

Community Christian School, Inc.

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August 18, 2014

Doc#:R 2014 28591
Bk&Pg:RB 5326 1389-1397
Filed:08-18-2014 JRB
10:16:56 AM AF
Cleveland County, OK

City of Norman

201 West Gray

Norman, Oklahoma 73070

To Whom It May Concern:

The purpose of this letter is to "Demand the Release of Easement" for the public utility easement and right-of-way for the public sanitary sewer line (the "Line") which was granted to the City of Norman, attached as Exhibit A and titled as "GRANT OF EASEMENT" (THE "Grant"), which was executed on February 24, 2009 by Barbara Ohsfeldt representing Community Christian School, Inc., an Oklahoma corporation ("Grantor"). This easement was granted upon and across the following real estate property and premises, situated in Cleveland County, State of Oklahoma, to wit:

A part of Lot 1, Block 1 And a part of Lot 2, Block 1 COMMUNITY CHRISTIAN ADDITION an addition to Norman, Oklahoma, which is a part of the SW/4, Section 2, T9N, R3W, I.M.

This Release of Easement is timely demanded pursuant to the terms of the Grant which provides:

If construction of the Line has not commenced within five years after the date of the Grant of Easement or if construction of the Line is not completed within one year after commencement of construction, upon the demand of the Grantor the City shall execute and record a release of this easement.

As of this date:

1. Commencement of the construction of the Line has never taken place.
2. Five years have passed since the Grant.
3. Six years have NOT passed since the grant.

FILED IN THE OFFICE
OF THE CITY CLERK
ON 8-18-14

Therefore, we hereby demand that the City of Norman execute and record a release of this easement.

If you have any questions or require additional information, you can contact me by phone at (405)329-2500.

Thank You,

Barbara Ohsfeldt

Barbara Ohsfeldt



Subscribed before me this 18th day of August 2014

Notary signature Kristin Green

gs/ly
Exhibit A

GRANT OF EASEMENT

Doc# R 2014 28320
Bk&Pg RB 5326 380-386
Filed 08-14-2014
04 14 09 PM
Cleveland County, OK

LDM
EA

KNOW ALL MEN BY THESE PRESENTS

THAT COMMUNITY CHRISTIAN SCHOOL, INC , an Oklahoma corporation ("Grantor"), for and in consideration of the sum of One Dollar (\$1 00), receipt of which is hereby acknowledged, and for and upon other good and valuable consideration, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation, a public utility easement and right-of-way over, across, and under the real estate and premises situated in Cleveland County, Oklahoma, and described on Exhibit "A" (the "Property"), with the right of ingress and egress to and from the Property, for the purpose of surveying, laying out, constructing, maintaining, replacing, and operating a public sanitary sewer line (the "Line")

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

If construction of the Line has not commenced within five years after the date of this Grant of Easement or if construction of the Line is not completed within one year after commencement of construction, upon the demand of Grantor the City shall execute and record a release of this easement Grantor's failure to demand this release by the earlier of (i) six years after the date of this Grant of Easement, or (ii) substantial completion of construction of the Line, shall constitute a waiver of the right to do so If construction of the Line is commenced more than five years after the date of this Grant of Easement but before Grantor has demanded a release, then Grantor may not demand a release unless construction is not completed within one year after commencement

Upon completion of construction of the Line and Grantor's demand, the City shall execute and record a release of all of the City's rights in the Property under this Grant of Easement except with respect to the portion of the Property with a width equal to the minimum width required by the applicable City of Norman Engineering Design Criteria then in effect plus ten feet on either side of the Line and except for the right of ingress and egress provided above

FEBRUARY
EXECUTED on *January 24*, 2009

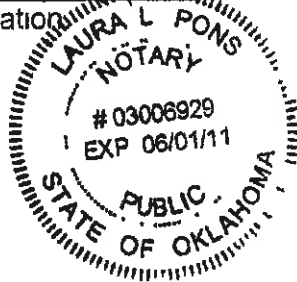
COMMUNITY CHRISTIAN SCHOOL,
INC.

By *Barbara Chisfieldt*

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS

This instrument was acknowledged before me on Feb 24, 2009, by Barbara
Onsfeldt as President of Community Christian School, Inc, an Oklahoma
corporation

(Seal)



Laura L Pons

Notary Public

My Commission Expires 6-01-11

Commission # 03006929

EXHIBIT "A"

A tract of land located in the Southwest Quarter (SW/4) of Section Two (2), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Cleveland County, Oklahoma described as follows

Commencing at the Northwest Corner of the Southwest Quarter,

Thence N89°28'25"E on the North line of said Southwest Quarter for a distance of 1736 25 feet to the Point of Beginning,

Thence N89°28'25"E on the North line of said Southwest Quarter for a distance of 727 06 feet,

Thence S00°20'07"E on the Right-of-Way line of Interstate Drive for a distance of 1268 56 feet,

Thence N89°45'18"W for a distance of 721 37 feet,

Thence N00°35'43"W on the East line of Crystal Springs Addition for a distance of 1258 34 feet to the Point of Beginning containing 21 01 acres more or less

COMMUNITY CHRISTIAN SCHOOL, INC. Block 1 Lot 1
SANITARY SEWER EASEMENT

A part of the Southwest Quarter (SW/4) of Section (2), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows

Commencing at the Southwest Corner of the platted Community Christian School, Inc property Block 1 Lot 2 also being the southeast corner of the platted Crystal Springs Addition, Thence N 00°35'43" W along the west property line of Community Christian School, Inc Block 1 Lot 2 a distance of 534 28 feet to a POINT OF BEGINNING,

Thence N 00°35'43" W. continuing along the west property line of Community Christian School, Inc Block 1 Lot 1 a distance of 724 56 feet to a point being the northwest corner of Community Christian School, Inc Block 1 Lot 1,

Thence N 89°28'25" E along the north property line of Community Christian School, Inc Block 1 Lot 1 also being the north line of the Southwest Quarter of the above said section a distance of 45 00 feet,

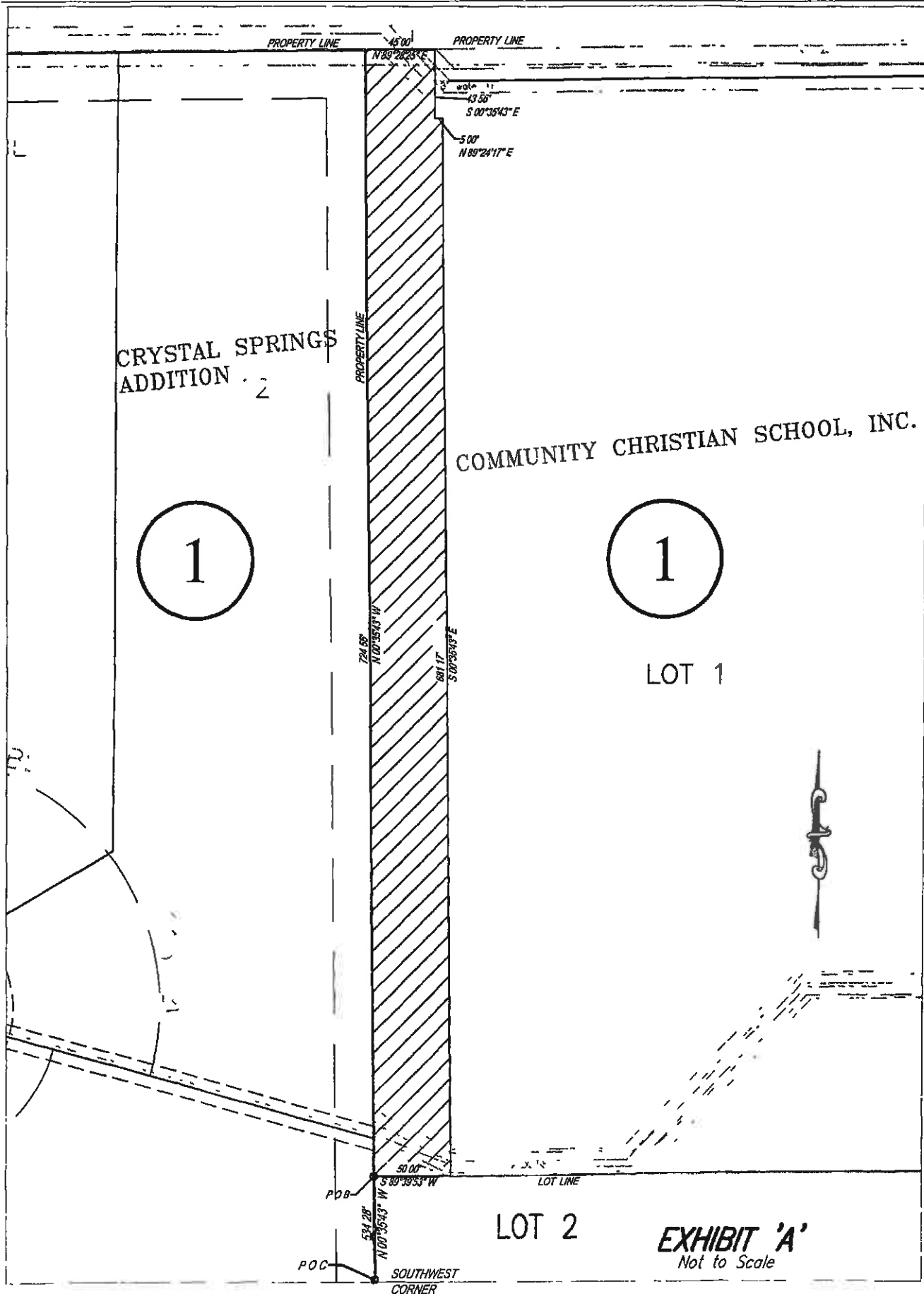
Thence S 00°35'43" E. a distance of 43 56 feet,

Thence N. 89°24'17" E a distance of 5 00 feet,

Thence S 00°35'43" E a distance of 681 17 feet to a point on the south line of Community Christian School, Inc Block 1 Lot 1,

Thence S 89°39'53" W along said south line a distance of 50 00 feet back to a point being on the west property line of Community Christian School, Inc. and the point of beginning

Said tract of land contains an area of 0 83 acres more or less



COMMUNITY CHRISTIAN SCHOOL, INC Block 1 Lot 2
SANITARY SEWER EASEMENT

A part of the Southwest Quarter (SW/4) of Section (2), Township Nine (9) North, Range Three (3) West of the Indian Meridian, Norman, Cleveland County, Oklahoma, more particularly described as follows

Beginning at a point at the Southwest Corner of the platted Community Christian School, Inc property Block 1 Lot 2 also being the southeast corner of the platted Crystal Springs Addition, Thence N 00°35'43" W. along the west property line of Community Christian School, Inc Block 1 Lot 2 a distance of 534 28 feet to a point;
Thence N 89°39'53" E along the north lot line of Block 1 Lot 2 Community Christian School, Inc a distance of 50 00 feet,
Thence S 00°35'43" E a distance of 68 83 feet,
Thence S 89°24'17" W a distance of 5 00 feet,
Thence S 00°35'43" E a distance of 100 00 feet,
Thence S 89°24'17" W a distance of 5 00 feet;
Thence S 00°35'43" E a distance of 50 00 feet,
Thence S 89°24'17" W a distance of 5 00 feet,
Thence S 00°35'43" E a distance of 50 00 feet,
Thence S 89°24'17" W a distance of 5 00 feet,
Thence S. 00°35'43" E a distance of 250 00 feet,
Thence N 89°24'17" E a distance of 5 00 feet,
Thence S 00°35'43" E a distance of 15 74 feet to a point being on the south property line of Community Christian School Inc. Block 1 Lot 2,
Thence along said south property line N 89°45'24" W a distance of 35 00 feet
Back to the point of beginning

Said tract of land contains an area of 0 45 acres more or less

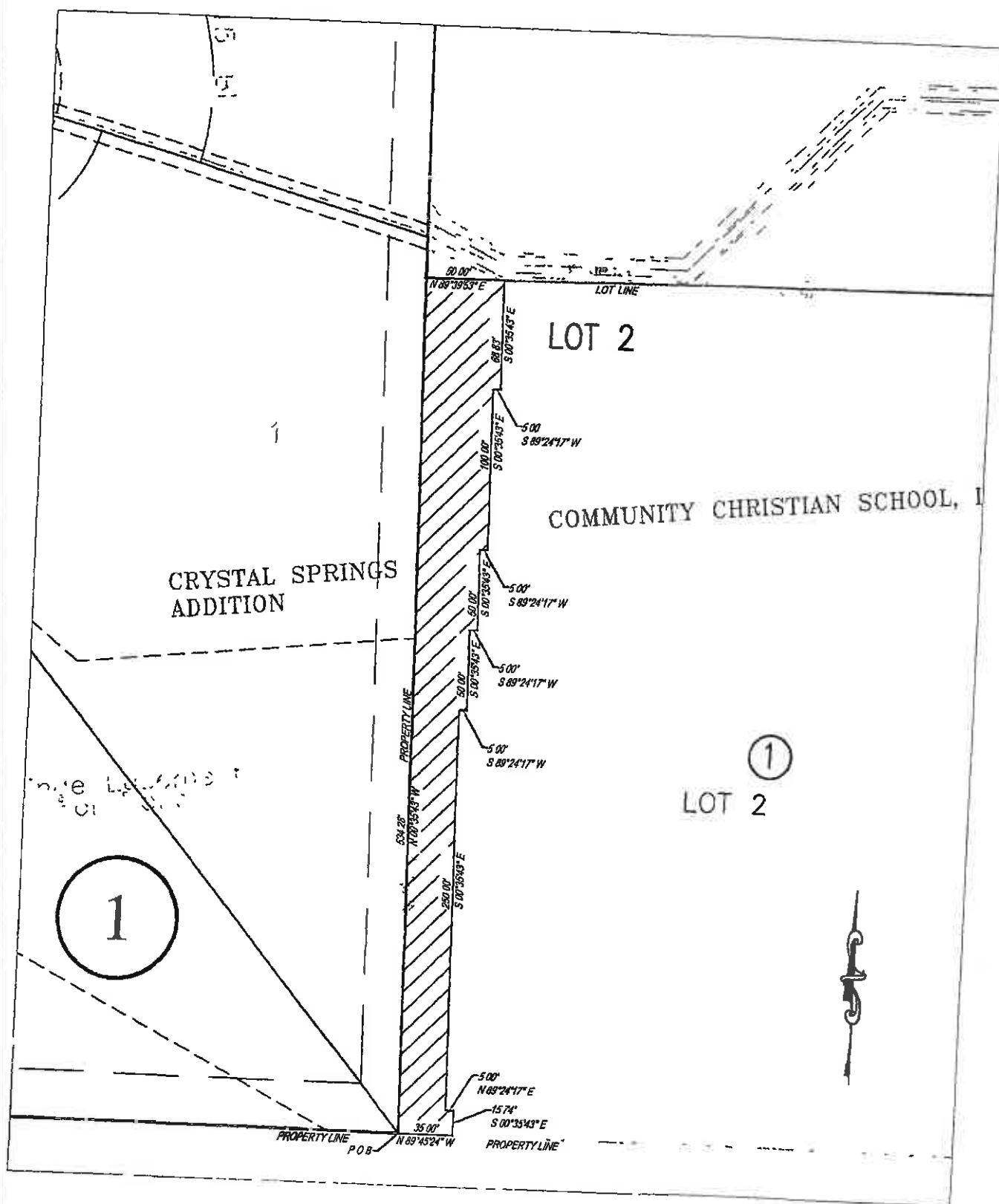


EXHIBIT 'A'
Not to Scale

Cleveland County Clerk's Office