



The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Streets and Utilities) Project No. PC-0707

FE # 361594
GDB

PERMANENT EASEMENT

KNOW ALL MEN BY THESE PRESENTS THAT Terra Verde Development, 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 Cleveland County, Oklahoma, shown on **Attachments "A & B"** ("**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 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 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.
5. Grantee will backfill holes and re-sod excavated, and re-graded land disturbed by Grantee or its contractor.

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

Terra Verde Development, LLC

Dated this 10 day of October, 2024.

S. Jahee Stambell
Manager

STATE OF OKLAHOMA, COUNTY OF Cleveland, ss.

This instrument was acknowledged before me on this 10 day of October, 2024 by S. Jahee Stambell as Manager for Terra Verde Development, LLC.

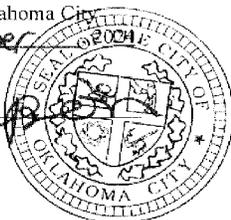
My Commission Expires: 11-22-25
My Commission No. 21015342



[Signature]
Notary Public

ACCEPTED by The City of Oklahoma City
this 19th day of November

Amy K. Simpson
City Clerk



REVIEWED for form and legality
[Signature]
Assistant Municipal Counselor

5/26

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 16.1

LEGAL DESCRIPTION

A tract of land lying in the West Half of the Northeast Quarter (W/2-NE/4) of Section Twenty-nine (29), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, also being a part of a tract of land described in Warranty Deed, recorded in Book 3784, Page 821, being more particularly described as follows:

COMMENCING at the northeast corner of the W/2-NE/4;

THENCE South 00°25'42" East, along the east line of said W/2-NE/4, a distance of 33.00 feet, to a point on the south right-of-way line of S. Pennsylvania Avenue, said point also being the POINT OF BEGINNING;

THENCE continuing South 00°25'42" East, along said east line, a distance of 17.00 feet;

THENCE South 89°42'05" West, parallel with said south right-of-way line, a distance of 628.09 feet;

THENCE North 14°41'16" East, a distance of 17.61 feet, to a point on said south right-of-way line;

THENCE North 89°42'05" East, along said south right-of-way line, a distance of 623.50 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 10,642 square feet or 0.2443 acres, more or less.

Prepared by:

Taylor Denniston, PLS No. 1787

Smith Roberts Baldischwiler, LLC

100 N.E. 5th Street

Oklahoma City, OK 73104

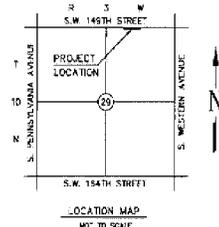
(405) 840-7094

ATTACHMENT "B"

PARCEL NO. 16.1
PC-0707

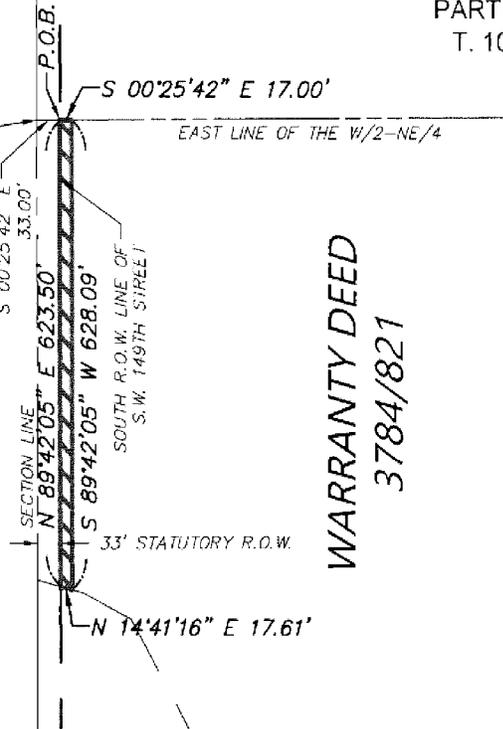
S.W. 149TH STREET

ORDER ALLOWING FINAL
ACCOUNT,
DETERMINATION OF
HEIRS AND DISTRIBUTION
OF ESTATE
5477/359

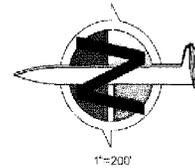


PART OF NE/4 SEC. 29,
T. 10 N., R. 3 W., I.M.

P.O.C.
N.E. CORNER OF THE W/2 OF THE N.E. QUARTER
SECTION 29, T. 10 N., R. 3 W., I.M.
COR. WARRANTY DEED
N.E. BOOK 3784, PAGE 821



WARRANTY DEED
3784/821



NAD83 OKLAHOMA
STATE PLANES, NORTH
ZONE, U.S. FOOT

P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING

DATE: DECEMBER 19, 2023
S. PENN. AVENUE @ S.W. 149TH
ROADWAY EASEMENT
ATTACHMENT "B"
PARCEL NO. 16.1
PROJECT NO. PC-0707



ENGINEERING
SURVEYING
PLANNING

OKLAHOMA CITY
2501 S. W. 101st
OKLAHOMA CITY, OK 73160
405.241.1111
www.sop.com

REGISTERED
Professional Engineer
No. 10000
Professional Surveyor
No. 10000
Professional Planner
No. 10000

2024 STATE OF OKLAHOMA REGISTRATION YEAR 2024

ATTACHMENT "A"

LEGAL DESCRIPTION

PC-0707

PARCEL NO. 16.2

LEGAL DESCRIPTION

A tract of land lying in the West Half of the Northeast Quarter (W/2-NE/4) of Section Twenty-nine (29), Township Ten (10) North, Range Three (3) West of the Indian Meridian, Oklahoma City, Cleveland County, Oklahoma, also being a part of a tract of land described in Warranty Deed, recorded in Book 3784, Page 821, being more particularly described as follows:

COMMENCING at the northeast corner of the W/2-NE/4;

THENCE South 89°42'05" West, along the north line of said NE/4, a distance of 614.57 feet;

THENCE South 14°41'16" West, a distance of 51.76 feet to the POINT OF BEGINNING;

THENCE North 89°42'05" East, parallel to said north line, a distance of 1.65 feet;

THENCE South 00°17'55" East, a distance of 16.00 feet;

THENCE South 89°42'05" West, parallel to said north line, a distance of 5.99 feet;

THENCE North 26°47'45" East, a distance of 0.25 feet;

THENCE North 14°41'16" East, a distance of 16.21 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 61 square feet or 0.0014 acres, more or less.

Prepared by:

Taylor Denniston, PLS No. 1787

Smith Roberts Baldischwiler, LLC

100 N.E. 5th Street

Oklahoma City, OK 73104

(405) 840-7094

PARCEL NO. 16.2
PC-0707

ATTACHMENT "B"

N.E. CORNER OF THE W/2 OF THE N.E. QUARTER,
SECTION 29, T. 10 N., R. 3 W., I.M.

S.W. 149TH STREET

SECTION LINE

S 89°42'05" W 614.57'

S 14°41'16" W
51.76'

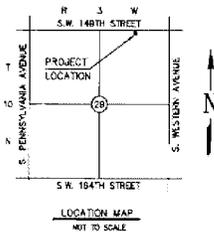
SOUTH R.O.W. LINE OF
S.W. 149TH STREET

33' STATUTORY R.O.W.

N 14°41'16" E 16.21'
N 26°47'45" E 0.25'
N 89°42'05" E 1.65'
S 00°17'55" E 16.00'
S 89°42'05" W 5.99'

WARRANTY DEED
3784/821

PART OF NE/4 SEC. 29,
T. 10 N., R. 3 W., I.M.



P.O.C. -- POINT OF COMMENCEMENT
P.O.B. -- POINT OF BEGINNING

NAD83 OKLAHOMA
STATE PLANES, NORTH
ZONE, U.S. FOOT

DATE: DECEMBER 19, 2023
S.W. 149TH ST., EAST OF PENN.
DRAINAGE EASEMENT

ATTACHMENT "B"
PARCEL NO. 16.2
PROJECT NO. PC-0707



ENGINEERING
SURVEYING
PLANNING

OKLAHOMA CITY
1000 N. UNIVERSITY
OKLAHOMA CITY,
OKLAHOMA 73102
405.433.2280
405.433.2281
405.433.2282

00707003
2024/11/20 09:55:54
June 10, 2024
405.433.2280
405.433.2281
405.433.2282

NOT SCALE OF ANY OF FIGURE NO. 13, 384, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100