

GRANT OF EASEMENT
(Sanitary Sewer)

KNOW ALL MEN BY THESE PRESENTS:

THAT UNIVERSITY NORTH PARK, LLC, an Oklahoma limited liability company, in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation, a non-exclusive public utility easement and right-of-way over, across, and under the following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, to wit:

See Attached Exhibit "A"

with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating a sanitary sewer within such easement, which is depicted on the attached exhibit.

To have and to hold the same unto the said City, its successors, and assigns forever.

<Signature page follows.>

SIGNED and delivered this ____ day of _____, 2020.

UNIVERSITY NORTH PARK, LLC

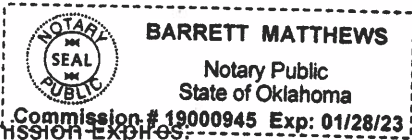
BY: *Keith E. Peters*
Keith E. Peters, Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 18th day of March, 2020, personally appeared Keith E. Peters, Manager of University North Park, LLC, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.



Barrett Matthews
Notary Public

My Commission Expires: _____
Commission Number: _____

Approved as to form and legality this ____ day of _____, 2020.

City Attorney

Approved and accepted by the Council of the City of Norman, this ____ day of _____, 2020.

Mayor

ATTEST:

City Clerk

SEAL:

EXHIBIT A

15' SANITARY SEWER EASEMENT

A tract of land lying in the East half of Section Fourteen (14), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the southwest corner of the East Half of said Section 14; THENCE North 89°06'20" East, along the south line of the East Half of said section 14, a distance of 125.01 feet to a point on the easterly right of way line of Interstate 35 Highway; THENCE North 00°21'28" West, along said easterly right of way line, a distance of 280.01 feet to a point on the north right of way of Rock Creek Road; THENCE North 89°06'20" East along said right of way a distance of 102.33 feet to the POINT OF BEGINNING;

THENCE North 13°25'29" West a distance of 98.46 feet to a point on the east right of way line of Interstate Drive East;

THENCE North 00°21'28" West along said right of way a distance of 1,011.06 feet to a point of curvature;

THENCE Northerly along said right of way a curve to the right having a radius of 910.00 feet (said curve subtended by a chord which bears North 05°50'27" East a distance of 196.52 feet) for an arc distance of 196.90 feet to a point of reverse curvature;

THENCE Northerly along said right of way a curve to the left having a radius of 990.00 feet (said curve subtended by a chord which bears North 06°09'41" East a distance of 202.77 feet) for an arc distance of 203.13 feet;

THENCE North 00°17'00" East along said right of way a distance of 1,427.78 feet to a point on the south right of way line of Corporate Centre Drive;

THENCE North 47°18'26" East along said right of way a distance of 244.88 feet;

THENCE North 89°38'32" East along said right of way a distance of 280.03 feet;

THENCE South 00°21'28" East a distance of 15.00 feet;

THENCE South 89°38'32" West a distance of 274.22 feet;

THENCE South 47°18'26" West a distance of 232.55 feet;

THENCE South 00°17'00" West a distance of 1,421.25 feet;

THENCE Southerly along a curve to the right having a radius of 1,005.00 feet (said curve subtended by a chord which bears South 06°09'41" West a distance of 205.84 feet) for an arc distance of 206.20 feet;

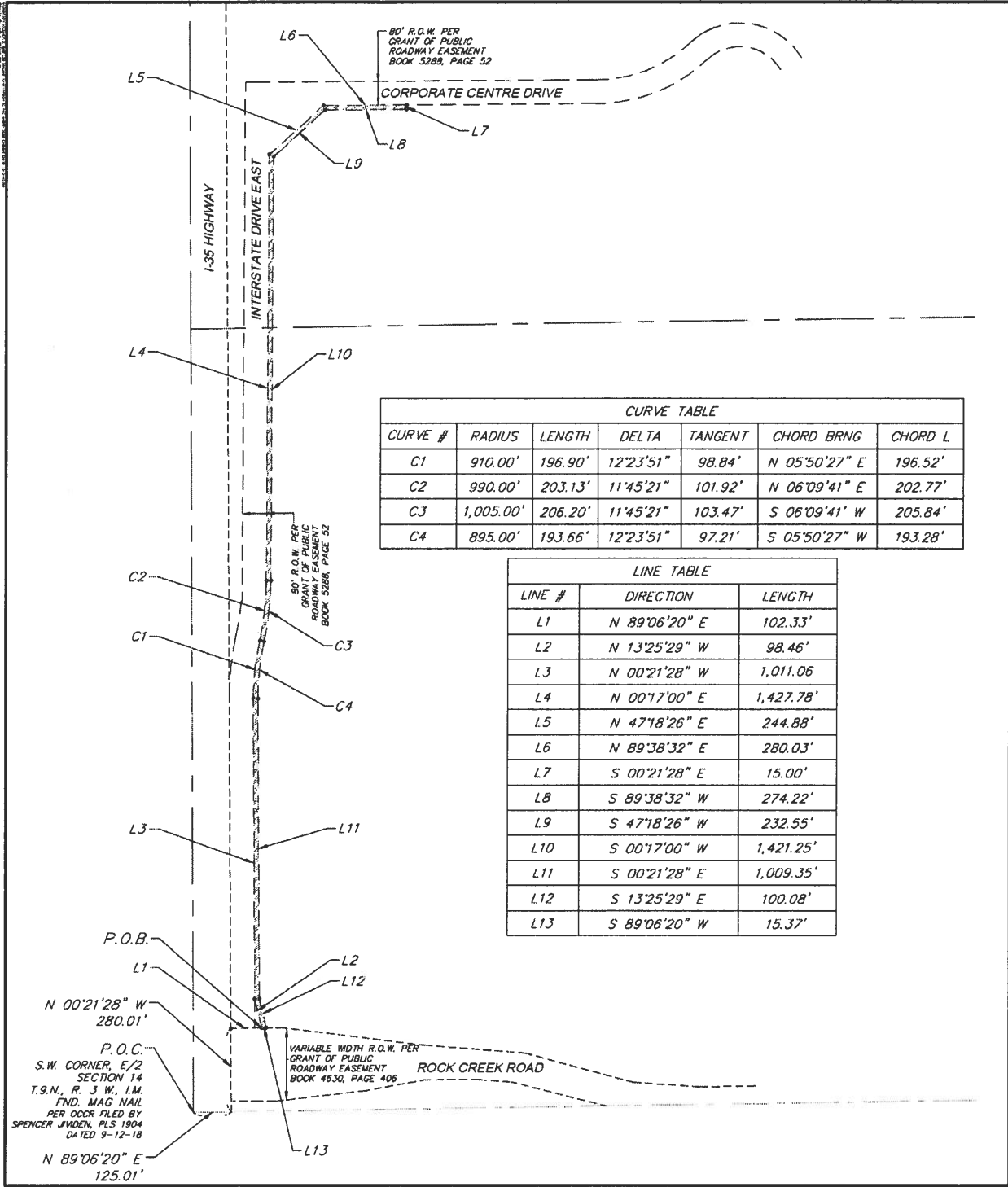
THENCE Southerly along a curve to the left having a radius of 895.00 feet (said curve subtended by a chord which bears South 05°50'27" West a distance of 193.28 feet) for an arc distance of 193.66 feet;

THENCE South 00°21'28" East a distance of 1,009.35 feet;

THENCE South 13°25'29" East a distance of 100.08 feet to a point on the north right of way of Rock Creek Road;

THENCE South 89°06'20" West along said right of way line a distance of 15.37 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 51,747 square feet or 1.1879 acres, more or less.



CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BRNG	CHORD L
C1	910.00'	196.90'	12°23'51"	98.84'	N 05°50'27" E	196.52'
C2	990.00'	203.13'	11°45'21"	101.92'	N 06°09'41" E	202.77'
C3	1,005.00'	206.20'	11°45'21"	103.47'	S 06°09'41" W	205.84'
C4	895.00'	193.66'	12°23'51"	97.21'	S 05°50'27" W	193.28'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 89°06'20" E	102.33'
L2	N 13°25'29" W	98.46'
L3	N 00°21'28" W	1,011.06'
L4	N 00°17'00" E	1,427.78'
L5	N 47°18'26" E	244.88'
L6	N 89°38'32" E	280.03'
L7	S 00°21'28" E	15.00'
L8	S 89°38'32" W	274.22'
L9	S 47°18'26" W	232.55'
L10	S 00°17'00" W	1,421.25'
L11	S 00°21'28" E	1,009.35'
L12	S 13°25'29" E	100.08'
L13	S 89°06'20" W	15.37'

P.O.B.
 L1
 N 00°21'28" W
 280.01'
 P.O.C.
 S.W. CORNER, E/2
 SECTION 14
 T.9N., R. 3 W., I.M.
 FND. MAG NAIL
 PER OCCR FILED BY
 SPENCER JVDEN, PLS 1904
 DATED 9-12-18
 N 89°06'20" E
 125.01'

VARIABLE WIDTH R.O.W. PER
 GRANT OF PUBLIC
 ROADWAY EASEMENT
 BOOK 4630, PAGE 406

SMC
 SMC Consulting Engineers, P.C.
 815 West Main - Oklahoma City, OK 73106
 PH: 405-232-7715 Fax 405-232-7859

HUDIBURG AUTO GROUP
 SUBARU DEALERSHIP
 ROCK CREEK RD. & INTERSTATE DR. EAST
 NORMAN, OKLAHOMA

15' SANITARY SEWER
 EASEMENT


 NOT TO SCALE

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS.
 THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS.
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