



Doc#: R 2022 30684

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Filed: 09-29-2022 DAR

08:55:42 AM EA

Canadian County, OK 7E

Ret to:

The City of Oklahoma City  
Office of City Clerk  
200 North Walker Ave.  
Oklahoma City, Oklahoma 73102  
(Water/Wastewater) Project No. WA-2022-00062  
SD-2022-00071

PERMANENT EASEMENT  
E# 35,936

KNOW ALL MEN BY THESE PRESENTS THAT Mustang 29 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 Canadian County, Oklahoma, shown on Exhibits A, A-1, B, B-1, C & C-1 ("Subject Properties") 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.

Mustang 29 LLC

Dated this 30 day of August, 2022.

By: [Signature]  
Caleb Hill, Manager

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 30 day of August, 2022 by Caleb Hill as Manager of Mustang 29 LLC.

My Commission Expires: 4/26/24  
My Commission No. 16004158



[Signature]  
Notary Public

ACCEPTED by The City of Oklahoma City  
this 27th day of September, 2022  
[Signature]  
City Clerk



REVIEWED for form and legality  
[Signature]  
Assistant Municipal Counselor

7/30

EASEMENT\_Public Utility\_Water & Sewer

**RECORDER'S MEMORANDUM**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc.

# Exhibit "A"

## LEGAL DESCRIPTION

Brookstone Village  
10' Utility Easement 1 (South Tract)  
SW 29<sup>th</sup> Street & Mustang Road  
City of Oklahoma City, Canadian County, Oklahoma

August 19, 2022

A tract of land being a part of the Northwest Quarter (NW/4) of Section 15, Township 11 North, Range 5 West of the Indian Meridian, City of Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Northwest Quarter (NW/4);

THENCE South 00°08'46" East, along the West line of said Northwest Quarter (NW/4), a distance of 1,107.86 feet;

THENCE North 89°51'14" East, perpendicular to the West line of said Northwest Quarter (NW/4), a distance of 60.00 feet to the East Right of Way line of Mustang Road as set forth in the Warranty Deed to the State of Oklahoma recorded at Book 1944, Page 330, said point also being the **POINT OF BEGINNING**;

THENCE continuing North 89°51'14" East along said line, perpendicular to said East Right of Way line, a distance of 10.00 feet;

THENCE South 00°08'46" East, parallel to said East Right of Way line, a distance of 215.10 feet to a point on the North line of Block 7 of BROOKSTONE RIDGE PHASE 2, being an addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the plat recorded at Book 9 Plats, Page 547;

THENCE North 89°33'42" West, along the North line of said BROOKSTONE RIDGE PHASE 2, a distance of 10.00 feet to the Northwest corner of said BROOKSTONE RIDGE PHASE 2, said point also being on said East Right of Way line;

THENCE North 00°08'46" West, along said East Right of Way line, a distance of 215.00 feet to the **POINT OF BEGINNING**.

Said tract of land containing 2,151 square feet or 0.0494 acres, more or less.

The basis of bearing for the above-described tract of land is a platted bearing of South 00°08'46" East along the West line of said Northwest Quarter (NW/4).

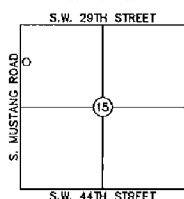
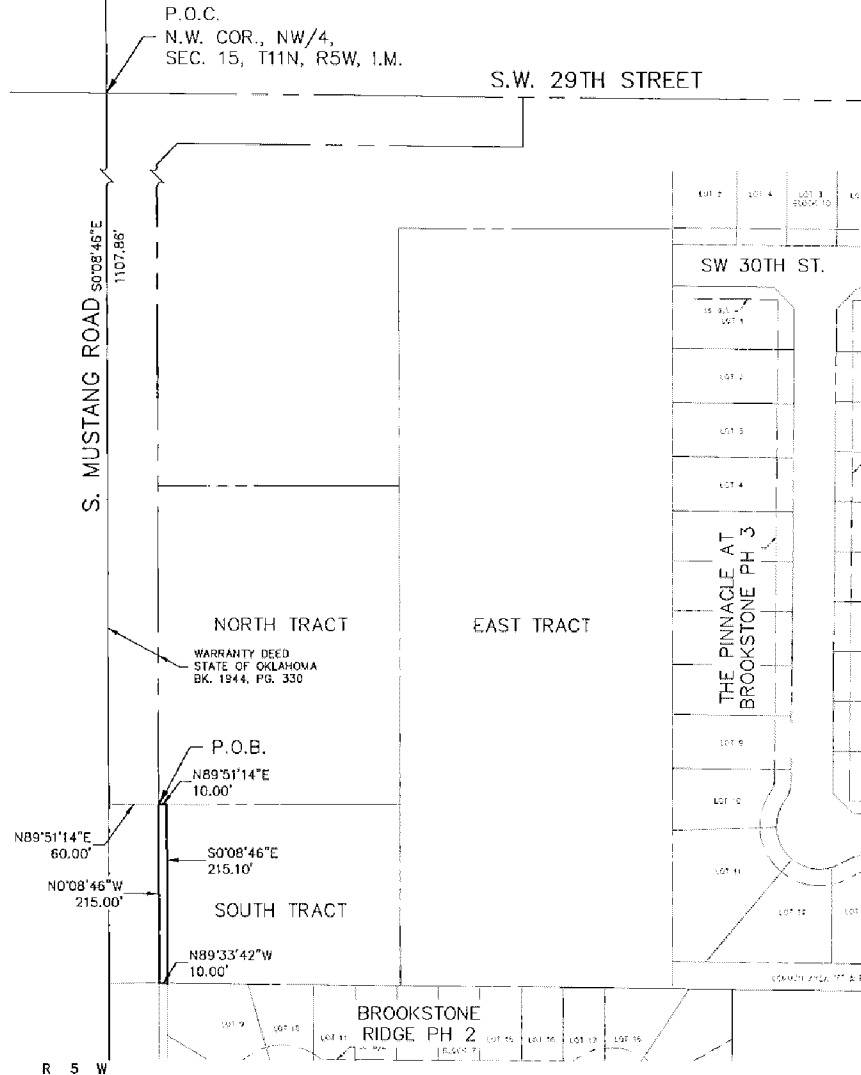
Prepared by Durham Surveying, Inc.

Damon K. Durham, PLS No. 1521

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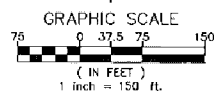
# Exhibit 'A-1'

BROOKSTONE VILLAGE  
10' UTILITY EASEMENT 1 (SOUTH TRACT)  
PART OF NW/4, SECTION 15, T11N, R5W, I.M.  
OKLAHOMA CITY, CANADIAN CO., OKLAHOMA



Location Map  
SCALE: 1"=4000'

8/19/2022



DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD

YUKON, OKLAHOMA 73099

Ph. (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313, EXP. DATE 06/30/2022

# Exhibit "B"

## LEGAL DESCRIPTION

Brookstone Village  
20' Utility Easement 2 (South Tract)  
SW 29<sup>th</sup> Street & Mustang Road  
City of Oklahoma City, Canadian County, Oklahoma

August 19, 2022

A tract of land being a part of the Northwest Quarter (NW/4) of Section 15, Township 11 North, Range 5 West of the Indian Meridian, City of Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Northwest Quarter (NW/4);

**THENCE** South 00°08'46" East, along the West line of said Northwest Quarter (NW/4), a distance of 1,107.86 feet;

**THENCE** North 89°51'14" East, perpendicular to the West line of said Northwest Quarter (NW/4), a distance of 330.00 feet to the **POINT OF BEGINNING**;

**THENCE** continuing North 89°51'14" East along said line, perpendicular to said West line, a distance of 20.00 feet;

**THENCE** South 00°08'46" East, parallel with the West line of said Northwest Quarter (NW/4), a distance of 217.96 feet to a point on the North line of Block 7 of BROOKSTONE RIDGE PHASE 2, being an addition to the City of Oklahoma City, Canadian County, Oklahoma, according to the plat recorded at Book 9 Plats, Page 547;

**THENCE** North 89°33'42" West, along the North line of said BROOKSTONE RIDGE PHASE 2, a distance of 20.00 feet;

**THENCE** North 00°08'46" West, parallel with the West line of said Northwest Quarter (NW/4), a distance of 217.75 feet to the **POINT OF BEGINNING**.

Said tract of land containing 4,357 square feet or 0.1000 acres, more or less.

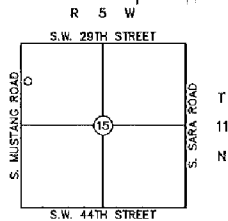
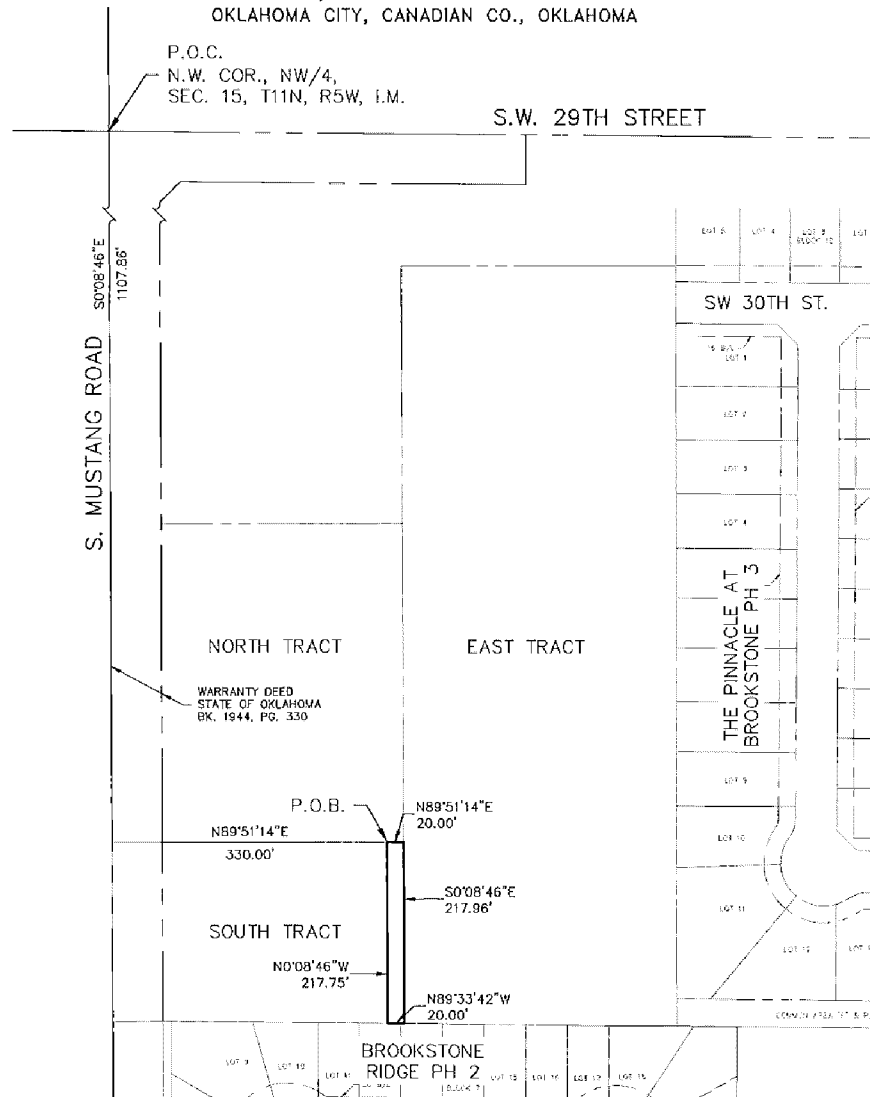
The basis of bearing for the above-described tract of land is a platted bearing of South 00°08'46" East along the West line of said Northwest Quarter (NW/4).

Prepared by Durham Surveying, Inc.  
Damon K. Durham, PLS No. 1521

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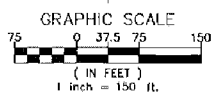
# Exhibit 'B-1'

**BROOKSTONE VILLAGE**  
**20' UTILITY EASEMENT 2 (SOUTH TRACT)**  
 PART OF NW/4, SECTION 15, T11N, R5W, I.M.  
 OKLAHOMA CITY, CANADIAN CO., OKLAHOMA



Location Map  
 SCALE 1"=400'

8/19/2022



**DURHAM SURVEYING, INC.**

1803 SOUTH SARA ROAD  
 YUKON, OKLAHOMA 73099

Ph. (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313, EXP. DATE 06/30/2022

## Exhibit "C"

### LEGAL DESCRIPTION

Brookstone Village

SW 29<sup>th</sup> Street & Mustang Road  
City of Oklahoma City, Canadian County, Oklahoma

March 3, 2022

A tract of land being a part of the Northwest Quarter (NW/4) of Section 15, Township 11 North, Range 5 West of the Indian Meridian, City of Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

**COMMENCING** at the Northwest corner of said Northwest Quarter (NW/4);

**THENCE** South 00°08'46" East, along the West line of said Northwest Quarter (NW/4), a distance of 1,119.36 feet;

**THENCE** North 89°51'14" East, perpendicular to the West line of said Northwest Quarter (NW/4), a distance of 60.00 feet to the East Right of Way line of Mustang Road as set forth in the Warranty Deed to the State of Oklahoma recorded at Book 1944, Page 330, said point also being the **POINT OF BEGINNING**;

**THENCE** North 89°51'14" East, perpendicular to said East Right of Way line, a distance of 290.00 feet;

**THENCE** South 00°08'46" East, parallel with said East Right of Way line, a distance of 15.00 feet;

**THENCE** South 89°51'14" West, perpendicular to said East Right of Way line, a distance of 290.00 feet to a point on said East Right of Way line;

**THENCE** North 00°08'46" West, along said East Right of Way line, a distance of 15.00 feet to the **POINT OF BEGINNING**.

Said tract of land containing 4,350 square feet or 0.0999 acres, more or less.

The basis of bearing for the above-described tract of land is a platted bearing of South 00°08'46" East along the West line of said Northwest Quarter (NW/4).

Prepared by Durham Surveying, Inc.  
Damon K. Durham, PLS No. 1521

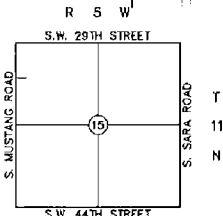
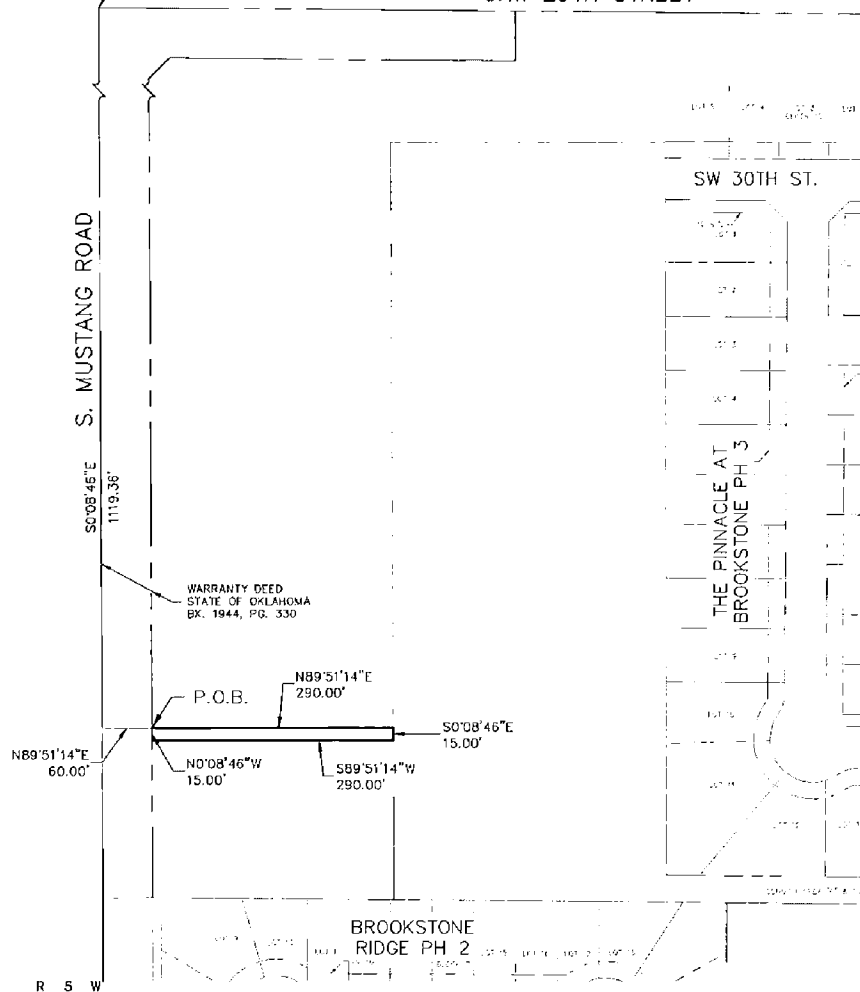
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**Exhibit "C-1"****BROOKSTONE VILLAGE**

PART OF NW/4, SECTION 15, T11N, R5W, I.M.  
OKLAHOMA CITY, CANADIAN CO., OKLAHOMA

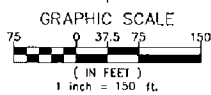
P.O.C.  
N.W. COR., NW/4,  
SEC. 15, T11N, R5W, I.M.

S.W. 29TH STREET



Location Map  
SCALE 1" = 400'

3/3/2022

**DURHAM SURVEYING, INC.**

1800 SOUTH SARA ROAD

YUKON, OKLAHOMA 73099

Ph. (405) 265-3404 Fax (405) 265-0649

CERTIFICATE OF AUTHORIZATION NO. 5313, EXP. DATE 06/30/2022