



The City of Oklahoma City

Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. SD-2021-00082 & WA-2021-00070

PERMANENT EASEMENT

E# 35,974

KNOW ALL MEN BY THESE PRESENTS THAT Abbot Lake Land Fund, 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.

Abbot Lake Land Fund, LLC

Dated this 4th day of January, 2022.

By: Susan Lakee Stambach, Manager

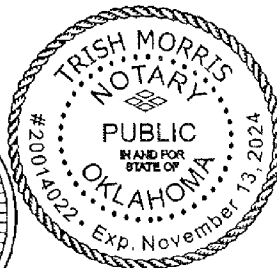
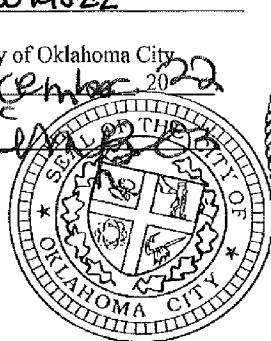
STATE OF OKLAHOMA, COUNTY OF Cleveland, SS.

This instrument was acknowledged before me on this 4th day of January, 2022 by Susan Lakee Stambach as Manager of Abbot Lake Land Fund, LLC.

My Commission Expires: 11.13.2024
My Commission No. 2004022

Notary Public

ACCEPTED by The City of Oklahoma City
this 6th day of December, 2022
Amy K. Senechal
City Clerk



REVIEWED for form and legality

Tatiana Mann
Assistant Municipal Counselor

7/30

Attachment "A"

**LEGAL DESCRIPTION
ABBOT LAKE ADDITION SECTION 2
OFFSITE WATERLINE EASEMENTS
ABBOT LAKE LAND FUND, LLC
OKC PROJECT NO. WA-2021-00070
OKLAHOMA CITY, OKLAHOMA**

Being waterline easements lying in the Southeast Quarter (S.E. ¼) of Section Thirty-three (33), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma:

Waterline Easement #2

Said easement being a waterline easement varying in width and being more particularly described as follows:

COMMENCING at the Southeast corner of said S.E. ¼; THENCE North 00°10'37" West along the East line of said S.E. ¼ a distance of 757.40 feet to **POINT "A"**; THENCE South 89°49'23" West a distance of 80.00 feet; THENCE North 42°51'15" West a distance of 121.86 feet; THENCE South 47°04'32" West a distance of 110.00 feet to the **POINT OF BEGINNING**;

THENCE South 42°51'15" East a distance of 16.43 feet to a point of curvature; THENCE around a curve to the right having a radius of 155.00 feet (said curve subtended by a chord which bears South 35°57'43" East, a distance of 37.20 feet) and an arc length of 37.29 feet; THENCE South 57°58'18" West a distance of 20.03 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 135.00 feet (said curve subtended by a chord which bears North 34°18'34" West, a distance of 26.72 feet) and an arc length of 26.76 feet to **POINT "B"**; THENCE North 50°00'43" East a distance of 15.00 feet to a point on a non-tangent curve; THENCE around a curve to the left having a radius of 150.00 feet (said curve subtended by a chord which bears North 41°25'16" West, a distance of 7.50 feet) and an arc length of 7.50 feet; THENCE North 42°51'15" West a distance of 16.43 feet; THENCE North 47°04'32" East a distance of 5.00 feet to the **POINT OF BEGINNING**.

Said easement contains 0.02 acres, more or less.

And also,

Waterline Easement #3

Said easement being a 15.00 feet wide waterline easement and being more particularly described as follows:

COMMENCING at said **POINT "B"**; THENCE South 50°00'43" West a distance of 35.00 feet; THENCE South 47°08'45" West a distance of 144.87 feet; THENCE North 42°51'15" West a distance of 825.50 feet; THENCE North 58°25'47" West a distance of 35.00 feet to the **POINT OF BEGINNING**;

THENCE around a curve to the left having a radius of 310.00 feet (said curve subtended by a chord which bears South 29°02'24" West, a distance of 27.37 feet) and an arc length of 27.38 feet; THENCE North 62°00'42" West a distance of 15.00 feet to a point on a non-tangent curve; THENCE around a curve to the right having a radius of 325.00 feet (said curve subtended by a chord which bears North 29°04'27" East, a distance of 28.31 feet) and an arc length of 28.32 feet; THENCE South 58°25'47" East a distance of 15.00 feet to the **POINT OF BEGINNING**.

Said easement contains 0.01 acres, more or less.

And also,

Waterline Easement #4

Said easement being a 15.00 feet wide waterline easement and being more particularly described as follows:

COMMENCING at said **POINT "A"**; THENCE North 00°10'37" West a distance of 741.77 feet; THENCE South 89°31'42" West a distance of 1082.76 feet; THENCE South 85°40'01" West a distance of 148.43 feet; THENCE South 89°31'42" West a distance of 176.76 feet; THENCE South 62°25'39" West a distance of 98.16 feet; THENCE South 89°31'42" West a distance of 594.75 feet; THENCE South 00°28'18" East a distance of 165.00 feet to the **POINT OF BEGINNING**;

THENCE South 00°28'18" East a distance of 15.00 feet to **POINT "C"**; THENCE South 89°31'42" West a distance of 28.00 feet; THENCE North 00°28'18" West a distance of 15.00 feet; THENCE North 89°31'42" East a distance of 28.00 feet to the **POINT OF BEGINNING**.

Said easement contains 0.01 acres, more or less.

And also,

Waterline Easement #5

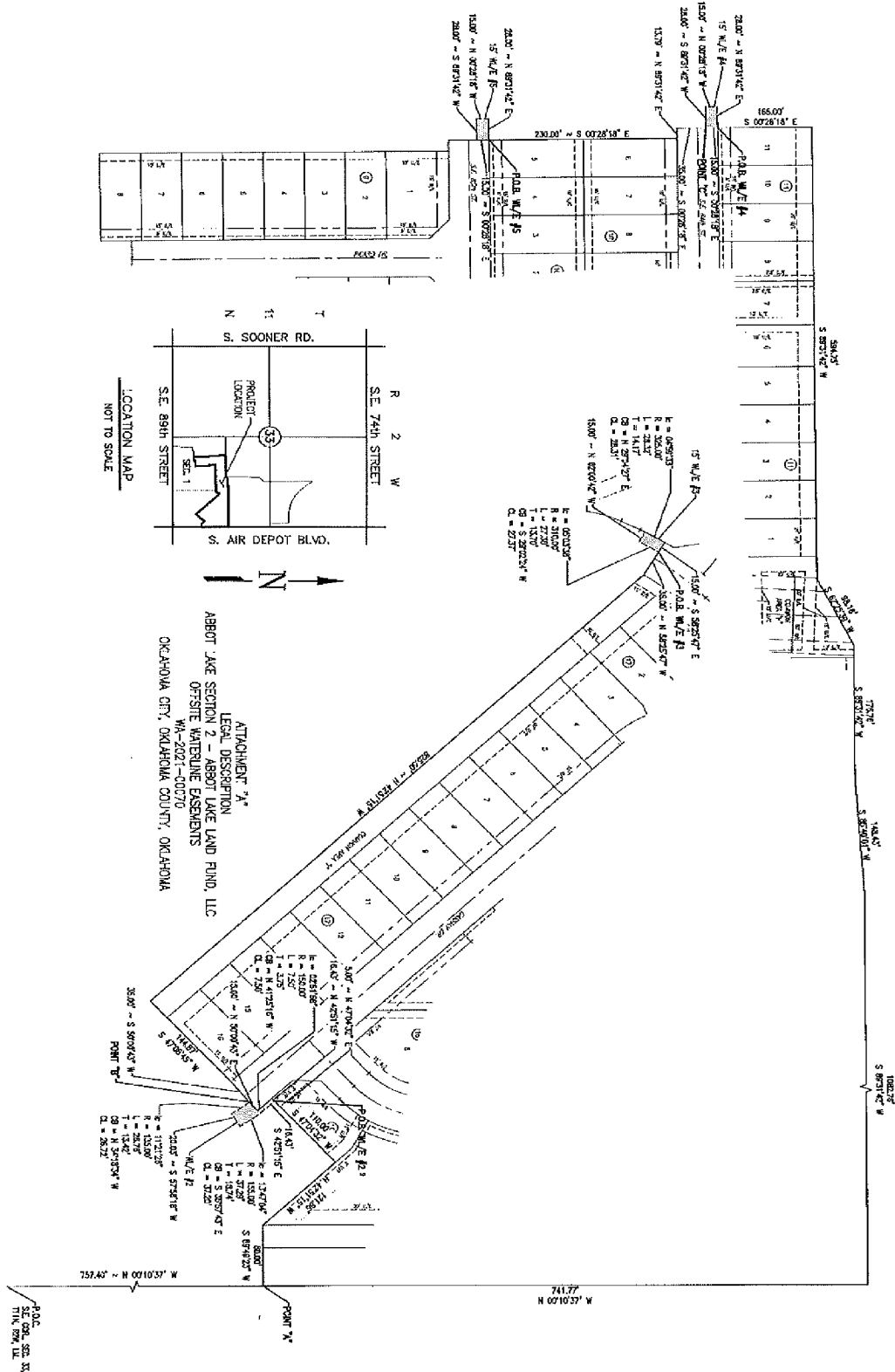
Said easement being a 15.00 feet wide waterline easement and being more particularly described as follows:

COMMENCING at said **POINT "C"**;

THENCE South 00°28'18" East a distance of 35.00 feet; THENCE North 89°31'42" East a distance of 13.79 feet; THENCE South 00°28'18" East a distance of 230.00 feet to the **POINT OF BEGINNING**;

THENCE South 00°28'18" East a distance of 15.00 feet; THENCE South 89°31'42" West a distance of 28.00 feet; THENCE North 00°28'18" West a distance of 15.00 feet; THENCE North 89°31'42" East a distance of 28.00 feet to the **POINT OF BEGINNING**.

Said easement contains 0.01 acres, more or less.



Attachment "A"

**LEGAL DESCRIPTION
ABBOT LAKE ADDITION SECTION 2
OFFSITE SANITARY SEWER EASEMENTS
OKC PROJECT NO. SD-2021-00082
OKLAHOMA CITY, OKLAHOMA**

Being sanitary sewer easements lying in the Southeast Quarter (S.E. ¼) of Section Thirty-three (33), Township Eleven (11) North, Range Two (2) West of the Indian Meridian, Oklahoma City, Oklahoma County, Oklahoma:

Sanitary Sewer Easement #2

Said easement being a sanitary sewer easement varying in width and being more particularly described as follows:

COMMENCING at the Southeast corner of said S.E. ¼; THENCE North 00°10'37" West along the East line of said S.E. ¼ a distance of 757.40 feet to **POINT "A"**; THENCE South 89°49'23" West a distance of 80.00 feet to the **POINT OF BEGINNING**;

THENCE South 00°10'37" East a distance of 51.78 feet; THENCE South 76°58'37" West a distance of 113.81 feet; THENCE North 74°08'27" West a distance of 83.95 feet; THENCE South 47°08'45" West a distance of 102.57 feet; THENCE North 42°51'15" West a distance of 10.00 feet to **POINT "B"**; THENCE North 47°08'45" East a distance of 114.87 feet; THENCE North 50°00'43" East a distance of 5.19 feet; THENCE South 74°08'27" East a distance of 78.05 feet; THENCE North 76°58'37" East a distance of 92.71 feet; THENCE North 00°10'37" West a distance of 35.39 feet; THENCE North 42°51'15" West a distance of 108.61 feet; THENCE North 47°04'32" East a distance of 15.00 feet; THENCE South 42°51'15" East a distance of 121.86 feet to the **POINT OF BEGINNING**.

Said easement contains 0.17 acres, more or less.

And also,

Sanitary Sewer Easement #3

Said easement being a 15.00 feet wide sanitary sewer easement and being more particularly described as follows:

COMMENCING at said **POINT "B"**; THENCE South 47°08'45" West a distance of 30.00 feet; THENCE North 42°51'15" West a distance of 703.60 feet to the **POINT OF BEGINNING**;

THENCE South 47°01'36" West a distance of 165.00 feet; THENCE North 23°54'14" West a distance of 21.16 feet; THENCE North 47°01'36" East a distance of 158.13 feet; THENCE South 42°51'15" East a distance of 20.00 feet to the **POINT OF BEGINNING**. Said easement contains 0.07 acres, more or less.

And also,

Sanitary Sewer Easement #4

Said easement being a 20.00 feet wide sanitary sewer easement and being more particularly described as follows:

COMMENCING at said **POINT "A"**; THENCE North 00°10'37" West a distance of 741.77 feet; THENCE South 89°31'42" West a distance of 1082.76 feet; THENCE South 85°40'01" West a distance of 148.43 feet; THENCE South 89°31'42" West a distance of 176.76 feet; THENCE South 62°25'39" West a distance of 98.16 feet; THENCE South 89°31'42" West a distance of 594.75 feet to the **POINT OF BEGINNING**;

THENCE South 00°28'18" East a distance of 20.00 feet to **POINT "C"**; THENCE South 89°31'42" West a distance of 60.00 feet; THENCE North 00°28'18" West a distance of 20.00 feet; THENCE North 89°31'42" East a distance of 60.00 feet to the **POINT OF BEGINNING**.

Said easement contains 0.03 acres, more or less.

And also,

Sanitary Sewer Easement #5

Said easement being a 15.00 feet wide sanitary sewer easement and being more particularly described as follows:

COMMENCING at said **POINT "C"**; THENCE South 00°28'18" East a distance of 145.00 feet; THENCE North 89°31'42" East a distance of 13.79 feet; THENCE South 00°28'18" East a distance of 280.00 feet; THENCE North 89°31'42" East a distance of 4.66 feet to the **POINT OF BEGINNING**;

THENCE continuing North 89°31'42" East a distance of 10.00 feet; THENCE South 00°28'18" East a distance of 112.22 feet; THENCE South 89°31'42" West a distance of 10.00 feet; THENCE North 00°28'18" West a distance of 112.22 feet to the **POINT OF BEGINNING**.

Said easement contains 0.03 acres, more or less.

