



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Streets and Utilities) Project No. TC-0523 Parcel 5.0

E # 36,627

GOB

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Lexford Park, LLC., 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") this Permanent Easement over, under, across, through and to the following described property situated in Oklahoma County, Oklahoma, shown on Attachment "A" ("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 a portion of Grantor's property which is a strip of land approximately 10' in width, immediately north of and contiguous to the Subject Property to provide access 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 within the Subject Property, but Grantee will repair or replace any of Grantor's improvements within the balance of Grantor's property, including but not limited to fencing, landscaping, sprinklers, pools, sheds, mailboxes, driveways and parking areas if Grantee's damages the same in connection with Grantee's 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 these Streets and/or Utility Systems, or provide services or functions; however, in the event Grantee undertakes any such activities, Grantee will use due diligence and act in a commercially reasonable fashion, without adversely affecting Grantor's remaining property or causing a nuisance or and keeping the area free of debris.

This Permanent Easement shall be perpetual and exclusive to Grantees and shall run in favor of the respective parties, hereto, their successors and assigns.

Dated this 22 day of November, 2024 By: Ronald E. Bradshaw
[] [] []

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 22nd day of November, 2024 by Ronald E Bradshaw, as Manager of Lexford Park, LLC.

My Commission Expires: 3/7/2028
My Commission No. 16002472



Notary Public
Shelly D. Nicholas

ACCEPTED by The City of Oklahoma City
this 28th day of January, 2025

REVIEWED for form and legality

City Clerk
Amy K. Sim



Assistant Municipal Counselor
Chris Hall

**RIGHT-OF-WAY
PROPOSED DESCRIPTION**

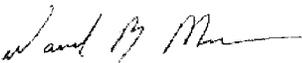
A tract of land lying in the Southeast Quarter (SE/4) of Section Sixteen (16), Township Twelve (12) North, Range Three (3) West of the Indian Base and Meridian (I.B. & M.), City of Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southwest Corner of the Southeast Quarter (SE/4) of said Section Sixteen (16); **THENCE** along the South line of said Southeast Quarter North 89 Degrees 31 Minutes 41 Seconds East, as Basis of Bearing for this Proposed Description, a distance of 30.12 feet; **THENCE** departing said South line North 00 Degrees 28 Minutes 19 Seconds West, a distance of 33.00 feet to a point of intersect on the North statutory right-of-way line of Northwest 36th Street and the East right-of-way line of North Walker Avenue, said point also being the southwest corner of a parcel of land recorded in Book 886, Page 317, and the **POINT OF BEGINNING**; **THENCE** departing said South line continue along said East right-of-way line and West line of said parcel of land North 00 Degrees 15 Minutes 40 Seconds West, a distance of 25.00 feet; **THENCE** departing said East right-of-way line and West line of said parcel of land, South 69 Degrees 53 Minutes 24 Seconds East, a distance of 42.67 feet to a point 10.00 feet north of said South parcel line; **THENCE** continue on a line being 10.00 feet north of and parallel to said North statutory right-of-way line North 89 Degrees 31 Minutes 41 Seconds East, a distance of 445.00 feet; **THENCE** South 00 Degrees 15 Minutes 40 Seconds East, a distance of 10.00 feet to a point on said North statutory right-of-way line, said point also being the South line of said parcel of land; **THENCE** continue along the South line of said parcel of land and said statutory right-of-way line, South 89 Degrees 31 Minutes 41 Seconds West, a distance of 485.00 feet to the **POINT OF BEGINNING**.

Said tract contains 5,150 sq. ft. or 0.118 acres, more or less.

Basis of Bearings: N89-31-41E along South line said SE/4, 16-T12N-R3W
Grid North based on NAD 83 Oklahoma
State Plane Coordinate System North Zone

I, Darrel Ray Mason, a Licensed Professional Land Surveyor in the State of Oklahoma, certify that the attached description is a true representation of the property described and meets the minimum technical standards for land surveying of the State of Oklahoma.

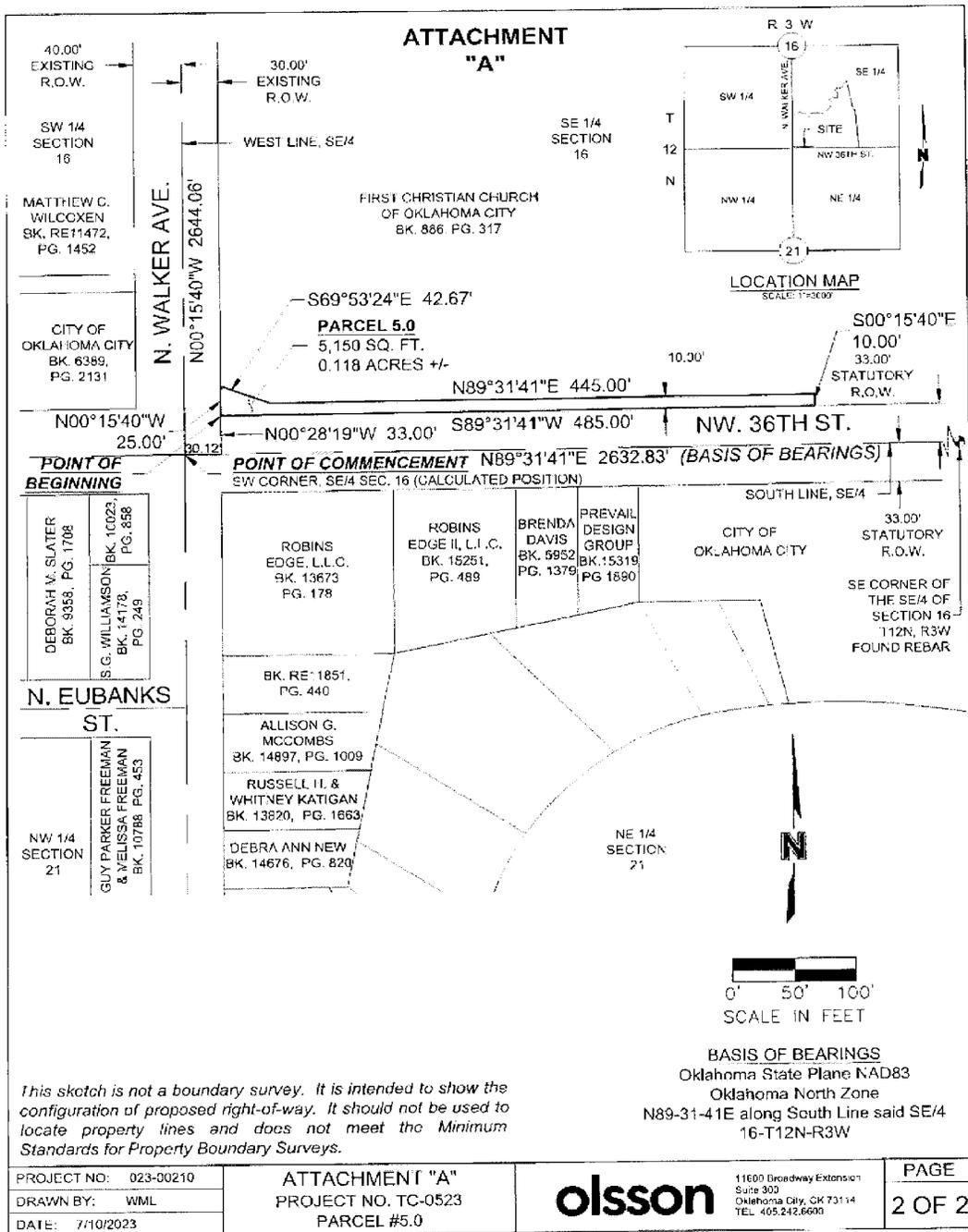
 07/14/2023

Darrel Ray Mason Date



OK PLS NO. 1690 - Expires August 31, 2024
OK CA NO. 2483 - Expires June 30, 2025

PROJECT NO: 023-00210	ATTACHMENT "A" PROJECT NO. TC-0523 PARCEL #5.0		11900 Broadway Extension Suite 300 Oklahoma City, OK 73114 TEL 405.242.0603	PAGE
DRAWN BY: WML			1 OF 2	
DATE: 7/10/2023				



This sketch is not a boundary survey. It is intended to show the configuration of proposed right-of-way. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.