



City of Oklahoma City

Office of City Clerk  
Municipal Building  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Drainage Streets and Utilities) Project No. PD-3106

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT KAY-BEE INVESTMENT CO., L.L.C. 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") this Permanent Easement over, under, across, through and to the following described property situated in OKLAHOMA County, Oklahoma, shown on Attachment "A1" ("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 "Drainage, 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:

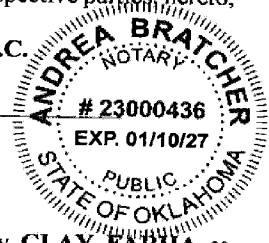
1. Grantor agrees that no building or other similar structure shall be erected on, over or under the Subject Property.
2. Grantor agrees that Grantees will not maintain, repair or replace Grantor's improvements, including but not limited to fencing, landscaping, sprinklers, pools, sheds, mailboxes, driveways and parking areas whenever it becomes necessary to move or remove improvements, due to any operation, maintenance, replacement, expansion, or repair of the Drainage, 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 Drainage, Streets and/or Utility Systems, or provide services or functions. The Grantee only maintains Drainage, Streets and/or Utility Systems constructed and owned by the Grantees and Drainage, Streets and/or Utility Systems constructed by others and specifically conveyed to and accepted by formal action of the governing body of the Grantees.
4. The Grantees do not own the creek, river, lake, detention pond, drainage canal, if any, on or adjacent to the Subject Property by virtue of this Permanent Easement. The Grantees 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.

Dated this 29 day of June, 2023.

KAY-BEE INVESTMENT CO., L.L.C.

By: Clay Farha  
CLAY FARHA, MANAGER



STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

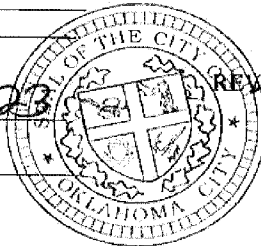
This instrument was acknowledged before me on this 29 day of June, 2023 by CLAY FARHA as MANAGER of KAY-BEE INVESTMENT CO., L.L.C.

My Commission Expires: 1/10/27  
My Commission No. 23000436

Andrea Bratcher  
Notary Public

ACCEPTED by The City of Oklahoma City  
this 15 day of August, 2023

Cheryl H. Simpson  
City Clerk

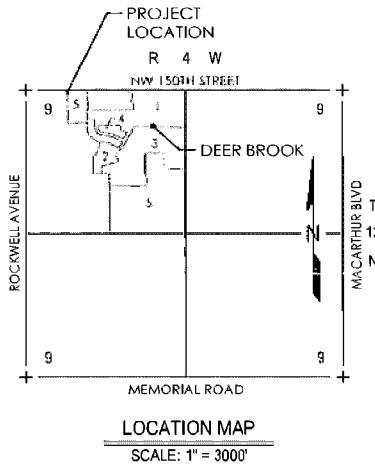


REVIEWED for form and legality

Teresa Mann  
Assistant Municipal Counselor

2/20

POINT OF COMMENCEMENT  
NW CORNER OF NW/4 OF  
SECTION 9, T13N, R4W, I.M.



Line Table		
Line #	Direction	Length
L1	S44° 45' 35"E	14.70'

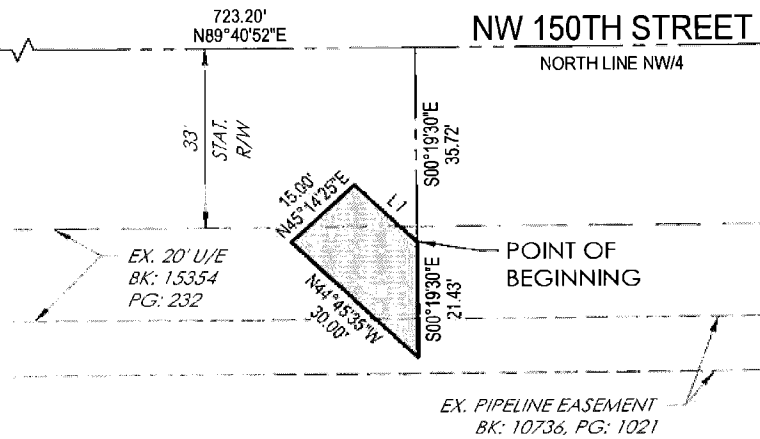
## LEGAL DESCRIPTION

A tract of land situate within the Northwest Quarter (NW/4) of Section Nine (9), Township Thirteen North (T13N), Range Four West (R4W) of the Indian Meridian (I.M.), Oklahoma City, Oklahoma County, Oklahoma; said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northwest corner of said NW/4; thence N89°40'52"E along the North line of said NW/4 a distance of 723.20 feet; thence S00°19'30"E a distance of 35.72 feet to the POINT OF BEGINNING; thence continuing

S00°19'30"E a distance of 21.43 feet; thence N44°45'35"W a distance of 30.00 feet; thence N45°14'25"E a distance of 15.00 feet; thence S44°45'35"E a distance of 14.70 feet to the POINT OF BEGINNING.

Said tract contains 335 Sq Ft or 0.01 Acres, more or less.



SCALE: 1" = 30'

GRAPHIC SCALE IN FEET



BASIS OF BEARING = NORTH LINE OF THE  
NW/4 OF SECTION 9, T13N, R4W, I.M.  
(N89°40'52"E)

DRAINAGE EASEMENT - ATTACHMENT A



**Crafton Tull**  
architecture | engineering | surveying  
405.787.6270 | 405.787.6276 |  
www.craftontull.com

SHEET NO.: 1 of 1  
DATE: 06/21/23  
PROJECT NO.: 15608500