

Parcel No: 3  
Project No:  
J/P No: 26918(04)

**GRANT OF EASEMENT**  
City of Norman

**Know all men by these presents:**

That **Raven Investments, LLC**, for and in consideration of the sum of Ten Dollars and Other Valuable Consideration (\$10.00 and OVC), receipt of which is hereby acknowledged, and for and upon other good and valuable considerations, does hereby grant, bargain, sell and convey unto the City of Norman ("Grantee"), a municipal corporation, a 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, the following described land to wit (the "Property"):

**See attached Legal Description for Parcel 3**

With the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating a public roadway, drainage structure or utility.

**PUBLIC ROADWAY, DRAINAGE AND UTILITIES**

Grantee shall use reasonable efforts to minimize damage to any improvements on the Property in the course of exercising grantee's easement rights. If Grantee abandons the easement or fails to commence construction on the public roadway, drainage structure, or utility within 5 years from the date of this Grant of Easement, then the said easement shall revert to the grantor, its successors and/or assigns.

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

Signed and delivered this 17th day of January 2020.

**RAVEN INVESTMENTS, LLC, an Oklahoma limited liability company, by:**

  
\_\_\_\_\_  
Donald J. Kyte

\_\_\_\_\_  
Manager  
Title


**REPRESENTATIVE ACKNOWLEDGMENT**

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 17th day of January 2020, personally appeared Donald J. Kyte, as Manager of Raven Investments, LLC, 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.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires May 15, 2022  
Commission Number 14004506

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:

Parcel 3.0  
State Job Piece No. 26918(04)  
Raven Investments, LLC  
Proposed Right-of-Way  
36<sup>th</sup> Ave. NW & Franklin Rd.

A strip, piece or parcel of land lying in the SE $\frac{1}{4}$  of Section 3, T9N, R3W in Cleveland County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

Beginning at the point where the North right-of-way line of Franklin Road intersects the West right-of-way line of 36<sup>th</sup> Avenue NW a distance of 33.00 feet N 00°35'55" W of and 33.00 feet S 89°41'36" W of the SE corner of said SE $\frac{1}{4}$ , thence continuing S 89°41'36" W along said North right-of-way line a distance of 400.97 feet, thence N 00°18'24" W a distance of 17.00 feet, thence N 89°41'36" E parallel with said right-of-way line a distance of 335.01 feet, thence N 44°24'05" E a distance of 47.91 feet, thence N 00°35'55" W parallel with said West right-of-way line a distance of 100.00 feet, thence N 05°31'01" E a distance of 140.80 feet, thence N 00°35'55" W parallel with said right-of-way line a distance of 1654.55 feet, thence N 89°24'05" E a distance of 17.00 feet to a point on said right-of-way line, thence S 00°35'55" E along said right-of-way line a distance of 1945.76 feet to point of beginning.

Containing 0.99 acres, more or less of new right-of-way.

This legal description was prepared under the direct supervision of Kelly J. Henderson, PLS. The Basis of bearing is the East line of the SE $\frac{1}{4}$  having a bearing of N 00°35'55" W.

  
Kelly J. Henderson, PLS  


EXHIBIT

N89°24'05"E  
17.00'

Raven Investments, LLC  
Book 5637, Page 347

Proposed R/W  
Section Line  
36TH AVENUE NW

N00°35'55"W ~ 1654.55'  
S00°35'55"E ~ 1945.76'

West R/W Line

Ex. 33' R/W

N05°31'01"E  
140.80'

N00°35'55"W  
100.00'

N44°24'05"E  
47.91'

335.01'

N89°41'36"E

POINT OF BEGINNING

FRANKLIN ROAD

Section Line

POINT OF COMMENCEMENT  
SE/C SE/4 Section 3,  
T-9-N, R-3-W, I.M.

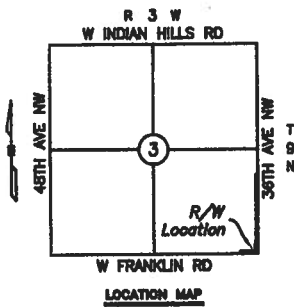
North R/W Line

N00°18'24"W  
17.00'

S89°41'36"W ~ 400.97'

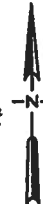
S89°41'36"W ~ 33.00'

N00°35'55"W ~ 33.00'



Scale 1" = 300'

BASIS OF BEARING: N 00°35'55" W = East  
line SE/4 Section 3, T-9-N, R-3-W, I.M.



LEMKE LAND SURVEYING, LLC



3228 BART CONNER DRIVE, NORMAN, OK 73072  
PH: (405)366-8841 FAX: (405)366-8840  
OK # 6078  
<http://www.lemke-ls.com>

Surveyed By: PR/DB  
Drawn By: CW  
Approved By: KJH  
Date: 03/07/2018  
Scale: 1" = 300'  
Project No: 13065

Project: PROPOSED R/W (PARCEL 3.0)  
STATE JOB PIECE NO. 28818(04)  
Project Location: PT. SE/4 SECTION 3, T-9-N, R-3-W, I.M.  
CLEVELAND COUNTY, OKLAHOMA  
Client: CITY OF NORMAN

Sheet  
Number

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