



The City of Oklahoma City

Office of City Clerk
200 North Walker Ave.
Oklahoma City, Oklahoma 73102
(Water/Wastewater) Project No. SD-2022-00021

PERMANENT EASEMENT

E # 36,315

KNOW ALL MEN BY THESE PRESENTS THAT HARROZ CAPITAL PARTNERS, 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 Cleveland 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.

HARROZ CAPITAL PARTNERS, LLC

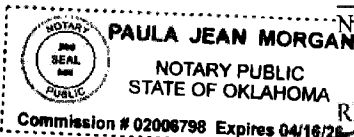
Dated this 1 day of July, 20 22.

By: Bruce Harroz, President
[NAME OF PERSON] [TITLE]

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

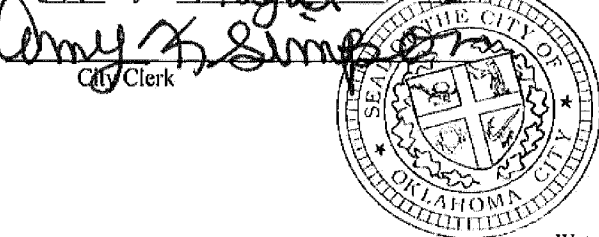
This instrument was acknowledged before me on this 1 day of July, 20 22 by Bruce Harroz, President as Notary Public of HARROZ CAPITAL PARTNERS, LLC.

My Commission Expires: 4-16-26
My Commission No: 02006796



Notary Public

ACCEPTED by The City of Oklahoma City
this 29th day of August, 20 23



REVIEWED for form and legality

Tammy Belinson
Assistant Municipal Counselor

Attachment "A"

SOUTHEAST LOT 2
UTILITY EASEMENT
LEGAL DESCRIPTION:

A strip of land being part of Lot Two (2), Block One (1), in LAKE RIDGE CENTER an Addition to the City of Oklahoma City, Cleveland County, Oklahoma, according to the plat recorded in Book 22 of Plats, Page 69 in the office of the Cleveland County Clerk, being more particularly described as follows:

COMMNECING at the Northwest Corner of said Lot Two (2);

THENCE South 00°00'51" East, along the west line of said Lot Two (2), a distance of 155.00 feet to the POINT OF BEGINNING;

THENCE continuing along said west line South 00°00'51" East a distance of 106.50 feet;

THENCE North 89°59'00" East a distance of 10.00 feet;

THENCE North 00°00'51" West, a distance of 106.50 feet;

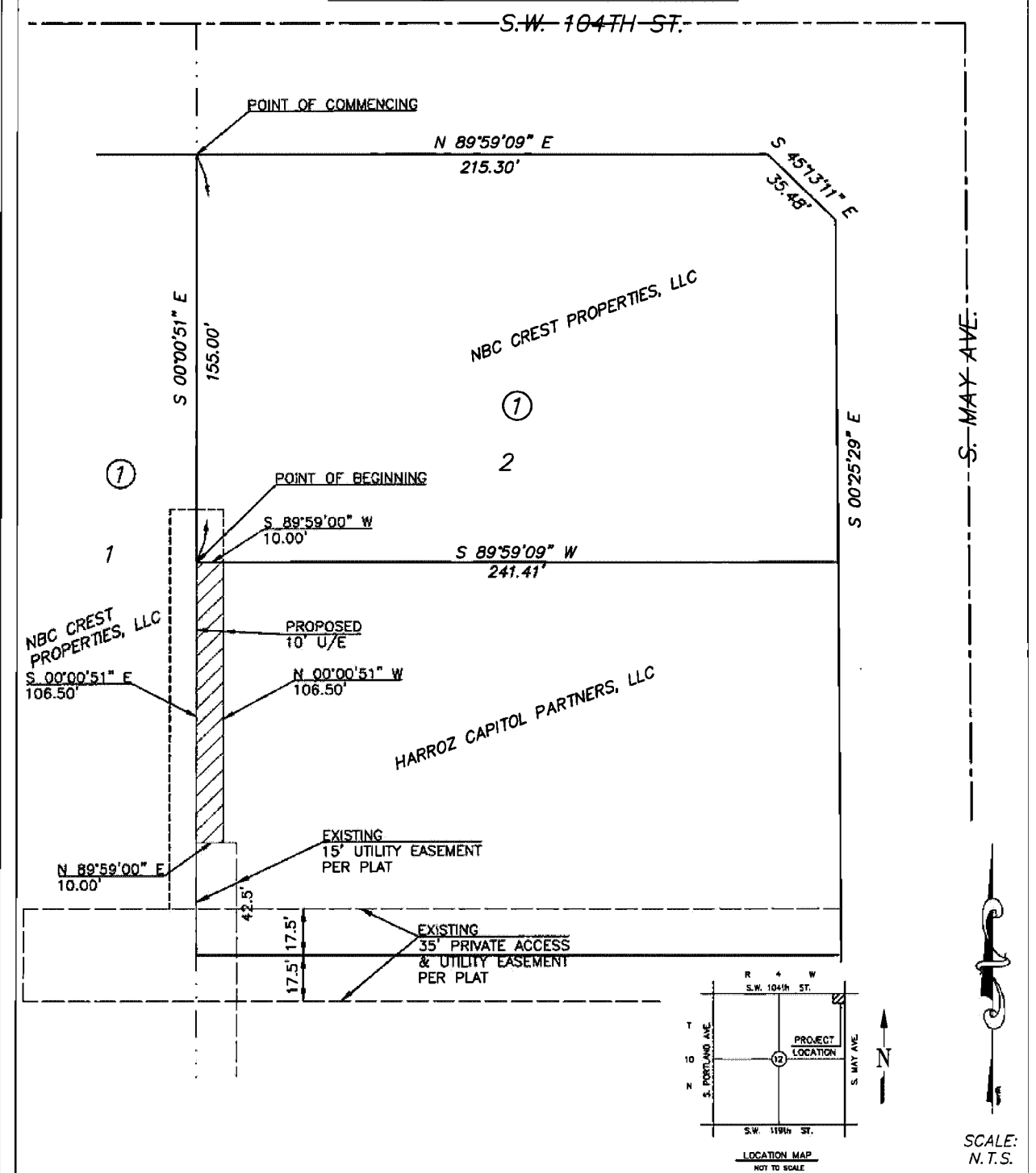
THENCE South 89°59'00" West a distance of 10.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1065 square feet or 0.0244 acres, more or less.

Prepared By:
Smith Roberts Baldischwiler, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
(405) 840-7094
June 27th, 2022

Attachment "A"

LOT 2, BLOCK 1, LAKE RIDGE CENTER



**LAKE RIDGE CENTER
SANITARY SEWER EXTENTION
OKLAHOMA CITY, OKLAHOMA
SOUTHEAST LOT 2 UTILITY EASEMENT**

PROJ. 116645
DATE: 06-27-22
DRAWN BY: CHT
DESIGNED BY: CET
CHECKED BY: MAL



**ENGINEERING
SURVEYING
PLANNING**

CERTIFICATE OF AUTHORIZATION NO. 2004-000001-0001 JUL 01 2004