

E-1415-74
GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, **HERITAGE FINE HOMES INVESTMENTS, LLC**, an Oklahoma limited liability company, and **WP LAND, LLC**, an Oklahoma limited liability company, 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, 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 following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, to wit:

A strip of land being 20 foot in width and lying in the Northeast Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, as described and shown in Exhibit "A", attached hereto and hereby made a part of this easement.

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 utility(ies) and/or roadway(s) as indicated below:

Sanitary Sewer, Water Line, Electrical Lines, and Other Franchise Utilities

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

SIGNED and delivered this 11th day of February, 2015.

HERITAGE FINE HOMES INVESTMENTS, LLC,
an Oklahoma limited liability company

By: [Signature]
Name: Don Cervi
Title: Manager

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of February, 2015, personally appeared Don Cervi, the Manager of Heritage Fine Homes Investments, LLC, an Oklahoma limited liability company, 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: _____

[Signature]
Notary Public

WP LAND, LLC, an Oklahoma limited liability company

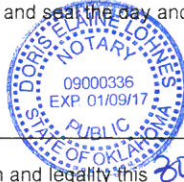
By: [Signature]
Name: Anthony Mirzaie
Title: Manager

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 11th day of February, 2015, personally appeared Anthony Mirzaie, the Manager of WP Land, LLC, an Oklahoma limited liability company, 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: _____

[Signature]
Notary Public

Approved as to form and legality this 30th day of April, 2015.

[Signature]
City Attorney

Approved and accepted by the Council of the City of Norman, this _____ day of _____, 2015.

Mayor

ATTEST:

City Clerk

SEAL:

EXHIBIT "A"
(SHEET 1 OF 2)
20 FOOT UTILITY EASEMENT

A strip of land lying in the Northeast Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the northeast corner of said Northeast Quarter;

THENCE South 00°00'48" East, along the east line of said Northeast Quarter, a distance of 735.58 feet;

THENCE South 89°07'12" West, parallel with the north line of said Northeast Quarter, a distance of 1579.56 feet to the POINT OF BEGINNING;

THENCE continuing South 89°07'12" West a distance of 22.03 feet to a point on the east right of way line of U.S. Highway No. 77 as described in AGREED JOURNAL ENTRY recorded in Book 2029, Page 449;

THENCE North 25°41'50" West, along said east right of way line, a distance of 1.11 feet;

THENCE North 27°36'23" West, along said east right of way line, a distance of 194.84 feet;

THENCE North 64°48'11" East a distance of 20.00 feet;

THENCE South 27°36'23" East, parallel with said east right of way line, a distance of 194.33 feet;

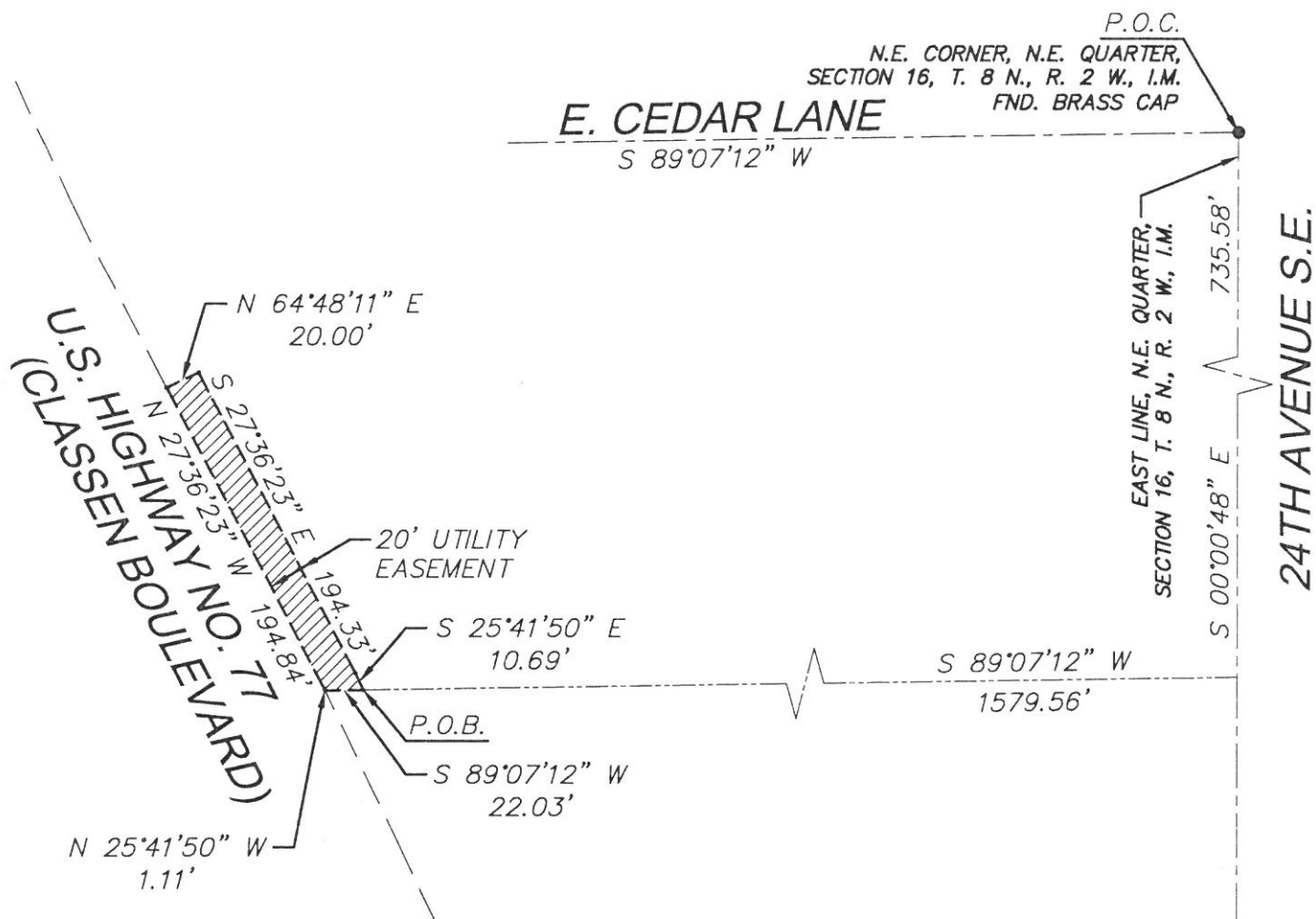
THENCE South 25°41'50" East, parallel to said east right of way line, a distance of 10.69 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 4,010 square feet or 0.0921 acres, more or less.

The Oklahoma State Plane Coordinate System (South Zone-NAD83) using a bearing of South 00°00'48" East as the east line of the Northeast Quarter of Section 16, Township 8 North, Range 2 West of the Indian Meridian was used as the basis of bearings for this legal description.

EXHIBIT "A"
(SHEET 2 OF 2)

LEGAL DESCRIPTION FOR NEW UTILITY EASEMENT
NORMAN, CLEVELAND COUNTY, OKLAHOMA
FEBRUARY 10, 2015



SCALE: NTS

