



The City of Oklahoma City

Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Drainage Streets and Utilities) Project No. PC-0648

PERMANENT EASEMENT

E # 36,286

KNOW ALL MEN BY THESE PRESENTS THAT 716 NW 23 Investments 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 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. Grantees only maintain 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. Grantees do not own the creek, river, lake, detention pond, if any, on or adjacent to the Subject Property by virtue of this Permanent Easement. Grantees do not own the drainage canal unless constructed by the Grantees. 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.

716 NW 23 Investments LLC

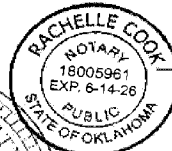
Dated this 26 day of June, 2023.

By: [Signature]
Eric C. Fleske Manager

STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

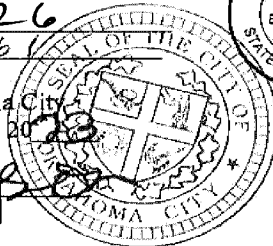
This instrument was acknowledged before me on this 26 day of June, 2023 by Eric Fleske, as Manager of 716 NW 23 Investments LLC

My Commission Expires: 6.14.26
My Commission No. 18005961



[Signature]
Rachelle Cook
Notary Public

ACCEPTED by The City of Oklahoma City
this 15th day of August, 2023
[Signature]
City Clerk

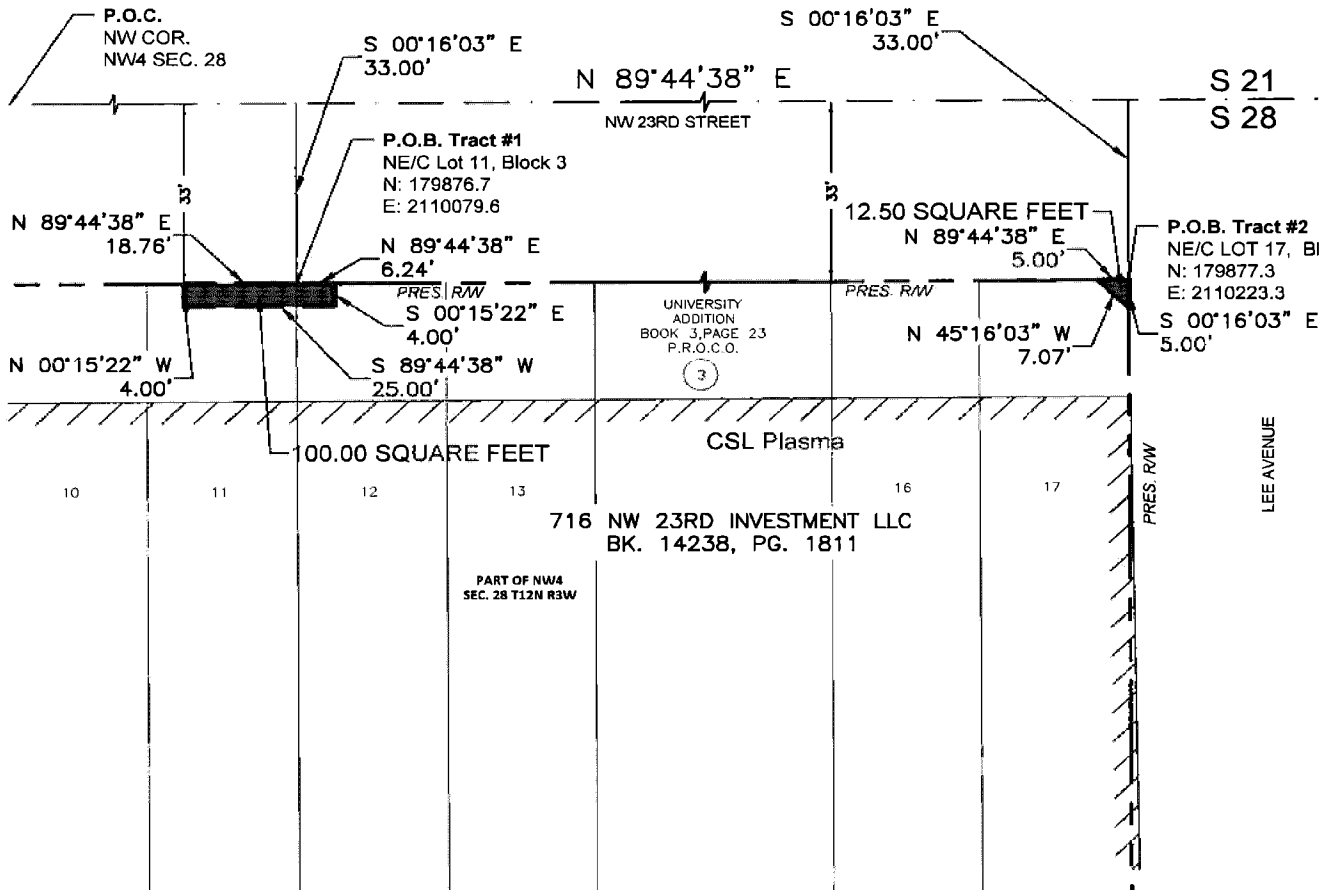
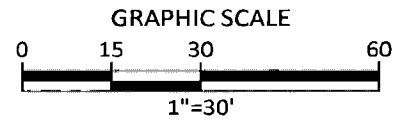


REVIEWED for form and legality
[Signature]
Assistant Municipal Counselor

3/22

Parcel Number: 16-36661

ATTACHMENT "A"



LEGEND

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCING

BK BOOK

PG PAGE

○ BLOCK NUMBER

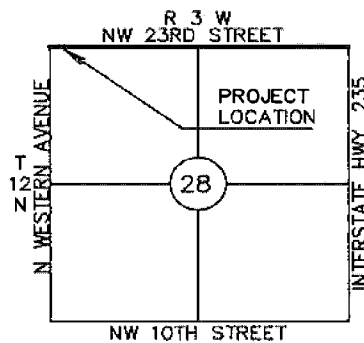
--- PROPERTY LINE

/// BUILDING LINE

--- LOT LINE

--- SECTION LINE

RIGHT-OF-WAY DEDICATION

GENERAL NOTES:

- 1) BEARING BASIS FOR THIS DRAWING IS THE OKLAHOMA COORDINATE SYSTEM OF 1983, 3501 NORTH ZONE, NAD83 (2011); DISTANCES SHOWN ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A SCALE FACTOR OF 1.00004561241373. DISTANCES ARE SHOWN IN US SURVEY FEET.
- 2) A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.
- 3) THE CURRENT PRESENT RIGHT OF WAY LINE IS PARALLEL TO THE SECTION LINE ALONG NW 23rd ST.



1111 N LEE AVE.
SUITE 400
OKLAHOMA CITY, OK 73103
TEL (405) 548-3820
OKLAHOMA COA #707

N.W. 23RD ST.
RIGHT OF WAY EXHIBIT
716 N.W. 23RD. ST.
716 NW 23RD INVESTMENT LLC.
BLOCK 3
UNIVERSITY ADDITION

PROJECT NO: 36661.003

DATE ISSUED: 6/16/2023

PAGE: 1 OF 2

ATTACHMENT "A"

RIGHT OF WAY DESCRIPTION PARCEL NUMBER 16-36661

TWO TRACTS OF LAND SITUATED IN LOTS 11 & 12, AND ANOTHER IN LOT 17, BLOCK 3, UNIVERSITY ADDITION, AS RECORDED AT BOOK 3, PAGE 23 ALSO BEING A PART OF THE NORTHWEST QUARTER (SW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWELVE NORTH (T12N), RANGE THREE WEST (R3W) OF THE INDIAN MERIDIAN, CITY OF OKLAHOMA CITY, OKLAHOMA COUNTY, STATE OF OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT #1

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 28;
 THENCE SOUTH 89°44'38" WEST, ALONG THE NORTH LINE OF SAID NW/4, A DISTANCE OF 1110.27 FEET;
 THENCE SOUTH 00°16'03" EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 33 FEET TO THE NORTHEAST CORNER OF SAID LOT 11, BLOCK 3 AND BEING THE POINT OF BEGINNING AND HAVING GRID COORDINATES OF N=179876.7, E=2110079.6;
 THENCE NORTH 89°44'38" EAST A DISTANCE OF 6.24 FEET;
 THENCE SOUTH 00°15'22" EAST A DISTANCE OF 4.00 FEET;
 THENCE SOUTH 89°44'38" WEST A DISTANCE OF 25.00 FEET;
 THENCE NORTH 00°15'22" WEST A DISTANCE OF 4.00 FEET;
 THENCE NORTH 89°44'38" EAST A DISTANCE OF 18.76 FEET TO THE POINT OF BEGINNING;
 SAID TRACT CONTAINS 100.00 SQUARE FEET.

TRACT #2

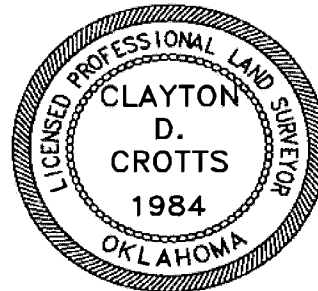
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 28;
 THENCE SOUTH 89°44'38" WEST, ALONG THE NORTH LINE OF SAID NW/4, A DISTANCE OF 960.26 FEET;
 THENCE SOUTH 00°16'03" EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 33 FEET TO THE NORTHEAST CORNER OF SAID LOT 17, BLOCK 3 AND BEING THE POINT OF BEGINNING AND HAVING GRID COORDINATES OF N=179877.3, E=2110223.3;
 THENCE SOUTH 00°16'03" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 00°16'03" EAST A DISTANCE OF 5.00 FEET;
 THENCE NORTH 45°16'03" WEST A DISTANCE OF 7.07 FEET;
 THENCE NORTH 89°44'38" EAST A DISTANCE OF 5.00 TO THE POINT OF BEGINNING;
 SAID TRACT CONTAINS 12.50 SQUARE FEET.

CERTIFICATE OF SURVEY:

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THE FIELD WORK WAS COMPLETED ON: 01/07/20.

Clayton D. Crotts 06-15-23
 CLAYTON D. CROTTS
 LICENSED PROFESSIONAL
 LAND SURVEYOR NO. 1984, STATE OF OKLAHOMA
 COA NO. 707



1111 N LEE AVE.
 SUITE 400
 OKLAHOMA CITY, OK 73103
 TEL (405) 546-3820
 OKLAHOMA COA #707

N.W. 23RD ST.
 RIGHT OF WAY EXHIBIT
 716 N.W. 23RD. ST.
 716 NW 23RD INVESTMENT LLC.
 BLOCK 3
 UNIVERSITY ADDITION

PROJECT NO: 36661.003

DATE ISSUED: 6/16/2023

PAGE: 2 OF 2