

The City of Oklahoma City
Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
Documentary Tax Exemption 68 §3202(11)

2021042901075471 B: 14723 P: 220
04/29/2021 11:54:35 AM Pgs: 15
Fee: \$ 46.00
David B. Hooten, Oklahoma County Clerk
Oklahoma County - State of Oklahoma



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, the OKLAHOMA CITY WATER UTILITIES TRUST ("OCWUT"), an Oklahoma public trust, ("Grantor") in consideration of Ten and no/100 Dollars and other valuable considerations paid in hand, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto THE CITY OF OKLAHOMA CITY ("CITY"), an Oklahoma municipal corporation ("Grantee") the following described real property and premises for the purpose of recreational activities and facilities situate in Oklahoma County, State of Oklahoma, which is attached and incorporated by reference to wit:

SURFACE AND SURFACE RIGHTS ONLY

See Attachment "A, B, C, & D"

LESS AND EXCEPT all of the oil, gas, and other minerals in and under the above property, which have heretofore been reserved or conveyed or which are reserved by Grantor herein.

Together with all the appurtenances thereunto belonging and warrant the title to the same.

TO HAVE AND TO HOLD the above described premises unto the Grantee, successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

EXCEPT covenants, conditions, easements, restrictions, and mineral conveyances of record.

In the event the City plans to sell the real property, the City agrees that OCWUT will have the first right to purchase the real property for the appraised market value at that time before offering for sale to third parties.

The real property was originally purchased by the CITY as part of the Lake Hefner reservoir and reservation. The CITY owns and operates and OCWUT leases and finances the Oklahoma City water system including the Lake Hefner reservoir and reservation. OCWUT is executing this deed as equitable title holder under the master lease agreement between the CITY and OCWUT.

Signed and delivered this 13th day of April, 2021.

ATTEST:

Amy K. Simpson
Secretary

OKLAHOMA CITY WATER UTILITIES TRUST

BY: [Signature]

CHAIRMAN

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS.

The foregoing instrument was acknowledged before me this April 13, 2021 by James D. Couch, Chairman of the Oklahoma City Water Utilities Trust, a public trust, on behalf of the trust.

15146

My Commission Expires:
My Commission No. _____



Cynthia L. Workman
Notary Public

ACCEPTED by The City of Oklahoma City
this 27th day of April, 2021.

Amy K. Simpson
City Clerk

REVIEWED for form and legality:

Patricia Mann
Assistant Municipal Counselor



ATTACHMENT A

LEGAL DESCRIPTION

PARCEL 1

A tract of land lying in the East Half (E/2) of Section Twenty-three (23), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (NE/4) of said Section 23;

THENCE South 00°20'58" East, along the west line of said NE/4, a distance of 33.00 feet to the POINT OF BEGINNING;

THENCE North 89°45'11" East, parallel with the north line of said NE/4, a distance of 856.89 feet;

THENCE South 00°39'33" East a distance of 350.01 feet;

THENCE North 89°45'11" East a distance of 349.70 feet;

THENCE North 00°35'03" West a distance of 17.96 feet to a point on the westerly line of a tract of land described in QUIT CLAIM DEED recorded in Book 9539, Page 1706, Oklahoma County Records;

THENCE Southerly, along said westerly line, the following Five (5) courses:

1. South 29°18'49" East a distance of 142.40 feet;
2. South 01°28'38" East a distance of 218.48 feet;
3. South 21°24'39" East a distance of 281.40 feet;
4. South 29°25'59" East a distance of 191.67 feet;
5. South 00°08'59" West a distance of 389.50 feet, to the north edge of an asphalt drive;

THENCE North 89°58'42" West, along said north edge, a distance of 1,472.59 feet, to a point on the west line of said NE/4;

THENCE North 00°20'58" West, along said west line, a distance of 1,488.40 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 1,871,461 square feet or 42.9628 acres, more or less.

Prepared by:

Taylor Denniston, PLS 1787

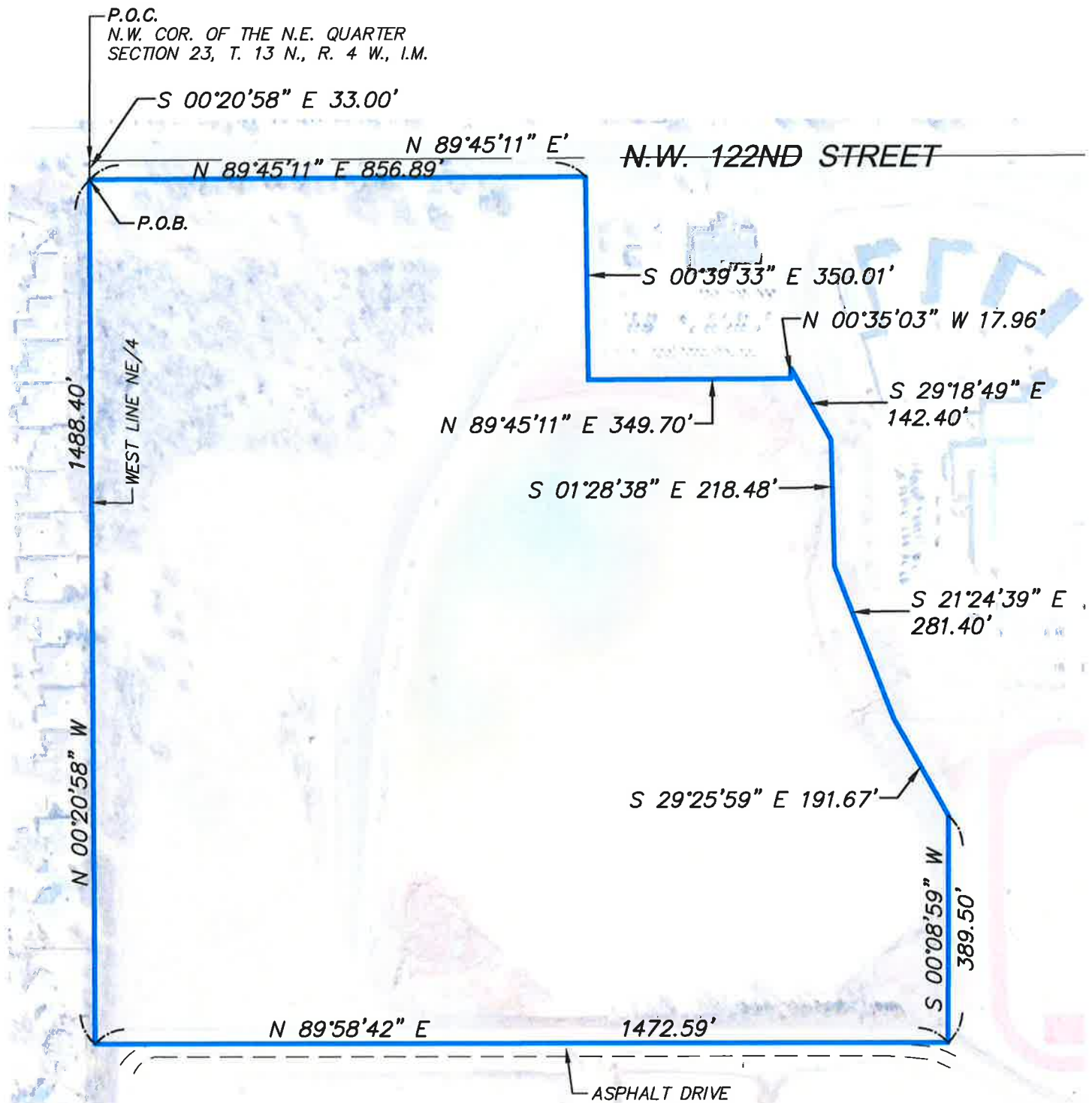
Smith Roberts Baldischwiler, LLC

100 N.E. 5th Street

Oklahoma City, OK 73104

405-840-7094

ATTACHMENT "A-1"



1"=250'



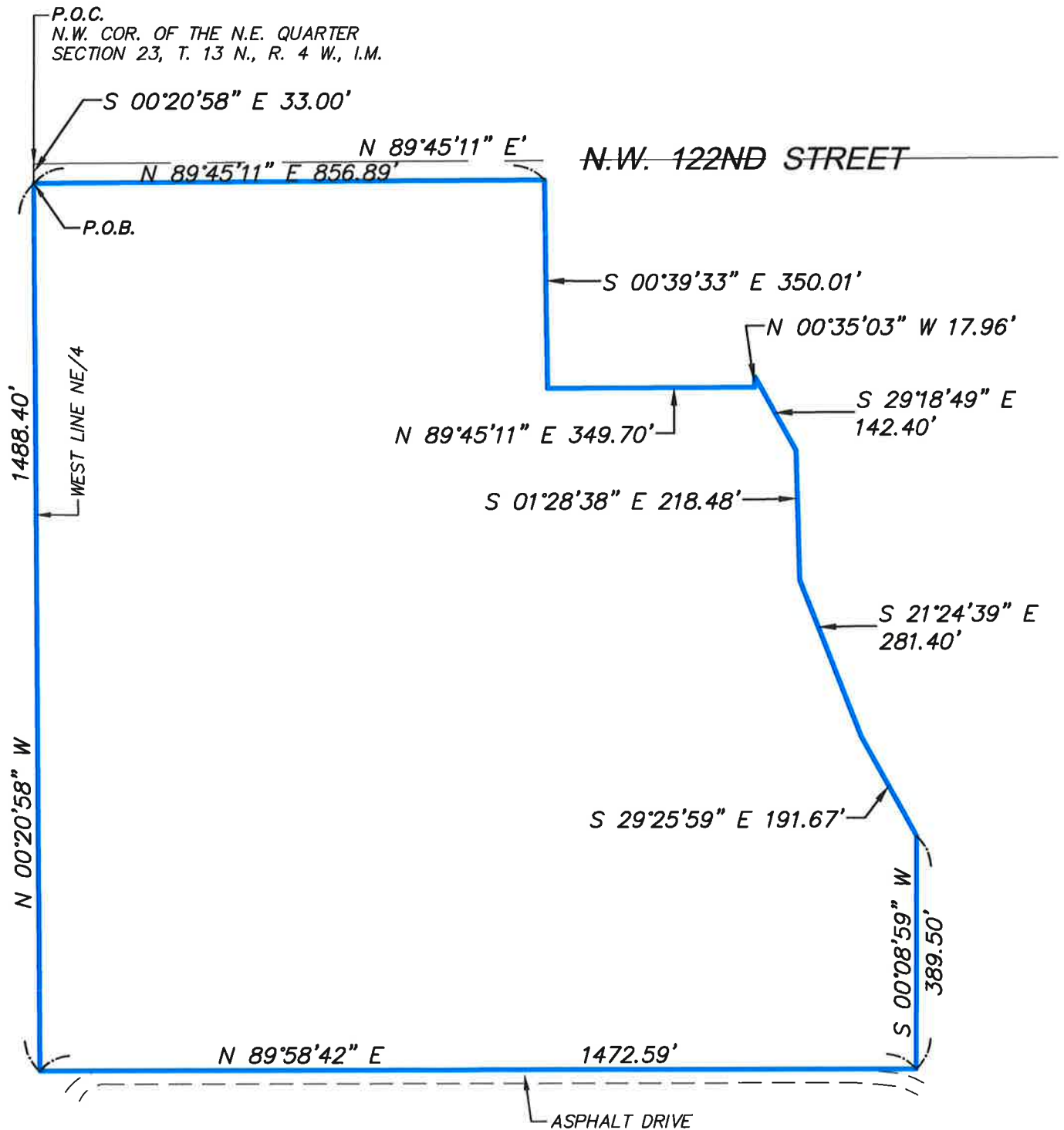
**ENGINEERING
SURVEYING
PLANNING**

OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City,
Oklahoma 73104
T: 405.840.7094
F: 405.840.9116
www.srbok.com

NORMAN
2500 McGee Drive
Suite 100
Norman, OK 73072
T: 405.418.2288
F: 405.418.2289
srb@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3948 EXPIRES JUNE 30, 2019

ATTACHMENT "A-2"



1"=250'



**ENGINEERING
SURVEYING
PLANNING**

OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City, Oklahoma 73104
T: 405.840.7099
F: 405.840.9116
www.srbok.com

NORMAN
2500 McGee Drive
Suite 100
Norman, OK 73062
T: 405.418.2088
F: 405.418.2089
srb@srbed.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2019

ATTACHMENT B

LEGAL DESCRIPTION

PARCEL 2

A tract of land lying in the East Half (E/2) of Section Twenty-three (23), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (NE/4) of said Section 23;

THENCE South 00°20'58" East, along the west line of said NE/4, a distance of 1,521.40 feet to the POINT OF BEGINNING;

THENCE North 89°58'42" East, a distance of 1,472.59 feet to a point on the westerly line of a tract of land described in QUIT CLAIM DEED recorded in Book 9539, Page 1706;

THENCE Southerly, along said westerly line, the following Three (3) courses:

1. South 00°08'59" West a distance of 6.51 feet;
2. South 59°25'29" East a distance of 567.72 feet;
3. North 89°47'28" East a distance of 32.27 feet;

THENCE South 00°36'43" East, a distance of 753.75 feet, to the south edge of an asphalt drive;

THENCE South 89°58'45" West, along said south edge, a distance of 758.89 feet;

THENCE North 89°59'11" West, along said south edge, a distance of 541.02 feet;

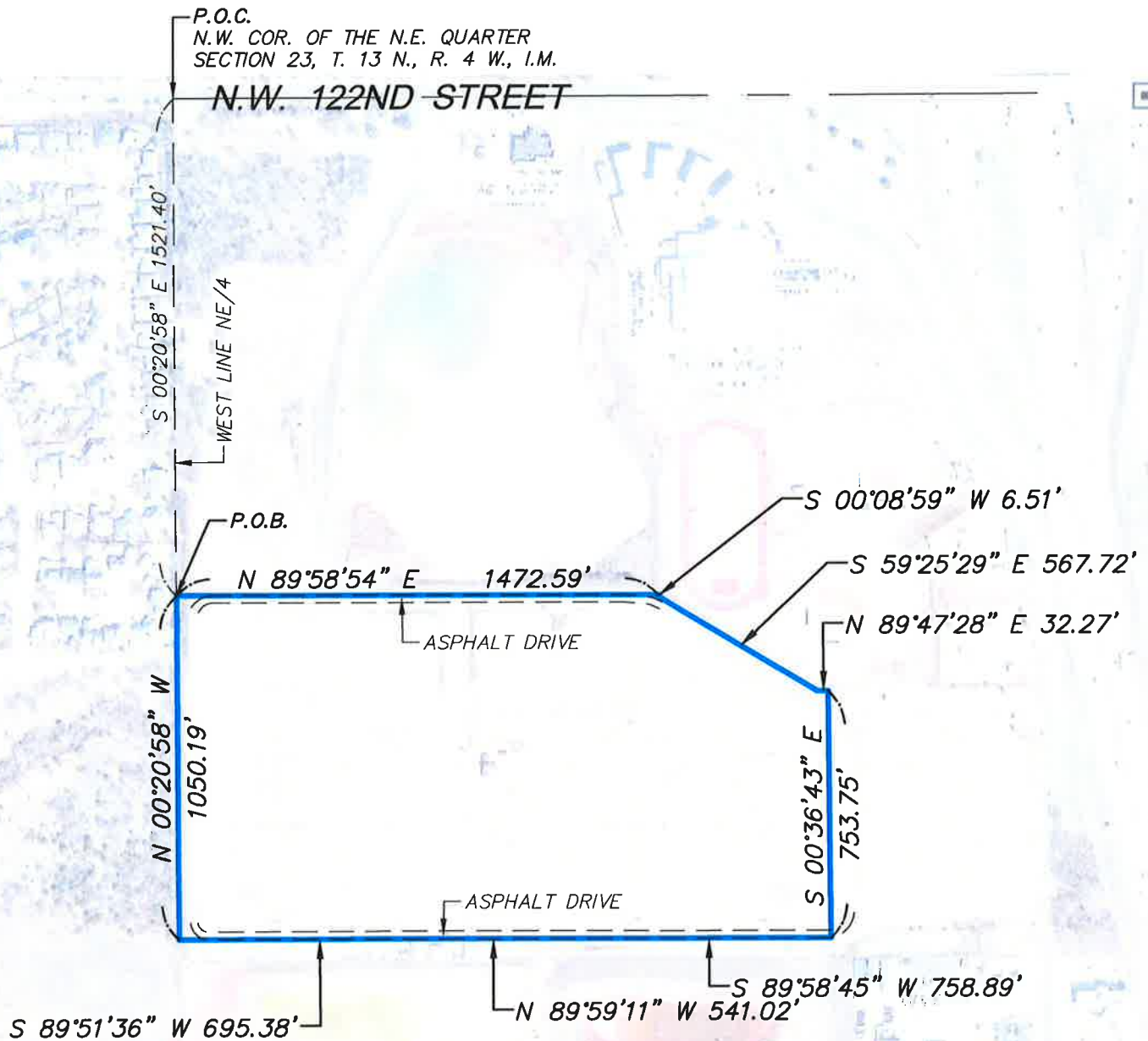
THENCE South 89°51'36" West, along said south edge, a distance of 695.38 feet to a point on the west line of the Northeast Quarter (NE/4) of said Section 23;

THENCE North 00°20'58" West, along said west line, a distance of 1,050.19 feet to the POINT OF BEGINNING.

Said tract of land contains an area 2,007,976 square feet or 46.0968 acres, more or less.

Prepared by:
Taylor Denniston, PLS 1787
Smith Roberts Baldischwiler, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
405-840-7094

ATTACHMENT "B-1"

 $1''=500'$ 

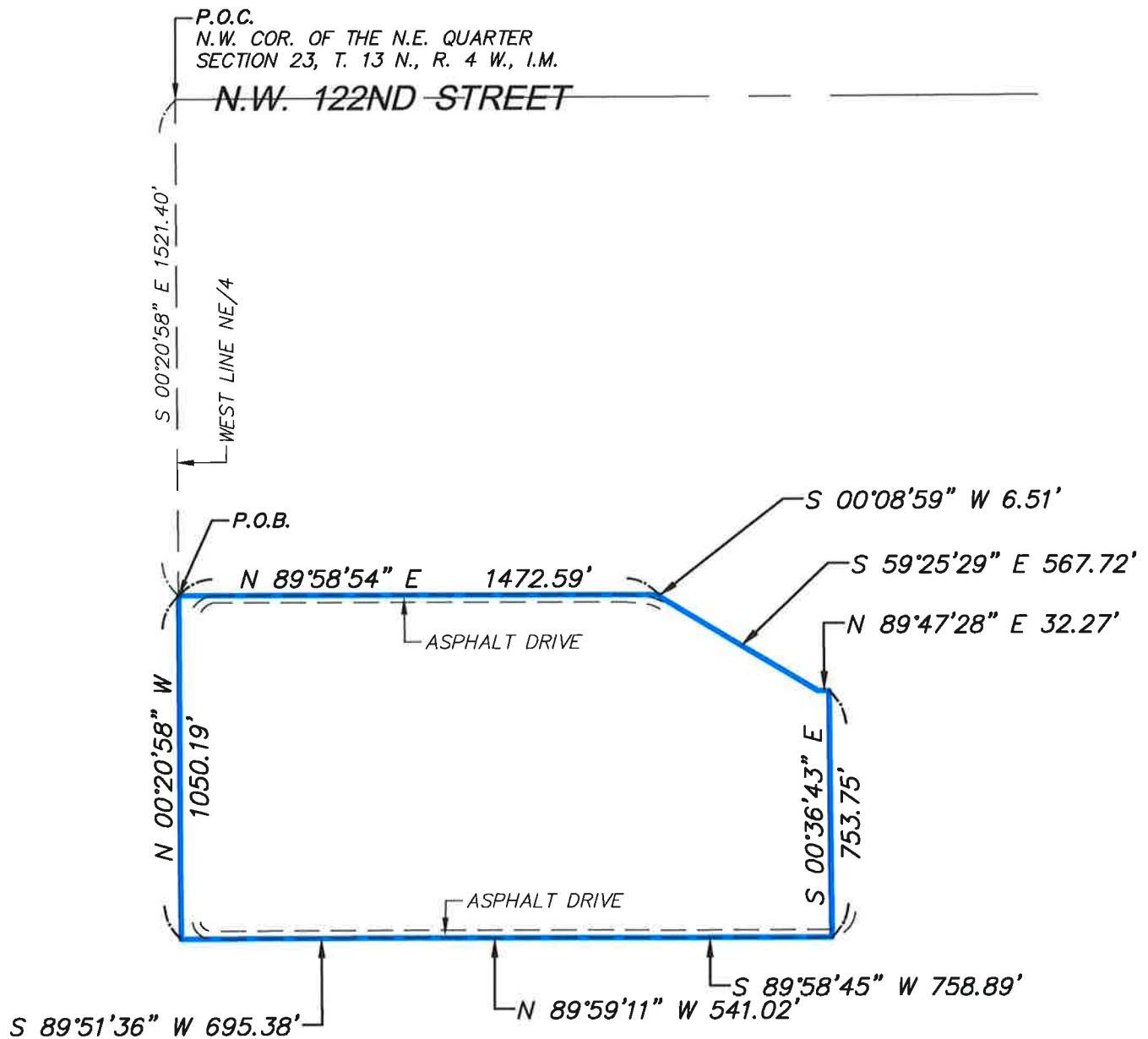
**ENGINEERING
SURVEYING
PLANNING**

OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City
Oklahoma 73104
T: 405.640.7094
F: 405.640.9116
www.urbek.com

NORMAN
2500 McGee Drive
Suite 100
Norman, OK 73072
T: 405.418.2208
F: 405.418.2269
info@arbok.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2019

ATTACHMENT "B-2"



ATTACHMENT C

LEGAL DESCRIPTION

PARCEL 3

A tract of land lying in the East Half (E/2) of Section Twenty-three (23), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northeast Quarter (NE/4) of said Section 23;

THENCE South $00^{\circ}20'58''$ East, along the west line of said NE/4, a distance of 2,571.54 feet to the POINT OF BEGINNING;

THENCE North $89^{\circ}51'36''$ East, a distance of 695.38 feet;

THENCE South $89^{\circ}59'11''$ East, a distance of 541.02 feet;

THENCE North $89^{\circ}58'45''$ East, a distance of 758.89 feet;

THENCE South $00^{\circ}36'43''$ East, a distance of 338.77 feet;

THENCE South $89^{\circ}23'17''$ West, a distance of 183.40 feet;

THENCE Southwesterly along a non-tangent curve to the right, having a radius of 369.60 feet (said curve subtended by a chord which bears South $62^{\circ}19'22''$ West a chord distance of 151.99 feet) for an arc length of 153.08 feet, to a non-tangent curve;

THENCE Northwesterly, along a non-tangent curve to the right, having a radius of 807.45 feet (said curve subtended by a chord which bears North $86^{\circ}39'37''$ West a chord distance of 381.21 feet) for an arc length of 384.84 feet, to a non-tangent curve;

THENCE Northwesterly, along a non-tangent curve to the right, having a radius of 212.53 feet (said curve subtended by a chord which bears North $60^{\circ}12'43''$ West a chord distance of 98.08 feet) for an arc length of 98.97 feet;

THENCE South $69^{\circ}41'42''$ West, a distance of 173.29 feet;

THENCE South $00^{\circ}11'20''$ East, a distance of 136.62 feet, to a non-tangent curve;

THENCE Southwesterly, along a non-tangent curve to the right, having a radius of 126.13 feet (said curve subtended by a chord which bears South $42^{\circ}44'25''$ West a chord distance of 155.75 feet) for an arc length of 167.87 feet;

THENCE South $85^{\circ}46'51''$ West a distance of 117.04 feet, to a non-tangent curve;

THENCE Northwesterly, along a non-tangent curve to the right, having a radius of 250.40 feet (said curve subtended by a chord which bears North $79^{\circ}43'06''$ West a chord distance of 120.07 feet) for an arc length of 121.26 feet;

THENCE North 55°28'37" West, a distance of 144.02 feet;

THENCE North 49°06'58" West, a distance of 440.64 feet, to a non-tangent curve;

THENCE Northwesterly, along a non-tangent curve to the right having a radius of 166.13 feet (said curve subtended by a chord which bears North 30°13'45" West a chord distance of 120.38 feet) for an arc length of 123.19 feet;

THENCE North 81°19'06" West a distance of 201.67 feet to a point on the west line of the Northeast Quarter (NE/4) of said Section 23;

THENCE North 00°20'58" West, along said west line, a distance of 132.36 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 833,642 square feet or 19.1378 acres, more or less.

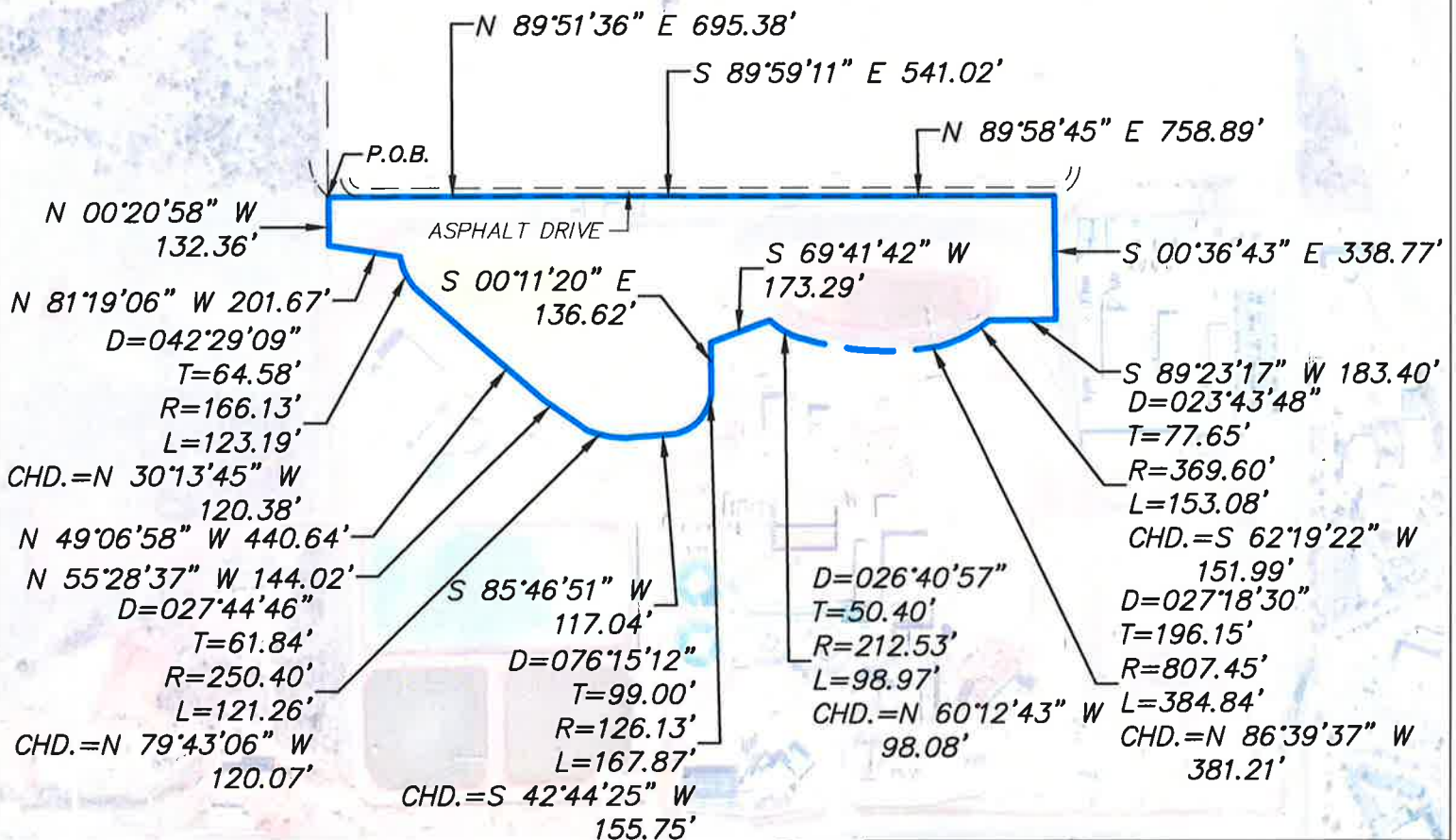
Prepared by:
Taylor Denniston, PLS 1787
Smith Roberts Baldischwiler, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
405-840-7094

ATTACHMENT "C-1"

P.O.C.
N.W. COR. OF THE N.E. QUARTER
SECTION 23, T. 13 N., R. 4 W., I.M.

N.W. 122ND STREET

S 00°20'58" E 2571.59'
WEST LINE NE/4



1"=500'



**ENGINEERING
SURVEYING
PLANNING**

OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City, Oklahoma 73104
T: 405.840.7094
F: 405.840.9116
www.srbok.com

NORMAN
2500 McGee Drive
Suite 100
Norman, OK 73072
T: 405.418.2288
F: 405.418.2289
srb@srbok.com

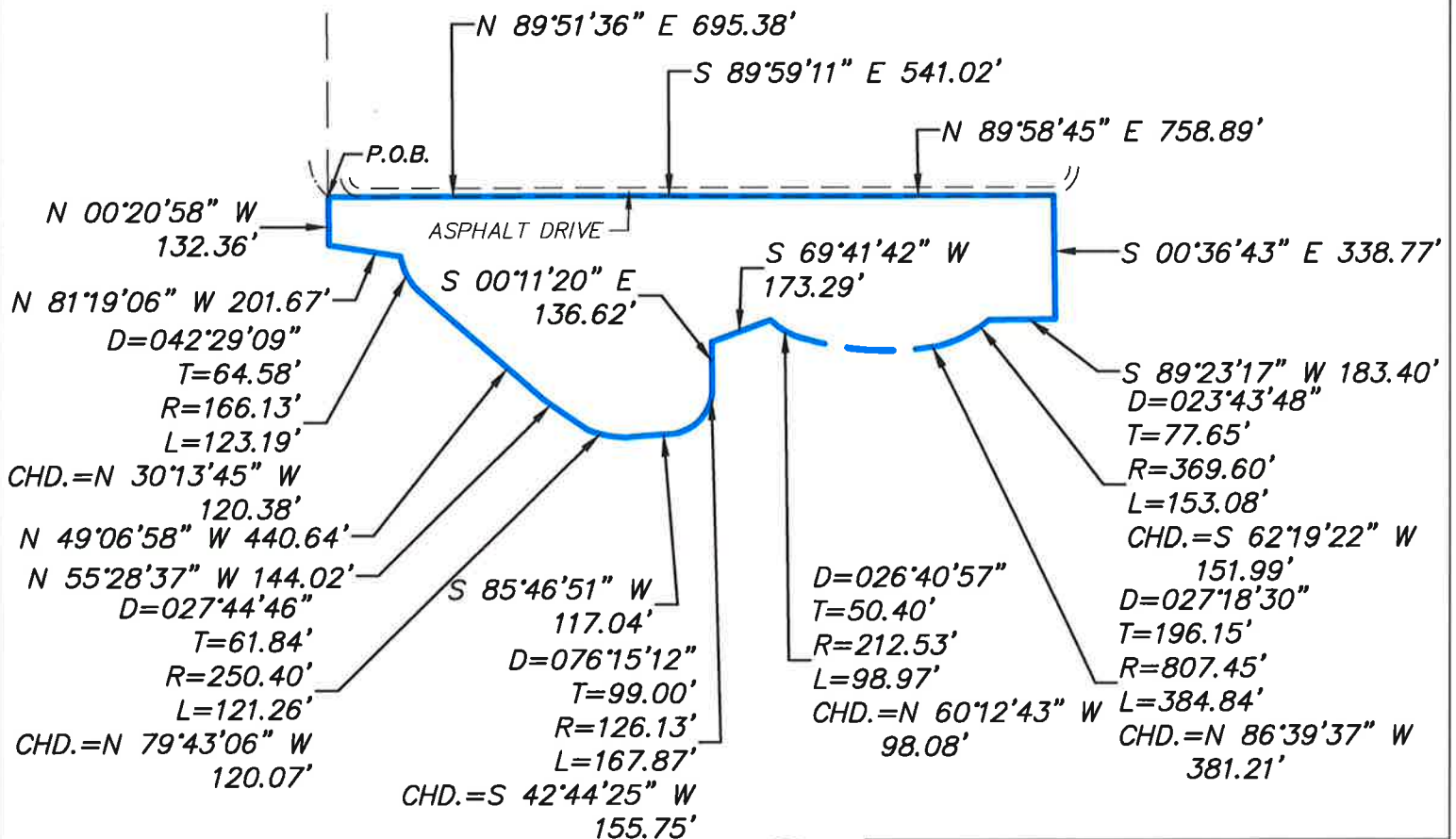
CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2019

ATTACHMENT "C-2"

P.O.C.
N.W. COR. OF THE N.E. QUARTER
SECTION 23, T. 13 N., R. 4 W., I.M.

N.W. 122ND STREET

S 00°20'58" E 2571.59'
WEST LINE NE/4



1"=500'



**ENGINEERING
SURVEYING
PLANNING**

OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City
Oklahoma 73104
T: 405.840.7094
F: 405.840.9116
www.srbok.com

NORMAN
2500 May-Gree Drive
Suite 100
Norman, OK 73072
T: 405.418.2200
F: 405.418.2209
srb@srbook.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2019

ATTACHMENT D

LEGAL DESCRIPTION

PARCEL 4

A tract of land lying in the East Half (E/2) of Section Twenty-three (23), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of the Northeast Quarter (NE/4) of said Section 23;

THENCE South 00°39'34" East, along the east line of said NE/4, a distance of 1909.98 feet;

THENCE South 89°20'26" West, a distance of 33.00 feet to the POINT OF BEGINNING;

THENCE South 00°39'34" East, parallel with the east line of said NE/4, a distance of 60.00 feet;

THENCE North 82°49'07" West, a distance of 637.50 feet;

THENCE North 00°36'43" West, a distance of 60.00 feet;

THENCE South 82°49'05" East, a distance of 637.45 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 37,893 square feet or 0.8699 acres, more or less.

Prepared by:
Taylor Denniston, PLS 1787
Smith Roberts Baldischwiler
100 NE 5th Street
Oklahoma City, OK 73104
405-840-7094

ATTACHMENT "D-1"

P.O.C.
N.E. CORNER OF THE N.E. QUARTER,
SECTION 23, T. 13 N., R. 4 W., I.M.



1"=100'



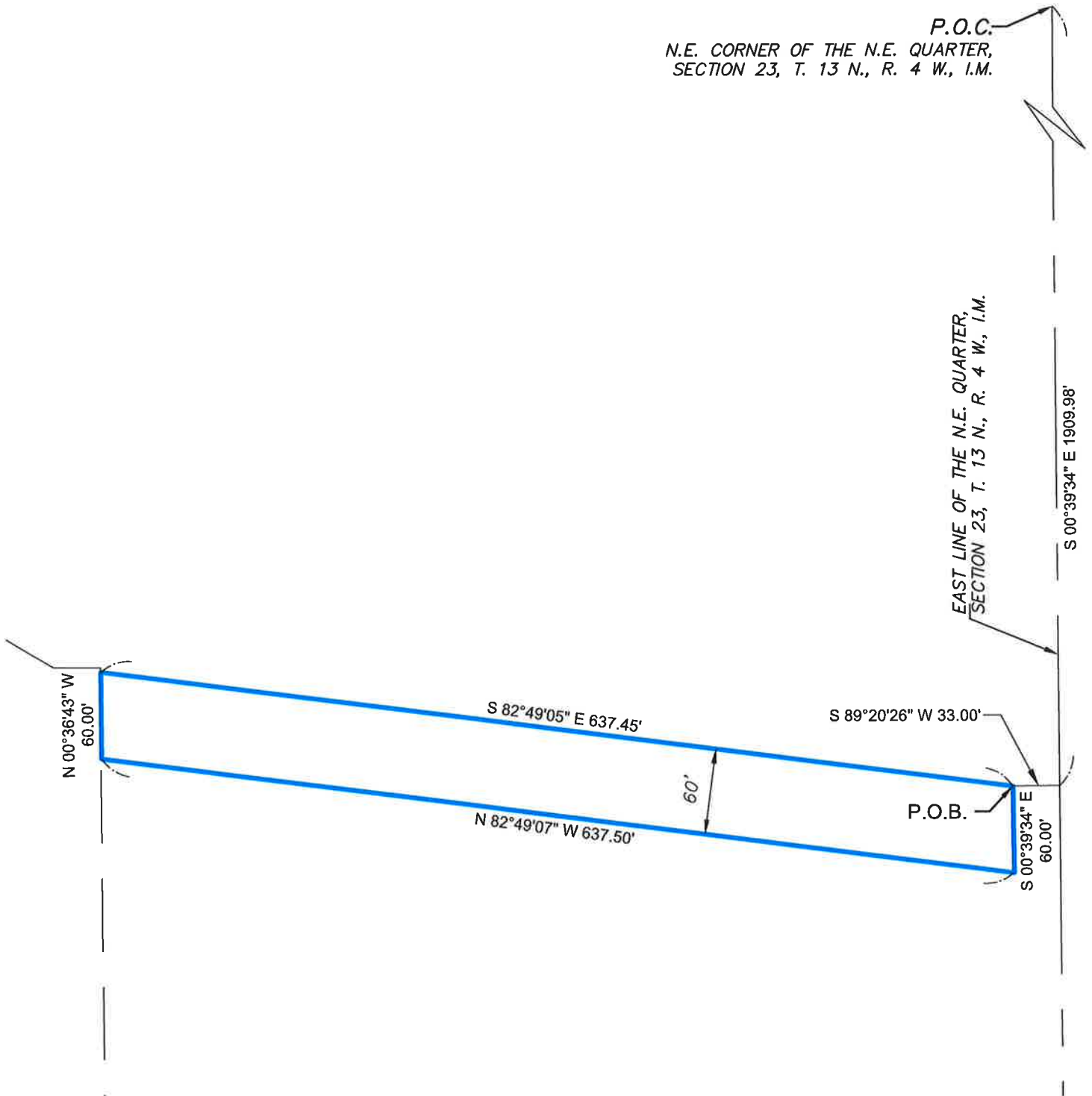
**ENGINEERING
SURVEYING
PLANNING**

OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City,
Oklahoma 73104
T: 405.843.7004
F: 405.843.9116
www.srbllc.com

NORMAN
2500 McGee Drive,
Suite 100
Norman, OK 73072
T: 405.418.2288
F: 405.418.2289
srb@srllc.com

CERTIFICATE OF AUTHORIZATION NO. 3969 EXPIRES JUNE 30, 2019

ATTACHMENT "D-2"



1"=100'



**ENGINEERING
SURVEYING
PLANNING**

OKLAHOMA CITY
100 N.E. 5th Street
Suite 100
Oklahoma City, Oklahoma 73104
T: 405.840.7094
F: 405.840.9116
www.srbok.com

NORMAN
2500 McGee Drive
Suite 100
Norman, OK 73012
T: 405.418.2008
F: 405.418.2009
srb@srbok.com

CERTIFICATE OF AUTHORIZATION NO. 3949 EXPIRES JUNE 30, 2019