



The City of Oklahoma City  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Water/Wastewater) SD-2020-00001, WA-2020-00003

**PERMANENT EASEMENT**

*E 35,814*

KNOW ALL MEN BY THESE PRESENTS THAT ANNECY, 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 water and wastewater systems and associated facilities, connections, utilities, and appurtenances thereto (collectively "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 may construct driveways and parking areas on the Subject Property.
3. 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 Utility Systems.
4. This Permanent Easement does not create an obligation upon the Grantees to construct the Utility Systems, or provide services or functions. Once the Utility System is constructed the Grantees agree to operate, maintain, replace, expand, or repair the Utility System in accordance with Grantees' standards and policies.
5. The 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.

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

**ANNECY, LLC**

Dated this 13<sup>th</sup> day of April, 2022

By: [Signature]  
Bill Roberts, Manager

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 13 day of April, 2022 by Bill Roberts, as manager of Annecy, LLC.

My Commission Expires: 2/28/23  
My Commission No. 11001735

[Signature]  
RACHEL WHITCOMB  
Notary Public  
State of Oklahoma  
Commission #11001735 Exp: 02/28/23

ACCEPTED by The City of Oklahoma City  
this 26<sup>th</sup> day of April, 2022  
[Signature]  
City Clerk



REVIEWED for form and legality  
[Signature]  
Assistant Municipal Counselor  
6/28

Attachment A

LEGAL DESCRIPTION

The Manors at Annecy  
Offsite Utility Easements

November 30, 2020

Seven (7) tracts of land being a part of the Northeast Quarter (NE/4) of Section Nine (9), Township Thirteen (13) North, Range Four (4) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma, said tract being more particularly described as follows:

Easement 1:

COMMENCING at the Northeast (NE) Corner of said NE/4;

THENCE South 00°15'52" East, along and with the East line of said NE/4, a distance of 799.06 feet to the NE corner of a tract of land described in the Warranty Deed recorded in Book 14099, Page 1497 ("Annecy Parent deed"), said corner designated "Point 'B'" hereinafter;

THENCE, along and with the North line of said Annecy Parent deed, the following two calls:

1. South 89°44'08" West, a distance of 402.48 feet;
2. North 45°17'59" West, a distance of 544.80 feet to the POINT OF BEGINNING;

THENCE South 46°17'53" West, a distance of 467.94 feet;

THENCE South 08°09'25" West, a distance of 203.65 feet to a point of curvature designated "Point 'A'";

THENCE on a non-tangent curve to the left having a radius of 67.00 feet, a chord bearing of South 50°07'59" West, a chord length of 22.43 feet and an arc length of 22.53 feet;

THENCE North 08°09'25" East, a distance of 225.51 feet;

THENCE North 46°17'53" East, a distance of 472.71 feet to a point on the North line of said Annecy Parent deed;

THENCE South 45°17'59" East, along and with said North line, a distance of 15.01 feet to the POINT OF BEGINNING.

Containing 10,259 square feet or 0.2355 acres, more or less.

Easement 2:

COMMENCING at Point 'A' as described in Easement 1;

THENCE on a non-tangent curve to the right having a radius of 67.00 feet, a chord bearing of North 72°57'37" East, a chord length of 30.58 feet and an arc length of 30.86 feet;

THENCE North 69°27'32" East, a distance of 44.37 feet;

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THENCE North 46°32'50" East, a distance of 19.51 feet;  
THENCE North 41°25'21" East, a distance of 7.76 feet to the POINT OF BEGINNING;  
THENCE continuing North 41°25'21" East, a distance of 25.00 feet;  
THENCE South 48°34'39" East, a distance of 15.00 feet;  
THENCE South 41°25'21" West, a distance of 25.00 feet;  
THENCE North 48°34'39" West, a distance of 15.00 feet to the POINT OF BEGINNING.  
Containing 375 square feet or 0.0086 acres, more or less.

Easement 3:

COMMENCING at Point 'B' as described in Easement 1;  
THENCE continuing South 00°15'52" East, along and with the East line of said NE/4, a distance of 210.00 feet to a point designated "Point 'C'";  
THENCE South 89°44'08" West, departing said East line, a distance of 50.00 feet;  
THENCE South 44°44'08" West, a distance of 35.36 feet;  
THENCE South 89°44'08" West, a distance of 91.98 feet;  
THENCE North 45°51'47" West, a distance of 35.65 feet;  
THENCE South 88°39'04" West, a distance of 0.50 feet to the POINT OF BEGINNING;  
THENCE continuing South 88°39'04" West, a distance of 15.00 feet;  
THENCE North 01°20'56" West, a distance of 25.00 feet;  
THENCE North 88°39'04" East, a distance of 15.00 feet;  
THENCE South 01°20'56" East, a distance of 25.00 feet to the POINT OF BEGINNING.  
Containing 375 square feet or 0.0086 acres, more or less.

Easement 4:

COMMENCING at Point 'C' as described in Easement 3;  
THENCE continuing South 00°15'52" East, along and with the East line of said NE/4, a distance of 943.95 feet;  
THENCE South 89°44'08" West, departing said East line, a distance of 50.00 feet;  
THENCE South 72°14'26" West, a distance of 302.85 feet;

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THENCE South 23°07'03" West, a distance of 121.58 feet;  
THENCE North 63°11'49" West, a distance of 159.14 feet to the POINT OF BEGINNING;  
THENCE South 26°48'11" West, a distance of 15.00 feet;  
THENCE North 63°11'49" West, a distance of 15.00 feet;  
THENCE North 26°48'11" East, a distance of 15.00 feet to a point designated "Point 'D'";  
THENCE South 63°11'49" East, a distance of 15.00 feet to the POINT OF BEGINNING.  
Containing 225 square feet or 0.0052 acres, more or less.

Easement 5:

COMMENCING at Point 'D' as described in Easement 4;  
THENCE North 63°11'49" West, a distance of 125.00 feet to the POINT OF BEGINNING;  
THENCE South 26°48'11" West, a distance of 25.00 feet;  
THENCE North 63°11'49" West, a distance of 15.00 feet;  
THENCE North 26°48'11" East, a distance of 25.00 feet to a point designated "Point 'E'";  
THENCE South 63°11'49" East, a distance of 15.00 feet to the POINT OF BEGINNING.  
Containing 375 square feet or 0.0086 acres, more or less.

Easement 6:

COMMENCING at Point 'E' as described in Easement 5;  
THENCE North 63°11'49" West, a distance of 35.00 feet;  
THENCE North 26°48'11" East, a distance of 22.02 feet to the POINT OF BEGINNING;  
THENCE North 55°34'44" West, a distance of 386.94 feet;  
THENCE North 75°26'10" West, a distance of 325.35 feet to a point of curvature designated "Point 'F'";  
THENCE on a non-tangent curve to the right having a radius of 575.00 feet, a chord bearing of North 27°17'56" East, a chord length of 7.69 feet and an arc length of 7.69 feet;  
THENCE South 75°26'10" East, a distance of 324.97 feet;  
THENCE South 55°34'44" East, a distance of 387.25 feet;

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THENCE South 26°48'11" West, a distance of 7.57 feet to the POINT OF BEGINNING.

Containing 5,342 square feet or 0.1226 acres, more or less.

Easement 7:

COMMENCING at Point 'F' as described in Easement 6;

THENCE on a non-tangent curve to the left having a radius of 575.00 feet, a chord bearing of South 25°30'10" West, a chord length of 28.36 feet and an arc length of 28.36 feet;

THENCE North 65°54'37" West, a distance of 35.00 feet to the POINT OF BEGINNING;

THENCE South 24°05'23" West, a distance of 25.00 feet;

THENCE North 65°54'37" West, a distance of 15.00 feet;

THENCE North 24°05'23" East, a distance of 17.50 feet;

THENCE North 65°54'37" West, a distance of 146.42 feet;

THENCE North 30°57'02" East, a distance of 7.55 feet;

THENCE South 65°54'37" East, a distance of 160.52 feet to the POINT OF BEGINNING.

Containing 1,470 square feet or 0.0337 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83)  
The East line of said NE/4 of Section 9, Township 13 North, Range 4 West having a bearing of South 00°15'52" East

