

DOC# R2025-10602 BT: RB B: 6793 P: 809 EA
04/24/2025 08:16:36 AM Pages: 2
Pam Howlett - Cleveland County Clerk, OK
Fee: \$20.00 nb
Electronically Filed



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. WF-2024-00027

E# 36,668

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT HOBBY LOBBY STORES, INC. 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 Cleveland 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 water and wastewater systems and associated facilities, connections, utilities, and appurtenances thereto (collectively "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 may construct driveways and parking areas on the Subject Property.
3. Grantor agrees that Grantees will not maintain, repair or replace Grantor's improvements, including but not limited to fencing, landscaping, sprinklers, pools, sheds, mailboxes, driveways and parking areas whenever it becomes necessary to move or remove improvements, due to any operation, maintenance, replacement, expansion, or repair of the Utility Systems.
4. This Permanent Easement does not create an obligation upon the Grantees to construct the Utility Systems, or provide services or functions. Once the Utility System is constructed the Grantees agree to operate, maintain, replace, expand, or repair the Utility System in accordance with Grantees' standards and policies.
5. The 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 successors and assigns.

HOBBY LOBBY STORES, INC.

Dated this 26th day of July, 2024.

By: Randy Childers VP Real Estate
[PRINTED NAME/ TITLE]
Randy Childers

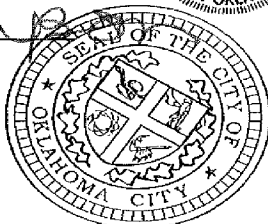
STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 26th day of July, 2024 by Randy Childers as Vice President of HOBBY LOBBY STORES, INC.

My Commission Expires: 3/9/2027
My Commission No. 07002436

Stephanie Bales
Notary Public

ACCEPTED by The City of Oklahoma City
this 22nd day of April, 2025
Amey K. Sumpter
City Clerk

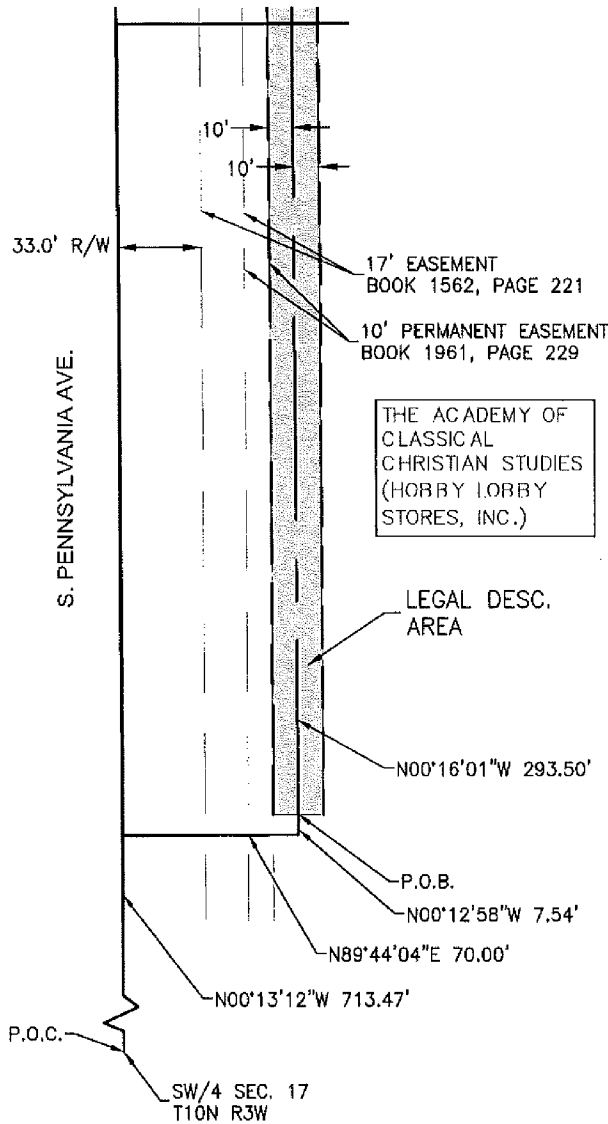


REVIEWED for form and legality
Paul H. Hume
Assistant Municipal Counselor

2/20

G:\PROJECTS\2023\2303010937 THE ROCK AG CHURCH BUILDING\00 XXXXXX CAD\SHS\05 CIVIL\WF1230937-05-3203-EASEMENT LEGAL DESC.DWG PLOTTED Thursday, June 27, 2024 @ 09:26AM

ATTACHMENT "A"

WF--2024--00027
PARCEL A

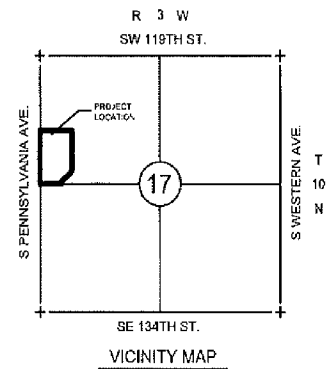
LEGAL DESCRIPTION Parcel A:

A parcel of land lying in the Southwest Corner of the Northwest Quarter of Section 17, Township 10 North, Range 3 West, Cleveland County, Oklahoma, being more particularly described as follows:

A 20' wide strip of land lying 10' of either side of the following described centerline:

Commencing at the Southwest Corner of said Northwest Quarter of Section 17;
 thence N00°13'12"W along the West line of said Northwest Quarter a distance of 713.47 feet to a point on the Existing Water Easement Line; Book 2812, Page 814
 thence N89°44'04"E 70.00 feet
 thence N00°12'58"W a distance of 7.54 feet to the POINT OF BEGINNING;
 thence N00°16'01"W 293.50 feet to the existing property line.

Said parcel contains 5870.01 sq. ft. or 0.13 acres more or less



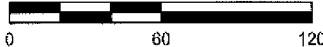
LEGEND

P.O.C. -Point of Commencement
 P.O.B. -Point of Beginning

THIS TRACT EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY PLAT



SCALE: 1"=60'

THE ROCK AG CHURCH
WATER EASEMENT
PARCEL A

PROJECT NO. 2303010937 DATE: JUNE 2024

SHEET NO.

DRAWN BY: DCK

DESIGNED BY: DCK

APPROVED BY: DRK

1 OF 1