



The City of Oklahoma City

Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
Project No. M4-TTE10, MAPS 4 Bus Stop Improvements Phase 1

E # 36,608

PERMANENT EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT Royal Meridian 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 "A"** ("**Subject Property**") for the use of the **Grantees** for the purposes of constructing, operating, maintaining, repairing, expanding, and replacing transportation structures and associated facilities, water and wastewater systems and associated facilities, connections, utilities, sidewalks, bus pads and stations, bike lanes, lighting, ADA improvements, pedestrian crossings and guideway improvements, drainage facilities, storm water facilities, traffic controls, and appurtenances thereto (collectively "Transportation 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 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 currently located within this easement, including but not limited to fencing, landscaping, sprinklers, 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 Transportation 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 Transportation and/or Utility Systems, or provide services or functions.

This Permanent Easement shall be perpetual and exclusive to Grantees and shall run in favor of the respective parties hereto, their successors and assigns; provided, however, should the Grantees not use the Subject Property for the purposes stated herein and abandon the Subject Property, then said easement shall revert to Grantor, its successors and assigns.

ROYAL MERIDIAN COMPANY

Dated this 22nd day of October, 2024.

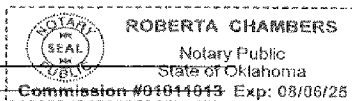
By: [Signature]
Name: Harry Merson
Title: General Partner

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 22nd day of October, 2024 by Harry Merson, as General Partner of Royal Meridian Company.

My Commission Expires: _____

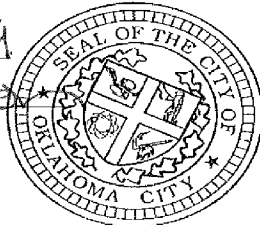
My Commission No. _____



[Signature]
Notary Public

ACCEPTED by The City of Oklahoma City
this 12th day of December 2024

[Signature]
City Clerk



REVIEWED for form and legality.

[Signature]
Assistant Municipal Counselor

3/22

Project No. M4-TTE10
Parcel 2288.01
Attachment "A"

ATTACHMENT "A"

A TRACT OF LAND LYING IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) WEST OF THE INDIAN MERIDIAN, OKLAHOMA COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4);
THENCE N 00°08'15" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4),
A DISTANCE OF 1940.00 FEET;
THENCE N 89°11'45" E A DISTANCE OF 191.43 FEET TO THE **POINT OF BEGINNING**;
THENCE S 00°33'22" E A DISTANCE OF 22.01 FEET;
THENCE N 89°50'32" E A DISTANCE OF 21.92 FEET;
THENCE N 00°09'28" W A DISTANCE OF 22.26 FEET, TO A POINT ON THE SOUTH
RIGHT-OF-WAY LINE FOR SOUTHWEST 15TH STREET;
THENCE S 89°11'45" W, ALONG THE SOUTH RIGHT-OF-WAY LINE FOR SOUTHWEST 15TH
STREET, A DISTANCE OF 22.08 FEET TO THE **POINT OF BEGINNING**.

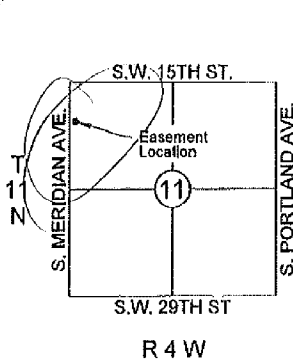
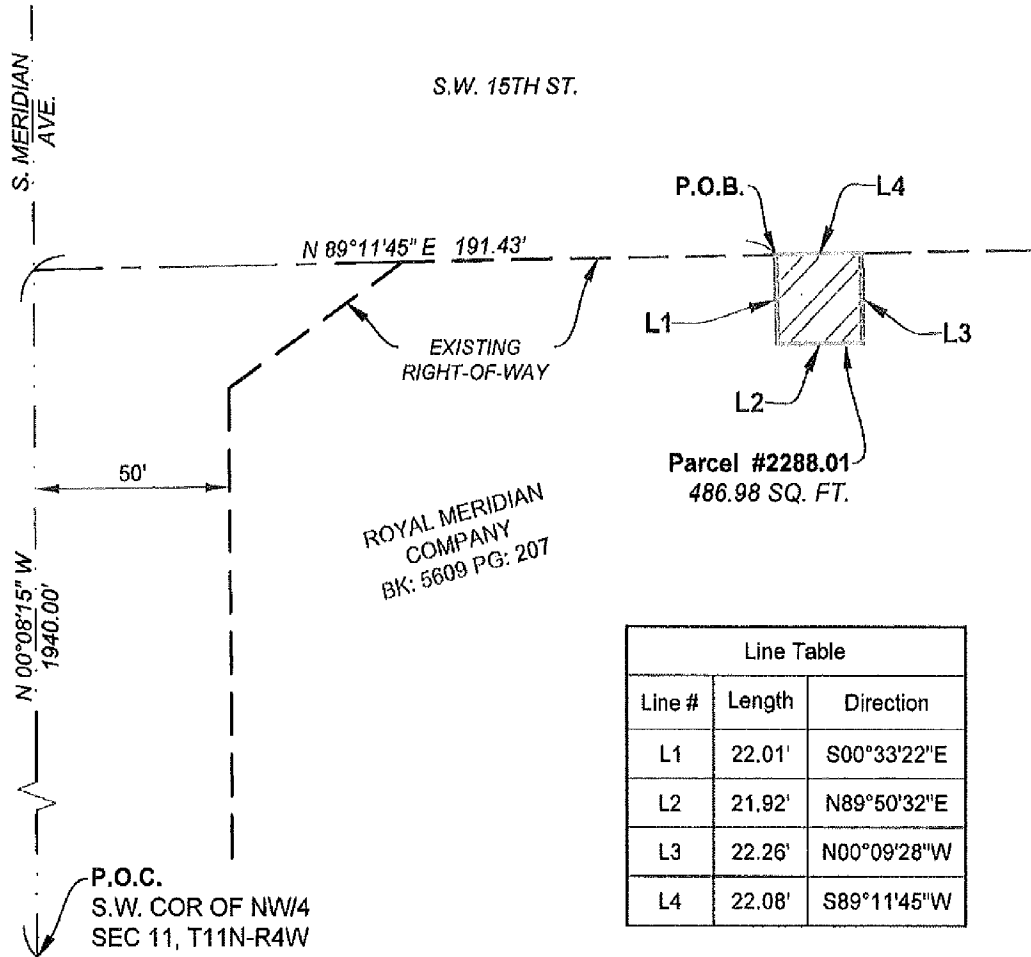
CONTAINING 0.0112 ACRES (486.98 SQ. FT.) AS DESCRIBED.

BASIS OF BEARINGS:

DEEDED BEARINGS AS RECORDED IN BK:5609 PG:207
OF THE OKLAHOMA COUNTY PUBLIC RECORDS

THIS DESCRIPTION WAS PREPARED BY:

SHANE D. CARROLL, PLS #1981
ELEVATION LAND SURVEYING, CA #8524

ATTACHMENT "A"**SURVEYOR'S CERTIFICATE**

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE EASEMENT DESCRIPTION, AS SHOWN HEREON, IT IS NOT A LAND OR BOUNDARY SURVEY.

SHANE D. CARROLL
PROFESSIONAL LAND SURVEYOR #1981

BASIS OF BEARING
Deeded Bearings as recorded in
"Bk:5609 Pg:207" of the
Oklahoma County Records



ELS No. 2023.29
Drawn By: WAH
Date: 07.25.2023

ATTACHMENT "B"
Project No. M4-TTE10
Parcel 2288.01

ELEVATION
LAND SURVEYING

8501 SW 15th Street
Oklahoma City, OK 73128
405.493.9393
C.A. #8524 Exp. 06.30.2024