

Parcel No: 8  
Project No: UT0009

**TEMPORARY CONSTRUCTION EASEMENT**

UNIVERSITY NORTH PARK, LLC, an Oklahoma not-for-profit limited liability company ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, hereby grants to the CITY OF NORMAN a municipal corporation ("Grantee") a non-exclusive temporary easement over certain land located in the City of Norman, Cleveland County, Oklahoma, which is more particularly described in Exhibit A attached hereto (the "Construction Easement Areas"), with the right of ingress and egress to and from the Construction Easement Areas for the purpose of surveying, laying out, and constructing a public roadway, drainage structure or utility (the "Project").

The sole purpose of this easement is to grant to the Grantee the right to work on the Construction Easement Areas during the initial development and construction of the Project, and includes the right to use and remove any and all sand, rock, dirt, gravel, and other road building materials from the Construction Easement Areas.

It is a condition of this easement that it shall not be filed for record, that all rights conveyed to Grantee by this instrument shall terminate upon completion of construction of the Project, and that Grantee shall restore any portions of the Construction Easement Areas that have been damaged or altered due to the activities of Grantee or its contractors. If any portions of the Construction Easement Areas are sold or conveyed by Grantor prior to the termination of this instrument, the purchaser or grantee will be advised of the existence of this temporary easement and such sale or conveyance will be made subject to the rights granted herein.

To have and to hold the same unto the Grantee, its successors, and assigns until such time as the easement granted herein terminates in accordance with the terms of this instrument.

Signed and delivered this \_\_\_\_\_ day of April, 2014.

UNIVERSITY NORTH PARK, LLC,  
an Oklahoma not-for-profit limited liability company

By: \_\_\_\_\_  
Guy L. Patton, Manager

**ACKNOWLEDGEMENT**


STATE OF OKLAHOMA        )  
  ) SS:  
COUNTY OF CLEVELAND    )

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of April, 2014, personally appeared Guy L. Patton, 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 Manager of University North Park, LLC, an Oklahoma not-for-profit limited liability company, for the uses and purposes therein set forth.

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

My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
Notary Public

Approved as to form and legality this 16 day of April, 2014.

  
\_\_\_\_\_  
City Attorney

Approved and accepted by the Council of the City of Norman, this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Mayor

ATTEST:  
\_\_\_\_\_  
City Clerk  
SEAL:

## TEMPORARY CONSTRUCTION EASEMENT 2 - LEGAL DESCRIPTION

A tract of land lying in the East Half of Section 14, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, and being more particularly described as follows:

COMMENCING at the southwest corner of the said East Half of Section 14;

THENCE North  $89^{\circ}06'20''$  East, along the south line of said East Half, a distance of 125.01 feet to a point on the east right-of-way line for Interstate Highway 35 as established by that certain PUBLIC HIGHWAY DEDICATION DEED recorded in Book 243, Page 110, Cleveland County records;

THENCE North  $00^{\circ}21'28''$  West, along said east right-of-way line of Interstate Highway 35, a distance of 3,377.19 feet;

THENCE North  $89^{\circ}38'32''$  East a distance of 321.24 feet to the POINT OF BEGINNING;

THENCE continuing North  $89^{\circ}38'32''$  East a distance of 915.55 feet to a point of curvature;

THENCE easterly along a curve to the left having a radius of 540.00 feet (said curve subtended by a chord which bears North  $68^{\circ}06'45''$  East a distance of 396.34 feet) for an arc distance of 405.82 feet to a point of reverse curvature;

THENCE easterly along a curve to the right having a radius of 160.00 feet (said curve being subtended by a chord which bears South  $82^{\circ}05'45''$  East a distance of 249.81 feet) for an arc distance of 286.63 feet;

THENCE South  $30^{\circ}46'30''$  East a distance of 177.61 feet;

THENCE South  $20^{\circ}48'48''$  West a distance of 32.32 feet to a point on the westerly right-of-way line of 24<sup>th</sup> Avenue NW as established by that certain HIGHWAY EASEMENT in favor of the State of Oklahoma recorded in Book 2552, Page 472;

THENCE southwesterly, along said westerly right-of-way line, the following three (3) courses:

1. North  $75^{\circ}46'30''$  West a distance of 1.05 feet,
2. South  $59^{\circ}13'30''$  West a distance of 20.00 feet,
3. South  $14^{\circ}13'30''$  West a distance of 22.33 feet;

THENCE North  $45^{\circ}34'33''$  West a distance of 354.27 feet;

THENCE southwesterly along a non tangent curve to the left having a radius of 130.00 feet (said curve subtended by a chord which bears South  $54^{\circ}35'21''$  West a distance of 36.21 feet) for an arc distance of 36.33 feet;

THENCE westerly along a curve to the right having a radius of 570.00 feet (said curve being subtended by a chord which bears South  $68^{\circ}06'45''$  West a distance of 418.36

feet) for an arc distance of 428.37 feet;

THENCE South 89°38'32" West a distance of 948.48 feet;

THENCE North 47°18'26" East a distance of 44.55 feet to the POINT OF BEGINNING.

Said tract of land containing 76,370 square feet or 1.7532 acres more or less.

Prepared by:

Glen W. Smith, PLS 993

Smith Roberts Baldischwiler LLC

February 25, 2014

