

Parcel No: 2.1  
Project No: J3-1506(004)AG  
J/P No: 31506(04)

**TEMPORARY CONSTRUCTION EASEMENT**

**Know all men by these presents:**

That Decker Center, LLC, of Cleveland County, State of Oklahoma, for and in consideration of the sum of One Dollar (\$1.00) and other good and, valuable consideration, has/have this day sold to the City of Norman, a temporary easement over the following described land to wit:

A tract of land being a part of Lot 4, Block I, Towne West Village, City of Norman, Cleveland County, Oklahoma, filed at Book of Plats 15, Page 80 in the records of Cleveland County Clerk, being more particularly described as follows: BEGINNING at the most southerly Southwest Corner of said Lot 4 (P.O.B.-2.1); THENCE N 00°34'43" W, along the west line of said Lot 4, a distance of 3.11 feet; THENCE N 36°26'31" E a distance of 19.98 feet; THENCE N 66°26'11" E a distance of 29.86 feet; THENCE S 41°12'07" E a distance of 10.46 feet to a point on the south line of said Lot 4; THENCE along a non-tangent curve to the left, being the south line of said Lot 4, with a radius of 140.00', having a chord that bears S 63°14'30" W a distance of 51.63 feet, for an arc distance of 51.93 feet to the POINT OF BEGINNING.

Said tract of land containing 0.009 Acres (389 Sq. Ft.).

All bearings contained in this description are based on the Oklahoma State Plane Coordinate System and are not astronomical bearings.

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.

The sole purpose of this easement is to grant to the City of Norman the right to work on the above-described tract of land, and includes the right to use and remove any and all sand, rock, dirt, gravel, and other road building materials from the above-described tract of land.

It is a condition of this easement that it shall not be filed for record and that all rights conveyed to the City of Norman by this instrument shall terminate upon completion of construction of the project.

TEMPORARY CONSTRUCTION EASEMENT

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

Signed and delivered this 5<sup>th</sup> day of August, 2020.

(OWNER NAME) by:

Ali Ghaniabadi manger  
Title

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS:

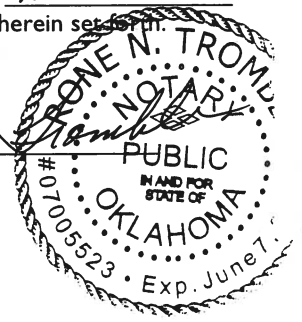
Before me, the undersigned, a Notary Public in and for said County and State, on this 5<sup>th</sup> day of August, 2020, personally appeared Ali Ghaniabadi, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that he executed the same as his 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.

My Commission Expires: June 7, 2023 Notary Public: Renee T. [Signature]

Approved as to form and legality this 6 day of August, 2020.

Beth Luckala  
City Attorney



Approved and accepted by the Council of the City of Norman, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

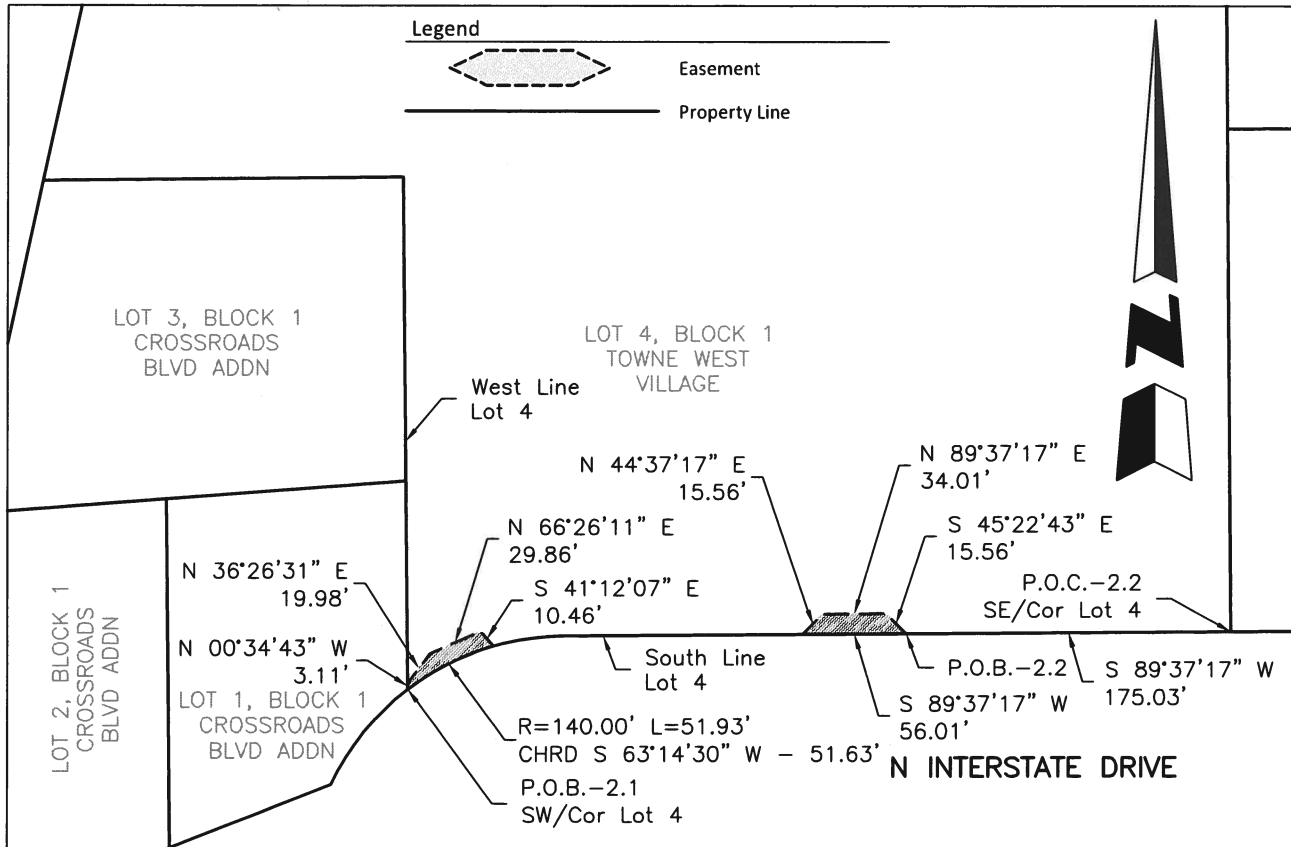
\_\_\_\_\_  
Mayor

ATTEST:

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

**EXHIBIT A  
PARCELS 2.1 AND 2.2**

Page 1 of 2  
Part Lot 4, Block 1, Towne West Village  
Norman, Cleveland County, Oklahoma



**EASEMENT DESCRIPTION**

A tract of land being a part of Lot 4, Block 1, Towne West Village, City of Norman, Cleveland County, Oklahoma, filed at Book of Plats 15, Page 80 in the records of Cleveland County Clerk, being more particularly described as follows:  
**BEGINNING** at the most southerly Southwest Corner of said Lot 4 (P.O.B.-2.1);  
 THENCE N 00°34'43" W, along the west line of said Lot 4, a distance of 3.11 feet;  
 THENCE N 36°26'31" E a distance of 19.98 feet;  
 THENCE N 66°26'11" E a distance of 29.86 feet;  
 THENCE S 41°12'07" E a distance of 10.46 feet to a point on the south line of said Lot 4;  
 THENCE along a non-tangent curve to the left, being the south line of said Lot 4, with a radius of 140.00', having a chord that bears S 63°14'30" W a distance of 51.63 feet, for an arc distance of 51.93 feet to the POINT OF BEGINNING.  
 Said tract of land containing 0.009 Acres (389 Sq. Ft.);

AND

A tract of land being a part of Lot 4, Block 1, Towne West Village, City of Norman, Cleveland County, Oklahoma, filed at Book of Plats 15, Page 80 in the records of Cleveland County Clerk, being more particularly described as follows:  
**COMMENCING** at the Southeast Corner of said Lot 4 (P.O.C.-2.2);  
 THENCE S 89°37'17" W, along the south line of said Lot 4, a distance of 175.03 feet to the POINT OF BEGINNING (P.O.B.-2.2);  
 THENCE continuing S 89°37'17" W, along the south line of said Lot 4, a distance of 56.01 feet;  
 THENCE N 44°37'17" E a distance of 15.56 feet;  
 THENCE N 89°37'17" E a distance of 34.01 feet;  
 THENCE S 45°22'43" E a distance of 15.56 feet to the POINT OF BEGINNING.  
 Said tract of land containing 0.011 Acres (495 Sq. Ft.).

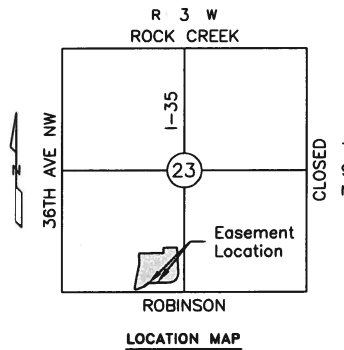
Total Area of both tracts containing 0.020 Acres (904 Sq. Ft.).

*NOTE: THIS IS NOT A LAND OR BOUNDARY SURVEY PLAT, AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES*

*This exhibit represents an easement, proposed or existing, and does not represent a true boundary survey. The footages and ties shown are from lines of occupation, record drawings, or a combination thereof, not from actual property corners.*



Date \_\_\_\_\_

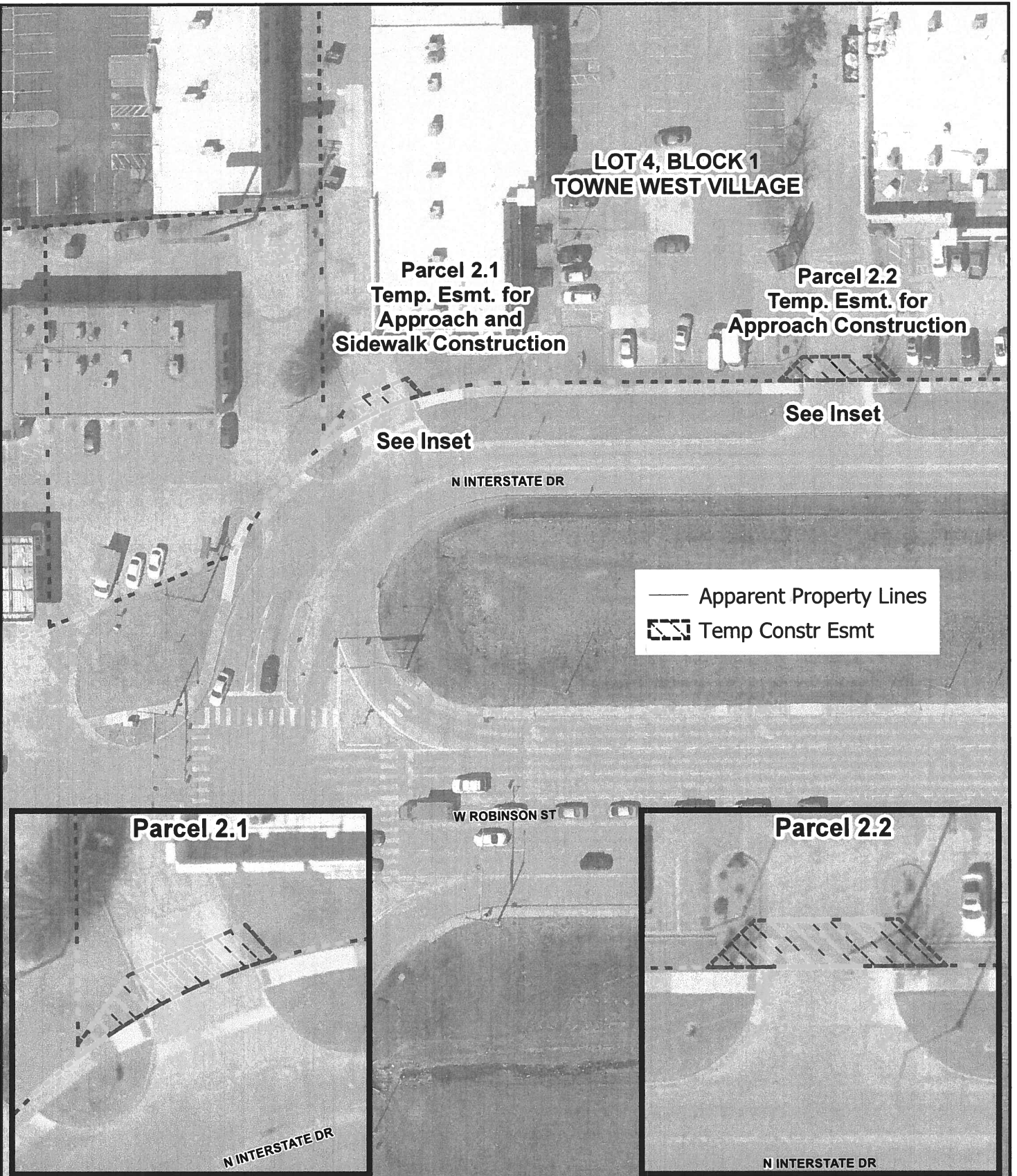



**CITY OF NORMAN - PUBLIC WORKS - ENGINEERING**

201 W. GRAY, BLDG. A, NORMAN, OK 73069  
 P.O. BOX 370, NORMAN, OK 73070  
 Phone: (405) 366-5461  
 Fax: (405) 366-5418  
[www.normanok.gov/city/public-works-engineering](http://www.normanok.gov/city/public-works-engineering)

Date:	02/12/2020
Drawn by:	BW
Approved by:	BW
Scale:	1"=100'

**CITY OF NORMAN EASEMENT EXHIBIT  
 PARCELS 2.1 AND 2.2**  
 PART LOT 4, BLOCK 1, TOWNE WEST VILLAGE,  
 NORMAN, CLEVELAND COUNTY, OKLAHOMA






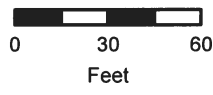
Map produced by the City of Norman  
Geographic Information System

The City of Norman assumes no  
Responsibility for errors or omissions  
in the information presented.

**Parcels 2.1 and 2.2  
Temporary Construction Easements  
Robinson West of I-35  
Page 2 of 2**

**02/12/2020**

N

0 30 60  
Feet