

GRANT OF EASEMENTS

(Drainage)

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, non-exclusive drainage easements over, across, and under the following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, to wit:

See Attached Exhibits "A" and "B"

with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating storm water drainage facilities within such easements, which are depicted on the attached exhibits.

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

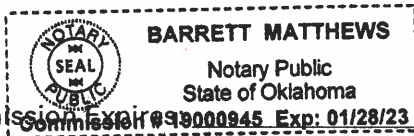
ACKNOWLEDGMENT

OKLAHOMA

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, as Manager of University North Park, LLC, an Oklahoma limited liability company, to me known to be the identical person 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 01/28/23
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

DRAINAGE EASEMENT

A tract of land lying in the Northeast Quarter 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 $89^{\circ}06'20''$ 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 $00^{\circ}21'28''$ West, along said easterly right of way line, a distance of 3,957.19 feet to the southwest corner of Lot 1, Block 1, AMENDED PLAT OF Block 18 of Plates, Page 184; THENCE North $89^{\circ}16'23''$ East, along the south line of said Lot 1, Block 1, a distance of 601.34 feet to the POINT OF BEGINNING;

THENCE continuing North $89^{\circ}16'23''$ East a distance of 660.99 feet;

THENCE North $00^{\circ}05'57''$ West a distance of 8.76 feet;

THENCE North $89^{\circ}08'29''$ East a distance of 345.15 feet;

THENCE South $00^{\circ}21'28''$ East a distance of 356.50 feet to a point on the northerly right of way of Corporate Centre Drive as established by Grant of Public Roadway Easement recorded in Book 5288, Page 52 to a point on a curve;

THENCE Southwesterly along said right of way and a non-tangent curve to the left having a radius of 240.00 feet (said curve subtended by a chord which bears South $54^{\circ}50'06''$ West a distance of 68.89 feet) for an arc distance of 69.12 feet to a point of compound curvature;

THENCE Southwesterly along said right of way a curve to the right having a radius of 460.00 feet (said curve subtended by a chord which bears South $68^{\circ}06'46''$ West a distance of 337.62 feet) for an arc distance of 345.70 feet;

THENCE South $89^{\circ}38'32''$ West a distance of 152.65 feet;

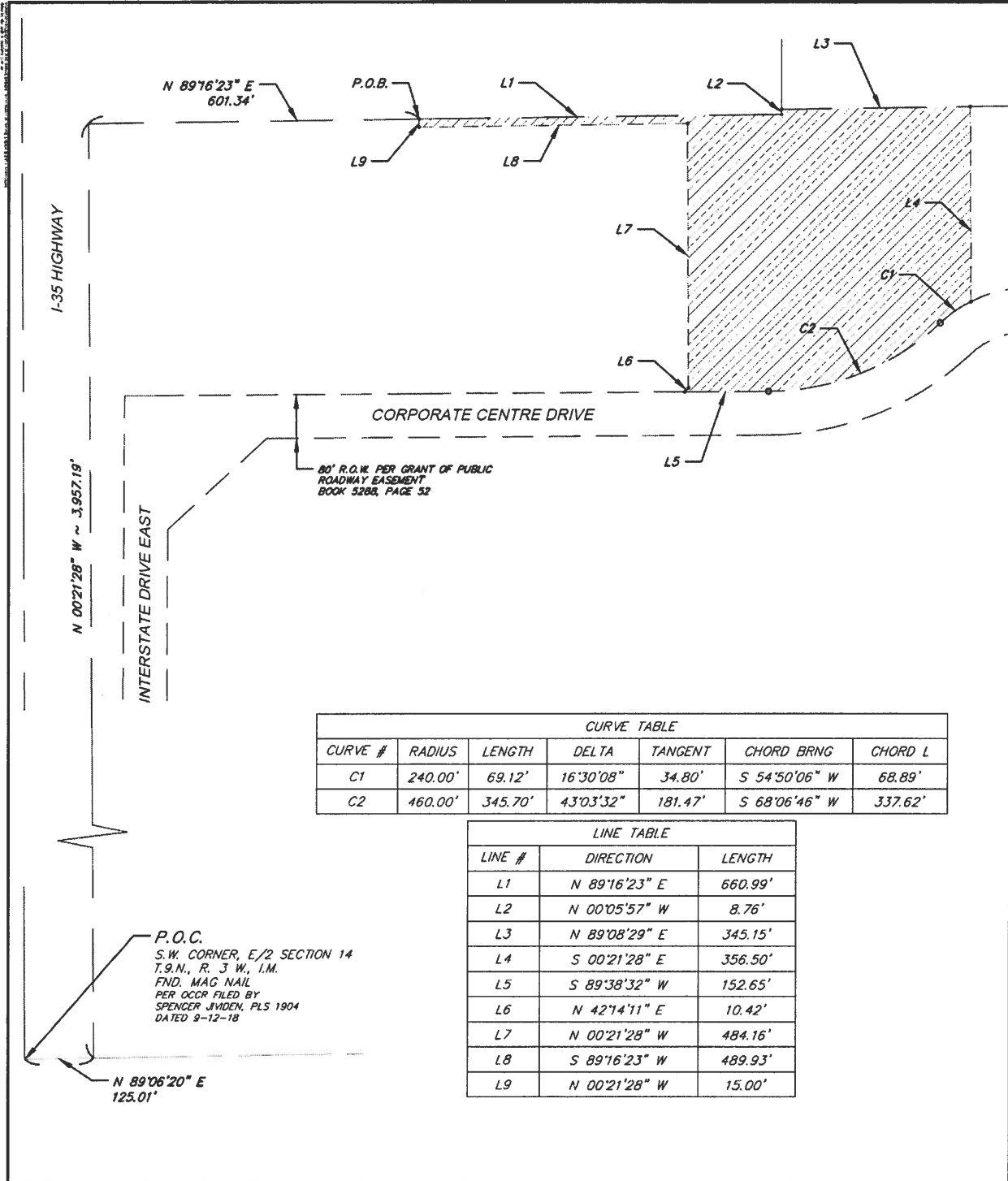
THENCE North $42^{\circ}14'11''$ East a distance of 10.42 feet;

THENCE North $00^{\circ}21'28''$ West a distance of 484.16 feet;

THENCE South $89^{\circ}16'23''$ West a distance of 489.93 feet;

THENCE North $00^{\circ}21'28''$ West a distance of 15.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 252,623 square feet or 5.7994 acres, more or less.



SMC
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HUDIBURG AUTO GROUP
SUBARU DEALERSHIP
CORPORATE CENTRE DRIVE
NORMAN, OKLAHOMA

DRAINAGE EASEMENT
EXHIBIT A


NOT TO SCALE

EXHIBIT B

15' DRAINAGE EASEMENT

A tract of land lying in the Northeast Quarter 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 $89^{\circ}06'20''$ 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 $00^{\circ}21'28''$ West, along said easterly right of way line, a distance of 3,957.19 feet to the southwest corner of Lot 1, Block 1, AMENDED PLAT OF Block 18 of Plates, Page 184; THENCE North $89^{\circ}16'23''$ East a distance of 80.00 feet; THENCE South $00^{\circ}21'28''$ East a distance of 389.01 feet to the POINT OF BEGINNING;

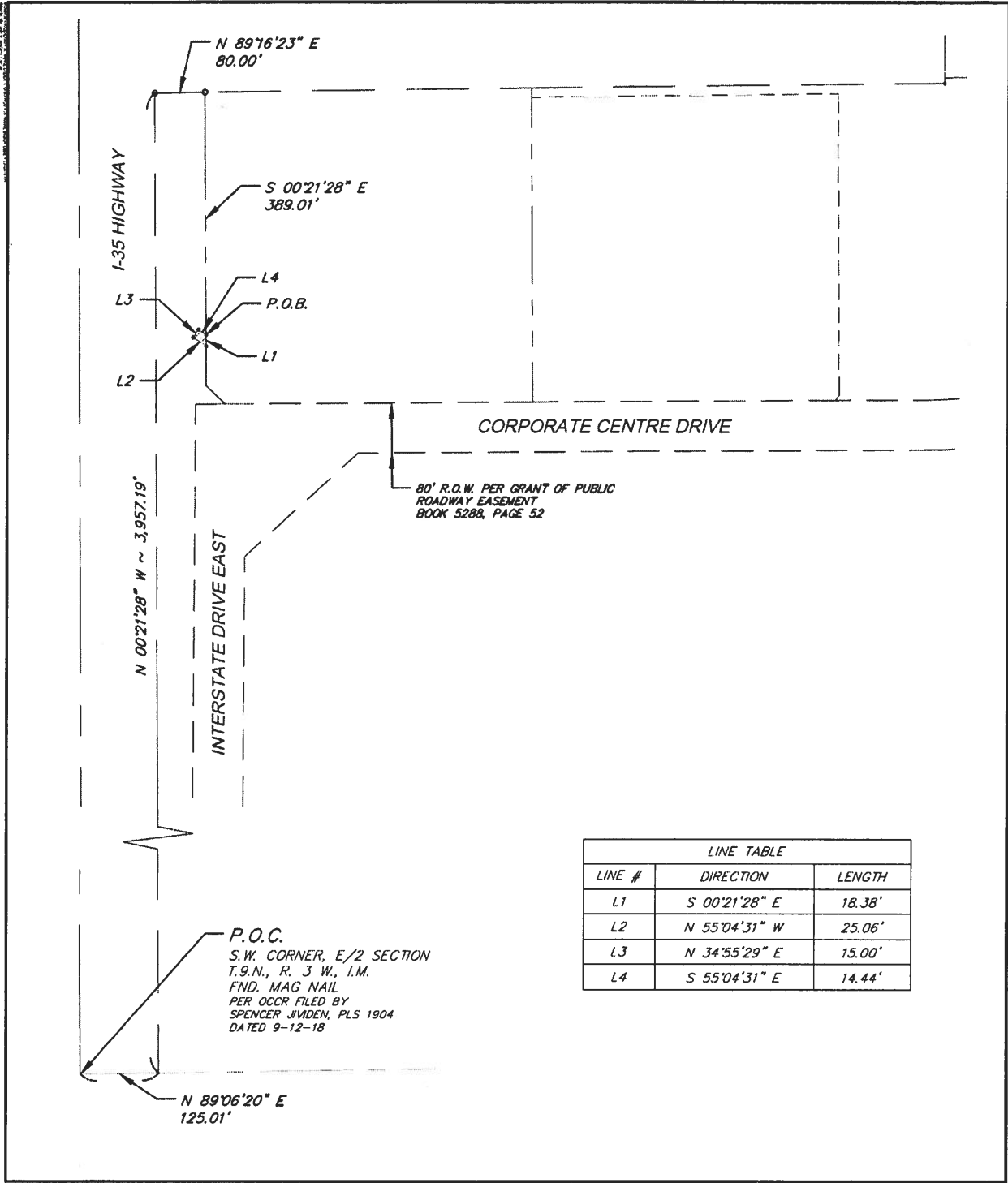
THENCE continuing South $00^{\circ}21'28''$ East a distance of 18.38 feet;

THENCE North $55^{\circ}04'31''$ West a distance of 25.06 feet;

THENCE North $34^{\circ}55'29''$ East a distance of 15.00 feet;

THENCE South $55^{\circ}04'31''$ East a distance of 14.44 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 296 square feet or 0.0068 acres, more or less.



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 NORMAN, OKLAHOMA

15' DRAINAGE EASEMENT
EXHIBIT B



NOT TO SCALE

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