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08:32:18 AM EA

Canadian County, OK 4E

Ret to: The City of Oklahoma City

Office of City Clerk

200 North Walker Ave.

Oklahoma City, Oklahoma 73102

(Water/Wastewater) Project No. 'WA-2022-00028'

/SD-2022-00034

PERMANENT EASEMENT

E # 361319

KNOW ALL MEN BY THESE PRESENTS THAT GH Development of Piedmont, 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 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.

Dated this 14<sup>th</sup> day of June, 2023.

By: Michael Love  
Michael Love, Managing Member

STATE OF OKLAHOMA, COUNTY OF Oklahoma, SS.

This instrument was acknowledged before me on this 1 day of June, 2023 by Michael Love, as Managing Member of GH Development of Piedmont, LLC.

My Commission Expires: Jan 17, 2025

My Commission No. 17000449

PAULA CARTER  
Notary Public - State of Oklahoma  
Commission Number 17000449  
My Commission Expires Jan 17, 2025

Paula Carter  
Notary Public

ACCERTED by The City of Oklahoma City  
this 29<sup>th</sup> day of August, 2023

Emily K. Simpson  
City Clerk

REVIEWED for form and legality

Chris Hall  
Assistant Municipal Counselor

# ATTACHMENT "A"

## LEGAL DESCRIPTION

Greenhill Phase 1  
Offsite Utility Easement

May 30, 2023

A tract of land being a part of the Northeast Quarter (NE/4) of Section Three (3), Township Thirteen (13) North, Range Five (5) West of the Indian Meridian, Oklahoma City, Canadian County, Oklahoma, being more particularly described as follows:

Commencing at the Northwest (NW) Corner of said Northeast Quarter (NE/4);

THENCE North 89°34'01" East, along and with the North line of said Northeast Quarter (NE/4), a distance of 503.37 feet;

THENCE South 00°25'59" East, departing said North line, a distance of 887.99 feet to a point on the South line of a proposed 50'x25' Utility Easement on the South side of the proposed plat GREENHILL PHASE 1, said point being the POINT OF BEGINNING;

THENCE North 86°07'38" East, along and with the south line of said proposed Utility Easement, a distance of 15.02 feet;

THENCE departing said South line, on a non-tangent curve to the left having a radius of 468.49 feet, a chord bearing of South 20°47'01" East, a chord length of 221.96 feet and an arc length of 224.09 feet;

THENCE on a non-tangent curve to the right having a radius of 224.50 feet, a chord bearing of South 17°37'05" East, a chord length of 130.62 feet and an arc length of 132.54 feet;

THENCE South 00°42'19" East, a distance of 294.62 feet;

THENCE on a curve to the right having a radius of 524.50 feet, a chord bearing of South 11°45'06" West, a chord length of 226.27 feet and an arc length of 228.07 feet;

THENCE on a reverse curve to the left having a radius of 475.50 feet, a chord bearing of South 11°55'18" West, a chord length of 202.38 feet and an arc length of 203.94 feet;

THENCE South 00°21'55" East, a distance of 582.83 feet;

THENCE North 89°38'05" East, a distance of 135.96 feet;

THENCE South 00°22'25" East, a distance of 205.50 feet to a point on the South line of said Northeast Quarter (NE/4);

THENCE South 89°38'05" West, along and with the South line of said Northeast Quarter (NE/4), a distance of 15.00 feet;

Prepared by Matthew Johnson P.L.S. 1807  
Johnson & Associates  
Certificate of Authorization No. 1484 (Expires 6-30-23)  
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# ATTACHMENT "A"

THENCE North 00°22'25" West, departing said South line, a distance of 190.50 feet;

THENCE South 89°38'05" West, a distance of 135.96 feet;

THENCE North 00°21'55" West, a distance of 597.83 feet;

THENCE on a curve to the right having a radius of 490.50 feet, a chord bearing of North 11°55'18" East, a chord length of 208.76 feet and an arc length of 210.37 feet;

THENCE on a reverse curve to the left having a radius of 509.50 feet, a chord bearing of North 11°45'06" East, a chord length of 219.80 feet and an arc length of 221.54 feet;

THENCE North 00°42'19" West, a distance of 294.62 feet;

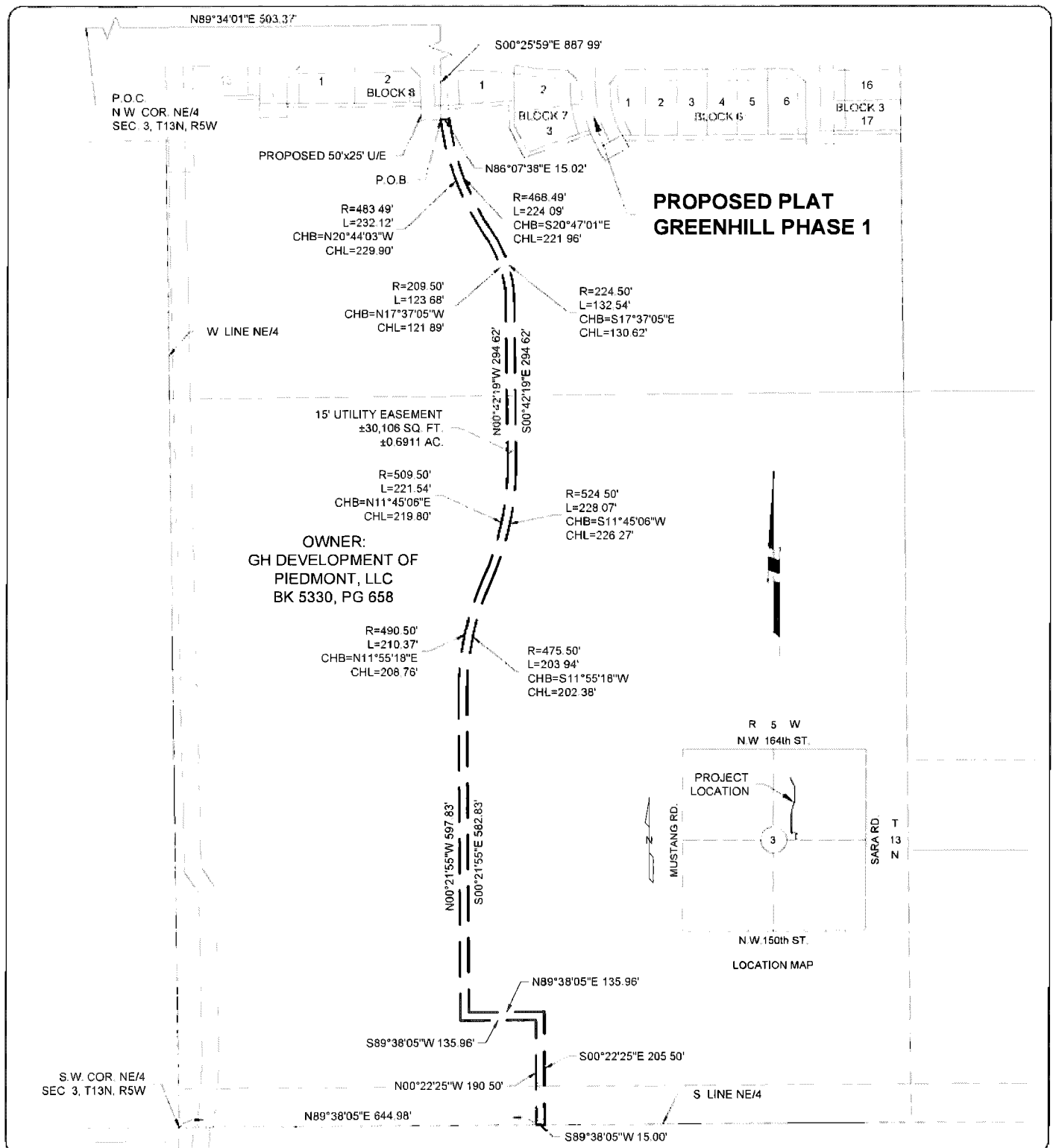
THENCE on a curve to the left having a radius of 209.50 feet, a chord bearing of North 17°37'05" West, a chord length of 121.89 feet and an arc length of 123.68 feet;

THENCE on a non-tangent curve to the right having a radius of 483.49 feet, a chord bearing of North 20°44'03" West, a chord length of 229.90 feet and an arc length of 232.12 feet to the POINT OF BEGINNING.

Containing 30,106 square feet or 0.6911 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). All Distances are grid distances in U.S. Survey Feet.

## ATTACHMENT "A"



ACAD FILE: H:\4763\Exhibits\4763-Offsite Water Easement.dwg, 5/30/2023 2:07 PM, Matt Johnson  
XREFS LOADED: 4763-FPLT.dwg 4763-bdy-provided.dwg 4865001-FPLT.dwg 4865001-bdy.dwg

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Proj No.: 4763  
Date: 3-29-23  
Scale: 1"=250'

**GREENHILL PHASE 1**  
OKLAHOMA CITY, CANADIAN COUNTY, OKLAHOMA  
**OFFSITE UTILITY EASEMENT**



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