the Property.

The Easements hereby granted are expressly subject to the following reservations:

- (a) A general subsurface utility easement ten (10) feet in width along the east boundary of the Sign Easement as depicted on the attached Exhibit "B";
- (b) Grantor's continued ability to use or improve the Property within the Sign Easement or the Visibility Easement so long as such improvements (i) do not unreasonably interfere with Grantee's Easements hereby granted, and (ii) the apex of any roof or the height of any other above-ground improvements does not exceed twenty-five (25) feet in height;
- (c) If Grantor believes that the outdoor advertising structure(s) has been removed from the Property for twenty-four (24) consecutive months and, thereby, wishes to terminate the Grant of Easement, Grantor must provide written notice to Grantee by certified mail, return receipt requested, that the outdoor advertising structure(s) has been removed from the property for twenty-four (24) consecutive months and that Grantor wishes to terminate the Grant of Easement.

Grantee will then have sixty (60) days from receipt of the notice in which to establish that it is maintaining a permit, or actively engaged in, or commence rebuilding the outdoor advertising structure(s) as allowed in the Easement. Some examples of active engagement include without limitation applying for permits, ordering the structure, the pendency of any condemnation proceeding involving the Property, applying for a variance when a permit is denied, or seeking legal relief if a permit is denied.

If, at the end of said sixty (60) day period, Grantee has not shown it is maintaining a permit, or actively engaged in building or rebuilding the outdoor advertising

structure(s) as allowed in the Easement then Grantor may exercise its right to terminate this Easement; and,

(d) The content of the advertising to be exhibited on the Grantee's advertising structure, may not include copy that: (i) is factually inaccurate, fraudulent or deceptive; (ii) is obviously obscene or offensive as determined in Grantee's reasonable discretion; (iii) promotes any sexually oriented business, lewd conduct or illegal activity; (iv) promotes tobacco or tobacco substitute products; (v) contains politically motivated controversial copy; or (v) promotes any other church or religious organizations. Notwithstanding any of the foregoing copy restrictions, Grantor agrees that Grantee shall have the right to sell advertising for placement on the advertising structure within the Sign Easement that promotes alcohol or casinos, so long as the advertising content conforms to general community standards.

Grantor warrants that it is the sole record owner of the Immovable Property over, across and through which these Easements are created, that such Property is not subject to any mortgages or liens, that such Property, except as appearing of record, is not encumbered by any restrictions, easements, covenants, leases or other rights that are in any way conflicting with or inconsistent with the conveyance herein made, and that Grantor has the right and authority subject to the approval of Grantor's authorized denomination representative, to execute these Easements and to grant, sell and convey the real property rights set forth herein to Grantee.

Notwithstanding any language to the contrary, Grantor expressly disclaims any representation and warranty, whether express or implied, with respect to Grantee's intended use of the easements. Further, Grantor shall have no responsibility for securing any permits, licenses or other approvals for Grantee to be able to utilize the Easements for the intended use.

In the event of condemnation of any material part of the Sign Easement or any part thereof by proper authorities, or relocation of the highway, the Grantor grants to the Grantee the right to relocate its sign to a mutually acceptable location within, or as close as practicable, to the Sign Easement, on the remaining part of Grantor's Property adjoining the condemned parcel or the relocated highway. Any condemnation award for Grantor's Property shall accrue to Grantee insofar as Grantee's advertising structure and Grantee's Easements are concerned. Any condemnation award for or related to Grantor's Property except with respect to the Easements granted herein shall be the sole property of Grantor. The scope of the Visibility Easement, in the event of any relocation, shall be mutually determined and agreed upon.

The terms and provisions of this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors, assigns, and legal representatives of Grantor and Grantee.

[Signature page to follow]

WITNESS this 14th day of August, 2018.

WITNESSES:

Name: _____
Address: _____

Name: _____
Address: _____

GRANTOR:

OUR LORD'S COMMUNITY CHURCH,
R.C.A., INC.,
an Oklahoma not-for-profit corporation

By: Wallace L. Walcher
Name: Wallace L. Walcher
Title: Vice-President, Consistory

STATE OF OKLAHOMA
COUNTY OF OKLAHOMA

On this, the 14 day of August, 2018

Before me, Alison Steele
(Printed name of Officer/Notary Public)

the undersigned a/an Notary, personally appeared
(Notary Public/Officer)

Wallace L. Walcher, as the Vice-President of the Consistory of Grantor,
known (or satisfactorily proven) to me to be the person(s) whose name(s)

is subscribed to the within instrument and acknowledged to me that he

executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal

Alison Steele
(Signature of Officer/Notary Public)

This Instrument Prepared By:
James R. McIlwain
5321 Corporate Blvd
Baton Rouge, LA 70808



EXHIBIT "A"

SIGN EASEMENT LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW/4) of Section TWENTY-FOUR (24), Township THIRTEEN (13) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at northwest corner of said Southwest Quarter (SW/4);

THENCE South 00°17'14" East, along the west line of said Southwest Quarter (SW/4) and the west line of that tract of land ("Church Tract") as described in WARRANTY DEED recorded in Book 6104, Page 786, a distance of 380.00 feet to the southwest corner of a tract of land ("HOH Tract") described in WARRANTY DEED recorded in Book 12552, Page 42;

THENCE North 89°42'46" East, along the south line of said "HOH Tract", a distance of 244.60 feet to the POINT OF BEGINNING;

THENCE continuing North 89°42'46" East, along said south line, a distance of 80.00 feet to a point on the west line of that easement ("ONG Easement") as described in RIGHT OF WAY AGREEMENT recorded in Book 5483, Page 882, said point also being on a curve;

THENCE Southeasterly along the west line of said "ONG Easement" and along a non-tangent curve to the left having a radius of 10,902.98 feet (said curve subtended by a chord which bears South 17°31'00" East a distance of 52.35 feet) for an arc distance of 52.35 feet;

THENCE South 89°42'46" West a distance of 95.61 feet;

THENCE North 00°17'14" West a distance of 80.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 4,387 square feet or 0.1007 acres, more or less.

EXHIBIT "B"

The Property

A part of the Southwest Quarter (SW/4) of Section TWENTY-FOUR (24), Township THIRTEEN (13) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma, more particularly described as follows:

BEGINNING at the northwest corner of the Southwest Quarter (SW/4) of said Section 24;

THENCE North 88°37'24" East, along the north line of said Southwest Quarter (SW/4), a distance of 225.52 feet to a point on a curve;

THENCE Southeast on a curve to the left having a radius of 10,892.958 feet, a tangent bearing South 15°21'02" East an arc distance of 1023.10 feet;

THENCE South 63°07'01" West a distance of 800.98 feet to a point on the west line of the Southwest Quarter (SW/4) of said Section 24;

THENCE North 00°17'14" West, along the west line of the Southwest Quarter (SW/4) of said Section 24, a distance of 1242.75 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE PROPERTY DESCRIBED AS FOLLOWS:

A tract of land being a part of the Southwest Quarter (SW/4) of Section TWENTY-FOUR (24), Township THIRTEEN (13) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma, and being a portion of a tract of land as described in Book 5104, Page 786, being more particularly described as follows:

BEGINNING at the northwest corner of said Southwest Quarter (SW/4), said point being the POINT OF BEGINNING;

THENCE North 88°23'57" East, along and with the north line of said Southwest Quarter (SW/4) and the north line of said tract of land described in Book 5104, Page 786, a distance of 225.52 feet to the northeast corner of said tract of land as described in Book 5104, Page 786, said point being on the west right-of-way line of Lake Hefner Parkway;

THENCE along and with the east line of said tract of land as described in Book 5104, Page 786 and the West right-of-way line of Lake Hefner Parkway on a non-tangent curve to the left, having a radius of 10,892.98 feet, a chord bearing of South 18°38'57" East, a chord length of 385.89 feet and an arc length of 385.81 feet;

THENCE South 88°28'18" West, departing said line, a distance of 335.34 feet to a point on the west line of said Southwest Quarter (SW/4) and the west line of said tract of land as described in Book 5104, Page 786;

THENCE North 00°30'41" West, along and with the west line of said Southwest Quarter (SW/4) and the west line of said tract of land as described in Book 5104, Page 786, a distance of 380.00 feet to the POINT OF BEGINNING.

Said described tract of land contains a gross area of 329,184 square feet or 7.5570 acres and a net area (less state rights of way) of 286,672 square feet or 6.5811 acres, more or less.

EXHIBIT "B" Continued

Visibility Easement

SIGN VISIBILITY EASEMENT LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW/4) of Section TWENTY-FOUR (24), Township THIRTEEN (13) North, Range FOUR (4) West of the Indian Meridian, Oklahoma County, Oklahoma being more particularly described as follows:

COMMENCING at northwest corner of said Southwest Quarter (SW/4);

THENCE South 00°17'14" East, along the west line of said Southwest Quarter (SW/4) and the west line of that tract of land ("Church Tract") as described in WARRANTY DEED recorded in Book 5104, Page 788, a distance of 380.00 feet to the southwest corner of a tract of land ("HOH Tract") described in WARRANTY DEED recorded in Book 12552, Page 42;

THENCE North 89°42'46" East, along the south line of said "HOH Tract", a distance of 244.60 feet;

THENCE South 00°17'14" East a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE North 89°42'46" East a distance of 108.88 feet to a point on the east line of said "Church Tract" and a point on a curve;

THENCE Southeasterly along the east line of said "Church Tract" and along a non-tangent curve to the left having a radius of 10,892.96 feet (said curve subtended by a chord which bears South 18°15'22" East a distance of 222.55 feet) for an arc distance of 222.55 feet;

THENCE North 39°48'30" West a distance of 274.44 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 11,134 square feet or 0.2556 acres, more or less.

EXHIBIT "B" Continued

The Survey

Attached on Following Page

