

This Instrument Prepared By:
Anne Marie Kempf, Esq.
Baker, Donelson, Bearman, Caldwell, & Berkowitz, PC
211 Commerce Street, Suite 800
Nashville, TN 37201

GRANT OF EASEMENT
City of Norman

KNOW ALL MEN BY THESE PRESENTS:

THAT the **City of Norman**, a municipal corporation ("**Grantor**") 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, does hereby grant, bargain, sell, and convey until **Alltel Communications, LLC d/b/a Verizon Wireless** ("**Grantee**"), a public utility easement and right-of-way access easement over, across, and under the following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, to wit:

See Attached Exhibit "C" and "D"

with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating a cellular telephone tower. The Grantor shall not be responsible to install or maintain any improvements.

This Easement is being granted to extend the existing Grant of Easement recorded in Document No. R-2010-7177, Book 4722, page 1150, Cleveland County, Oklahoma Clerk's Office, to the public right-of-way, Lindsey, Street, and expand the permitted uses to include the installation, operation, and maintenance of fiber in addition to public utilities and right-of-way access over, across, and under the property described in Exhibit C and Exhibit D.

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

SIGNED and delivered this ____ day of _____, 2017.

By: _____
GRANTOR

Approved and accepted by the Council of the City of Norman, this ____ day of October, 2017.

Lynne Miller, Mayor

ATTEST:

Brenda Hall, City Clerk

SEAL

Exhibit C

See Attached Survey

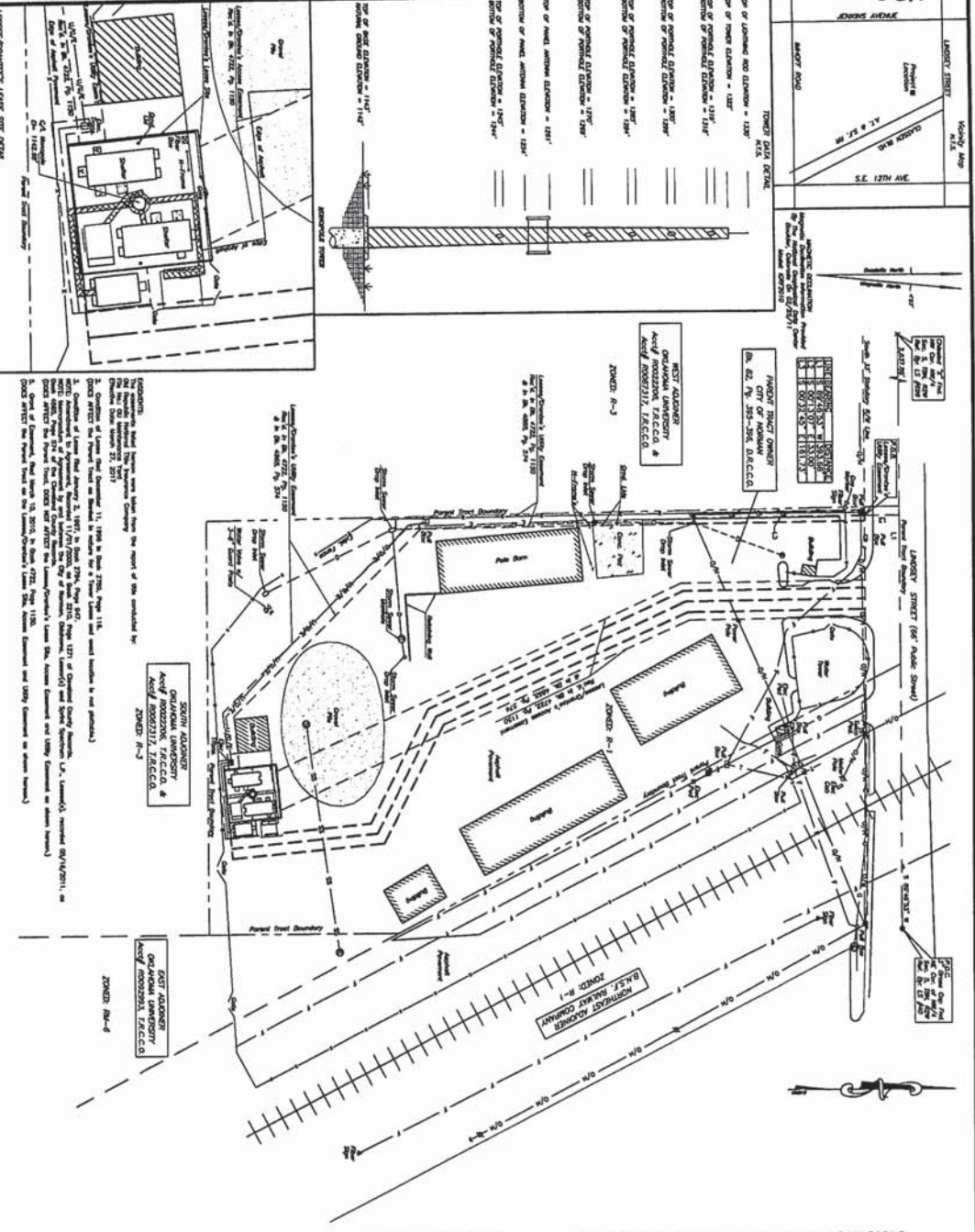
| NO. | REVISION | DATE BY | DATE SIGNED | DATE PLOTTED |
|-----|----------------------------------|----------|-------------|--------------|
| 1. | FINAL DRAWING FOR CONSTRUCTION | 11/17/17 | | 11/17/17 |
| 2. | REVISED DRAWING FOR CONSTRUCTION | 11/17/17 | | 11/17/17 |
| 3. | REVISED DRAWING FOR CONSTRUCTION | 11/17/17 | | 11/17/17 |
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| 5. | REVISED DRAWING FOR CONSTRUCTION | 11/17/17 | | 11/17/17 |



SURVEY OF A UTILITY EASEMENT LYING IN A PART OF THE NW/4 OF THE NW/4 OF SECTION 5, T8N, R2W OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA

PROPERTY DESCRIPTION PER PERMANENTLY RECORDED DEED.

UTILITY EASEMENT SURVEY OF:
OU MAINTENANCE YARD OK
 PREPARED FOR:
VERIZON WIRELESS
 ONE ALLIED DRIVE, LITTLE ROCK, AR 72202

DRAWING NO. SV-1

SHEET 1 OF 1

DATE: 11/17/17
BY: [Signature]
FOR: [Signature]

NOTICE TO CONTRACTORS:

- The location of all utility easements shown on this plan is based on the information provided by the utility companies.
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VERIZON WIRELESS

Exhibit D

Parent Tract Description:

A tract of land described as follows: The East Sixty-six (66) feet of the West Half (W/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of Section Five (5), of Township Eight North (8N), Range Two West (2W), Cleveland County, Oklahoma, containing one acre, more or less. (WARRANTY DEED RECORDED IN BOOK 82, PAGE 395, RECORDS OF THE COUNTY CLERK, CLEVELAND COUNTY, OKLAHOMA)

AND

All that part of the East One-half (E 1/2) of the Northeast Quarter (NE/4) of Lot Three (3), Section Five (5), Township Eight North, Range Two West of the I. M., lying West of the A.T. & S.F. Right-of-way. (WARRANTY DEED RECORDED IN BOOK 82, PAGE 396, RECORDS OF THE COUNTY CLERK, CLEVELAND COUNTY, OKLAHOMA)

Existing Lease Site Description:

A tract of land lying in and being a part of the NE/4 of the NW/4 of Section 5, Township 8 North, Range 2 West of the Indian Meridian as described in Book 82, Page 395 and 396, Records of County Clerk, Cleveland County, Oklahoma; said tract being more particularly described as follows:

Commencing at a Brass Cap Monument found for the Northeast corner of said NW/4; Thence S 89°46'53" W on the North line of said NW/4, a distance of 112.96 feet to a point on said North line; Thence S 00°13'07" E perpendicular to said North line, a distance of 590.49 feet to a Mag Nail set for the Northeast corner, said corner being the Point of Beginning; Thence S 05°33'44" E a distance of 50.00 feet to a Mag Nail set for the Southeast corner; Thence S 84°26'16" W a distance of 50.00 feet to a Mag Nail set for the Southwest corner; Thence N 05°33'44" W a distance of 50.00 feet to a Mag Nail set for the Northwest corner; Thence N 84°26'16" E a distance of 50.00 feet to the Point of Beginning. Containing 2,500.00 square feet or 0.057 acres more or less.

Existing Access Easement Description:

A 35.00 foot wide easement for ingress, egress purposes crossing a part of the NE/4 of the NW/4 of Section 5, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma as described in Volume 82, Page 395 and 396, Deed Records of Cleveland County, Oklahoma. Said 35.00 foot wide easement being 17.50 feet on each side of the following described centerline:

Commencing at a Mag Nail set for the Northeast Corner of the above described 0.057 acre lease site; Thence S 84°26'16" W on the North line of said 0.057 acre lease site, a distance of 25.00 feet to a point, said point being the Point of Beginning; Thence N 24°36'29" W a distance of 427.07 feet to a point; Thence N 00°40'13" W a distance of 170.86 feet to a point of termination on the South right of way line of Lindsey Street, a public road. Side lines of said 35.00 foot wide easement to be shortened or extended such as to begin on the North line of said 0.057 acre Lessee's lease site and terminate on the South right of way line of Lindsey Street, a public road to the North.

Existing Utility Easement Description:

A tract of land lying in and being a part of the NE/4 of the NW/4 of Section 5, Township 8 North, Range 2 West of the Indian Meridian as described in Book 82, Page 395 and 396, Records of County Clerk, Cleveland County, Oklahoma; said tract being more particularly described as follows:

Commencing at a Brass Cap Monument found for the Northeast corner of said NW/4; Thence S 89°46'53" W on the North line of said NW/4, a distance of 387.76 feet to a point on said North line; Thence S 00°13'07" E perpendicular to said North line, a distance of 194.70 feet to the Point of Beginning; Thence S 00°32'45" E a distance of 260.87 feet to a point; Thence S 44°58'10" E a distance of 253.01 feet to a point; Thence N 84°04'35" E a distance of 48.95 feet to a point on the West line of the above described 0.057 acre Lease Site; Thence S 05°33'44" E on said West line of 0.057 acre Lease Site, a distance of 10.00 feet to a point on said West line; Thence S 84°04'35" W a distance of 53.65 feet to a point; Thence N 44°58'10" W a distance of 247.57 feet to a point; Thence S 00°32'45" E a distance of 9.53 feet to a point; Thence S 89°27'15" W a distance of 10.00 feet to a point; Thence N 00°32'45" W a distance of 284.69 feet to a point; Thence N 89°27'15" E a distance of 10.00 feet to the Point of Beginning, containing 5,862.72 square feet or 0.135 acres, more or less.

Proposed Utility Easement Description:

LESSEE/GRANTEE'S PROPOSED UTILITY EASEMENT DESCRIPTION

A 10.00 foot wide easement for utility purposes crossing a part of the NW/4 of Section 5, Township 8 North, Range 2 West of the Indian Meridian as described in Book 82, Page 395 and 396, Deed Records of Cleveland County, Oklahoma; Said easement being 5.00 feet on each side of the following described centerline:

Commencing at a 3" Brass Cap found for the Northeast corner of said NW/4; Thence S 89°46'53" W on the North line of said NW/4, a distance of 393.68 feet to a point; Thence S 00°13'07" E perpendicular to said North line, a distance of 33.00 feet to a point on the South Public Statutory Right of Way line, said point being the Point of Beginning; Thence S 00°32'45" E a distance of 161.73 feet to the point of termination. Side lines of said easement to be shortened or extended such as to begin on the South Public Statutory Right of Way line and terminate on the North edge of an existing 10.00 foot wide utility easement as recorded in Book 4722, Page 1150.

I, Virgil C. Vaughn, a Registered Professional Land Surveyor licensed under the laws of the State of Oklahoma, hereby certify that this survey (i) was made on the ground on January 11, 2017 for Alltel Communications, LLC d/b/a Verizon Wireless, the City of Norman and Baker Donelson, Bearman, Caldwell & Berkowitz, PC, (ii) correctly shows the subject property and the location of easements, ROW and set back lines thereon that are visible or reflected on Report of Order Number 24825243 with an issue date of July 13, 2017, (iii) reflects the conditions found at the time of survey, (iv) except as shown hereon, reflects no encroachments or overlapping of improvements, and (v) that this survey meets the minimum standards of accuracy as set by the State Board of Registration of Land Surveyors.