



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Streets and Utilities) Project MS-0127

E# 36,654

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Sande Properties, 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 water, 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, shrubs, trees, 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 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.
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 successors and assigns.

6/28

Streets and Utilities Easement Corp 2025
Sande Properties, LLC

Dated this 13 day of Feb, 2025.

By Arthur D Sanders
| MANAGING MEMBER |

STATE OF OKLAHOMA)
) SS:
COUNTY OF Oklahoma)

This instrument was acknowledged before me on this 13 day of Feb, 2025 by
| Art Sanders |, as | MANAGING MEMBER | of Sande Properties, LLC.

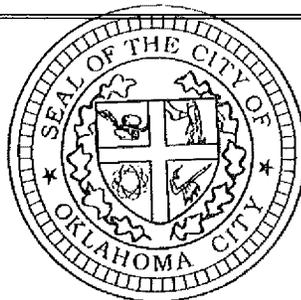
My Commission Expires: _____
My Commission No. _____

Ryan Tennill
Notary Public



ACCEPTED by The City of Oklahoma City
this 9th day of April, 2025.

Ormyk Simpson
City Clerk



REVIEWED for form and legality.

[Signature]
Assistant Municipal Counselor

PROJECT NO. MS-0127
PARCEL 1
ATTACHMENT "A"
REVISED 01/07/2025

ATTACHMENT "A"

A TRACT OF LAND BEING A PART OF LOT THIRTY-ONE (31), BLOCK TWO (2), OF CRESTWOOD ADDITION IN THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT THIRTY-ONE (31), BLOCK TWO (2), CRESTWOOD ADDITION, OKLAHOMA COUNTY, OKLAHOMA; THENCE S 0°18'18" W ON THE EAST LINE OF SAID LOT THIRTY-ONE (31) A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT THIRTY-ONE (31);

THENCE N 89°41'42" W ON THE SOUTH LINE OF SAID LOT THIRTY-ONE (31) A DISTANCE OF 9.43 FEET;

THENCE N 0°19'37" W A DISTANCE OF 80.84 FEET;

THENCE N 89°37'52" E A DISTANCE OF 9.06 FEET TO A POINT ON THE EXISTING FACE OF CURB;

THENCE N 0°00'44" E ON SAID EXISTING FACE OF CURB A DISTANCE OF 65.15 FEET;

THENCE N 89°52'26" W CONTINUING ON SAID EXISTING FACE OF CURB A DISTANCE OF 10.98 FEET;

THENCE N 37°12'27" W CONTINUING ON SAID EXISTING FACE OF CURB A DISTANCE OF 25.46 FEET TO THE NORTH LINE OF SAID LOT THIRTY-ONE (31);

THENCE S 89°41'42" E ON THE NORTH LINE OF SAID LOT THIRTY-ONE (31) A DISTANCE OF 27.10 FEET BACK TO THE POINT OF BEGINNING.

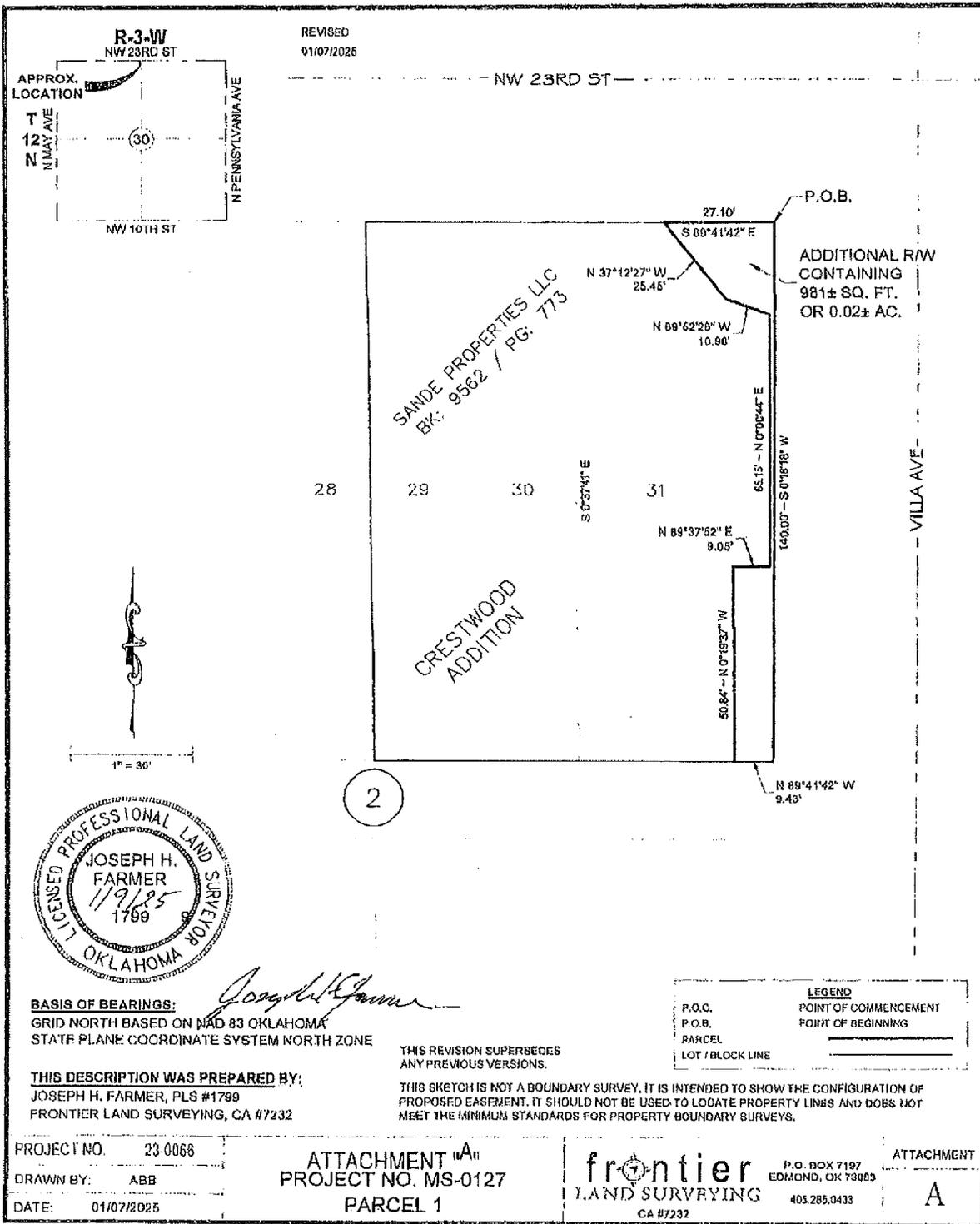
CONTAINING 980.77 SQUARE FEET OR 0.02 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

GRID NORTH BASED ON NAD 83 OKLAHOMA
STATE PLANE COORDINATE SYSTEM NORTH ZONE

THIS DESCRIPTION WAS PREPARED BY:

JOSEPH H. FARMER, PLS #1789
FRONTIERLAND SURVEYING, CA #7232



PROJECT NO. MS-0127
PARCEL 2
ATTACHMENT "A"
REVISED 01/07/2025

ATTACHMENT "A"

A TRACT OF LAND BEING A PART OF BLOCK THREE (3), OF AURORA ADDITION IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY (30), TOWNSHIP TWELVE (12) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK THREE (3), AURORA ADDITION, OKLAHOMA COUNTY, OKLAHOMA. THENCE N 89°11'54" E ON THE NORTH LINE OF SAID BLOCK THREE (3) A DISTANCE OF 23.00 FEET;

THENCE S 44°44'21" W A DISTANCE OF 32.83 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK THREE (3);

THENCE N 0°16'49" E ON THE WEST LINE OF SAID BLOCK THREE (3) A DISTANCE OF 23.00 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 264.45 SQUARE FEET OR 0.01 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS:

GRID NORTH BASED ON NAD 83 OKLAHOMA
STATE PLANE COORDINATE SYSTEM NORTH ZONE

THIS DESCRIPTION WAS PREPARED BY:

JOSEPH H. FARMER, PLS #1798
FRONTIER LAND SURVEYING, CA #7232

