



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 # 36,317

KNOW ALL MEN BY THESE PRESENTS THAT NBC CREST PROPERTIES, 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.

NBC CREST PROPERTIES, LLC

Dated this 1 day of July, 2022.

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, 2022 by Bruce Harroz President PJM
as Notary Public of NBC CREST PROPERTIES, LLC.

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



PAULA JEAN MORGAN
NOTARY PUBLIC
STATE OF OKLAHOMA

Commission # 02006798 Expires 04/16/26

ACCEPTED by The City of Oklahoma City
this 21st day of August, 2023

Tammy K. Belinson
City Clerk



REVIEWED for form and legality

Tatiana Mann
Assistant Municipal Counselor

Attachment "A"

WEST LOT 1
UTILITY EASEMENT
LEGAL DESCRIPTION:

A strip of land being part of Lot One (1), 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 Northeast Corner of said Lot One (1);

THENCE South 00°00'51" East, along the east line of said Lot One (1), a distance of 135.00 feet to the POINT OF BEGINNING;

THENCE South 89°59'00" West a distance of 10.00 feet;

THENCE South 00°00'51" East a distance of 151.50 feet;

THENCE North 89°59'00" East a distance of 10.00 feet, to a point on the east line of said Lot One (1)

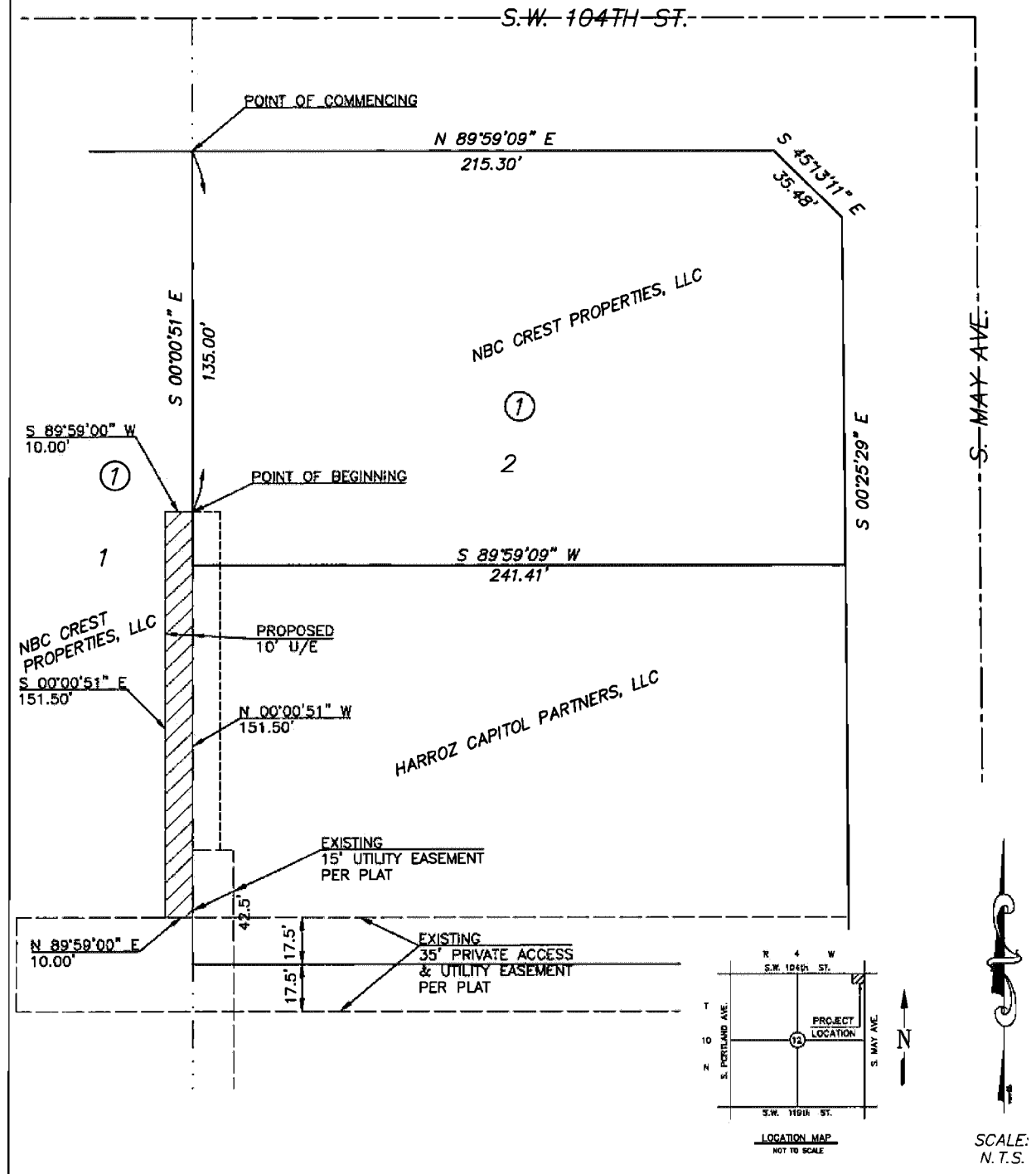
THENCE North 00°00'51" West, along said east line, a distance of 151.50 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1515 square feet or 0.0348 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 1, BLOCK 1, LAKE RIDGE CENTER



LAKE RIDGE CENTER
SANITARY SEWER EXTENSION
OKLAHOMA CITY, OKLAHOMA
WEST LOT 1 UTILITY EASEMENT

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



**ENGINEERING
SURVEYING
PLANNING**

CERTIFICATE OF AUTHORIZATION NO. 9949 EXPIRES JUNE 30, 2023