

**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**

**KNOW ALL MEN BY THESE PRESENTS THAT** Omega 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.

Dated this 2nd day of October, 2024.  
By: Omega Investments LLC  
[ Scarlet Le-Cao ] Manager

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 2nd day of October, 2024 by Scarlet Le-Cao, as Manager of Omega Investments LLC

My Commission Expires: 7/21/25  
My Commission No. 21009529



Lyndy Streight  
Notary Public

**ACCEPTED** by The City of Oklahoma City  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

REVIEWED for form and legality

Craig Keth  
Assistant Municipal Counselor

\_\_\_\_\_  
City Clerk

June 17, 2023, 8:11:52 AM, sh4022  
C:\36000\36661\001\CADD\SURVEY\SW-EASE-36661-001-OK83-NF-SURF\_REVISED.dwg

## ATTACHMENT "A"

RIGHT OF WAY DESCRIPTION PARCEL NUMBER 11-36661

A TRACT OF LAND SITUATED IN LOTS 11 THROUGH 16, BLOCK 5, UNIVERSITY ADDITION, AS RECORDED AT BOOK 3, PAGE 23 ALSO BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-ONE (21), 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:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28;  
THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH SECTION LINE, A DISTANCE OF 799.65 FEET;  
THENCE SOUTH 00°15'22" EAST A DISTANCE OF 33 FEET TO THE NORTHEAST CORNER OF SAID LOT 16, BLOCK 5, SAID POINT BEING THE POINT OF BEGINNING AND HAVING GRID COORDINATES OF N=179873.4, E=2109343.3;  
THENCE SOUTH 00°15'22" EAST ALONG THE EAST LINE OF LOT 16, BLOCK 5 A DISTANCE OF 10.00 FEET;  
THENCE NORTH 45°15'22" WEST A DISTANCE OF 10.61 FEET;  
THENCE SOUTH 89°44'38" WEST A DISTANCE OF 142.50 FEET;  
THENCE NORTH 00°16'03" WEST A DISTANCE OF 2.50 FEET TO THE NORTHWEST CORNER OF LOT 11, BLOCK 5;  
THENCE NORTH 89°44'38" EAST A DISTANCE OF 150.00 FEET ALONG THE NORTH LINE OF BLOCK 5 TO THE POINT OF BEGINNING;  
SAID TRACT CONTAINS 403.12 SQUARE FEET.

### CERTIFICATE OF SURVEY:

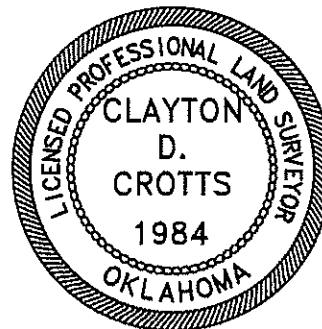
THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

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

*Clayton D. Crofts*

CLAYTON D. CROTTS  
LICENSED PROFESSIONAL  
LAND SURVEYOR NO. 1984, STATE OF OKLAHOMA  
COA NO. 707

06-15-23



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  
900/904/908 N.W. 23RD. ST.  
OMEGA INVESTMENTS LLC.  
BLOCK 5  
UNIVERSITY ADDITION

PROJECT NO: 36661.003

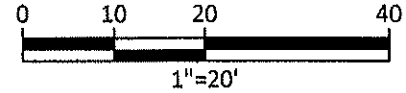
DATE ISSUED: 6/16/2023

PAGE: 2 OF 2

Parcel Number: 9-36661

# ATTACHMENT "A"

GRAPHIC SCALE



N 89°44'38" E 399.65'

S 21  
S 28

NW 23RD STREET

P.O.C.  
NW COR.  
NW4 SEC. 28

P.O.B.  
NW/C LOT 1, BLOCK 5  
N: 179871.6  
E: 2108943.4

S 00°16'03" E 33.00'

N 89°44'38" E  
10.00'

N 00°16'03" W  
10.00'

S 44°44'18" W  
14.14'

PRES. RW

UNIVERSITY ADDITION  
BOOK 3, PAGE 23  
P.R.O.C.O.

PART OF NW4  
SEC. 28 T12N R3W

50.00 SQUARE FEET

5

OLIE AVENUE

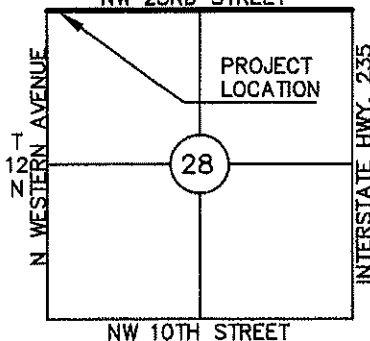
PRES. RW

NGUYEN LE VAN  
BK. 10771, PG. 1386

## 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

R 3 W  
NW 23RD STREET



## 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) 549-3820  
OKLAHOMA COA #707

N.W. 23RD ST.  
RIGHT OF WAY EXHIBIT  
928 N.W. 23RD. ST.  
NGUYEN LE VAN  
BLOCK 5  
UNIVERSITY ADDITION

PROJECT NO: 36661.003

DATE ISSUED: 6/16/2023

PAGE: 1 OF 2

## ATTACHMENT "A"

RIGHT OF WAY DESCRIPTION PARCEL NUMBER 9-36661


A TRACT OF LAND SITUATED IN LOT 1, BLOCK 5, UNIVERSITY ADDITION, AS RECORDED AT BOOK 3, PAGE 23 ALSO BEING A PART OF THE NORTHWEST QUARTER (NW/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:

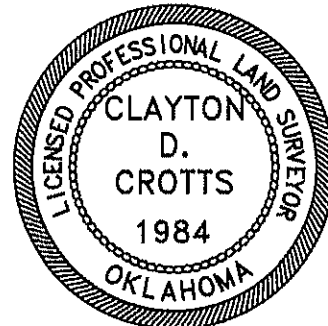
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 28;  
THENCE NORTH 89°44'38" EAST, ALONG SAID NORTH SECTION LINE, A DISTANCE OF 399.65 FEET;  
THENCE SOUTH 00°16'03" EAST A DISTANCE OF 33 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 5, SAID POINT BEING THE POINT OF BEGINNING AND HAVING GRID COORDINATES OF N=179871.6, E=2108943.4;  
THENCE NORTH 89°44'38" EAST ALONG THE NORTH LINE OF LOT 1 A DISTANCE OF 10.00 FEET;  
THENCE SOUTH 44°44'18" WEST A DISTANCE OF 14.14 FEET TO THE WEST LINE OF LOT 1;  
THENCE NORTH 00°16'03" WEST ALONG THE WEST LINE OF LOT 1 A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.  
SAID TRACT CONTAINS 50.00 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.

 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) 845-3820  
OKLAHOMA COA #707

N.W. 23RD ST.  
RIGHT OF WAY EXHIBIT  
928 N.W. 23RD. ST.  
NGUYEN LE VAN  
BLOCK 5  
UNIVERSITY ADDITION

PROJECT NO: 36661.003

DATE ISSUED: 6/16/2023

PAGE: 2 OF 2