

GRANT OF EASEMENT

E-1718-62

KNOW ALL MEN BY THESE PRESENTS:

THAT Sooner Fashion Mall L.L.C., a Delaware limited liability company ("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, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation ("Grantee"), a non-exclusive public utility easement and right-of-way over, across, and under the following described real estate situated in the City of Norman, Cleveland County, Oklahoma, to wit:

A tract of land being a part of Lot 1 of the Amended Final Plat of Sooner Fashion Mall Addition in the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Nine (9) North, Range Three (3) West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner said Lot 1, also being the Southeast corner of Lot 8B of the Replat of Lot 8, Block 1 of River Oaks Addition Section 4; thence along the West right-of-way line of North Interstate Drive being a curve to the right having a radius of 445.96 feet, a delta angle of 06 Degrees 13 Minutes 01 Seconds, a chord bearing of South 41 Degrees 35 Minutes 52 Seconds West, an arc length of 48.39 feet; thence continuing along said West right-of-way line South 44 Degrees 42 Minutes 23 Seconds West, a distance of 256.47 feet; thence leaving said West right-of-way line North 45 Degrees 17 Minutes 37 Seconds West, a distance of 48.00 feet; thence South 89 Degrees 16 Minutes 27 Seconds West, a distance of 195.47 feet to the east line of a platted utility easement as shown on the Amended Final Plat of Sooner Fashion Mall Addition; thence along said east line South 12 Degrees 54 Minutes 34 Seconds West, a distance of 28.14 feet to the POINT OF BEGINNING; thence leaving said east line South 56 Degrees 34 Minutes 59 Seconds East, a distance of 16.06 feet; thence South 33 Degrees 25 Minutes 09 Seconds West, a distance of 25.00 feet; thence North 56 Degrees 34 Minutes 59 Seconds West, a distance of 6.71 feet to the east line of said platted easement; thence along said east line North 12 Degrees 54 Minutes 34 Seconds East, a distance of 26.69 feet to the POINT OF BEGINNING. Said tract contains 0.007 acres or 284.6 square feet of land, more or less.

Basis of Bearings:

Grid North Based on NAD 83 Oklahoma
State Plane Coordinate System South Zone

The "Easement Area" is shown on the attached *Exhibit A*.

Description prepared by Nicholas S. Schrader, PLS #1898

Basis of Bearings is Grid North (NAD 83 OK State Plane - South Zone)

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 as indicated below:

Water Line and Water Vault

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

Grantee agrees, by the acceptance of this easement, that all Grantee's facilities shall be constructed underground (other than appurtenances relating to the vault within the Easement Area that are constructed at or above grade) at Grantee's sole expense, and that as long as and to the extent that the Water Line together with all appurtenances, located on said Easement Area pursuant to this Grant of Easement are used to provide water service, the Grantee will repair, replace, maintain and remove such facilities at its own expense (except as otherwise provided herein) and in connection with any repair, replacement, maintenance or removal of said system, the Grantee shall promptly restore Grantor's property to substantially the same condition as existed prior to such repair, replacement, maintenance or removal.

Nothing herein to the contrary shall prevent Grantor, at its own expense, from occupying, filling, landscaping, (with the exception of trees) sloping and/or grading the Easement Area and constructing parking areas, traffic circulation, curbs, sidewalks, signs, drainage lines, shade structures, bus stops and/or shelters and other improvements thereon (with the exception of buildings), or otherwise improving or using the area within or without the Easement Area, provided that nothing shall be constructed or placed upon the Easement Area which would materially impair access to the Easement Area. However, should Grantor place signs, drainage lines, shade structure, bus stops or shelters" over any portion of these easement, the cost of replacing any such items, should the City require removal in order to access the Easement Area, shall be born solely by Grantor.

The terms hereof shall be binding upon, and inure to the benefit of the successors and assigns of the parties hereto and shall run with the land.

SIGNED and delivered this 18th day of June, 2018.

Sooner Fashion Mall L.L.C.

By: 
Authorized Signatory

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF ILLINOIS, COUNTY OF COOK, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 18th day of June, 2018, personally appeared Gregory R. Lynch, to me known to be the identical person who executed the foregoing grant of easement and acknowledged to me that he/she executed the same in his/her capacity of Authorized Signatory of Sooner Fashion Mall L.L.C. as free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

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

Notary Public

[Handwritten signature of Notary Public]

My Commission Expires: 10-17-2020



Approved as to form and legality this 21 day of June, 2018.

[Handwritten signature of City Attorney]
City Attorney

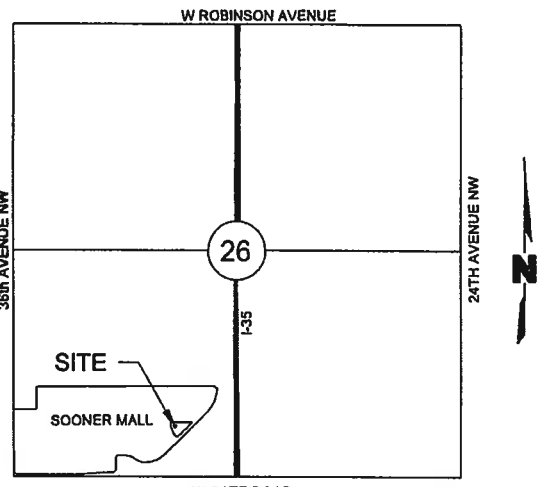
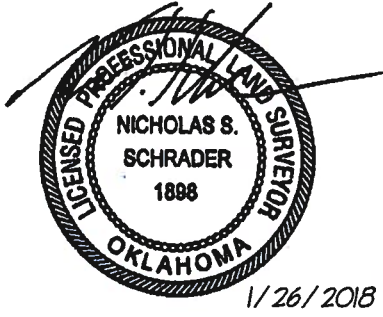
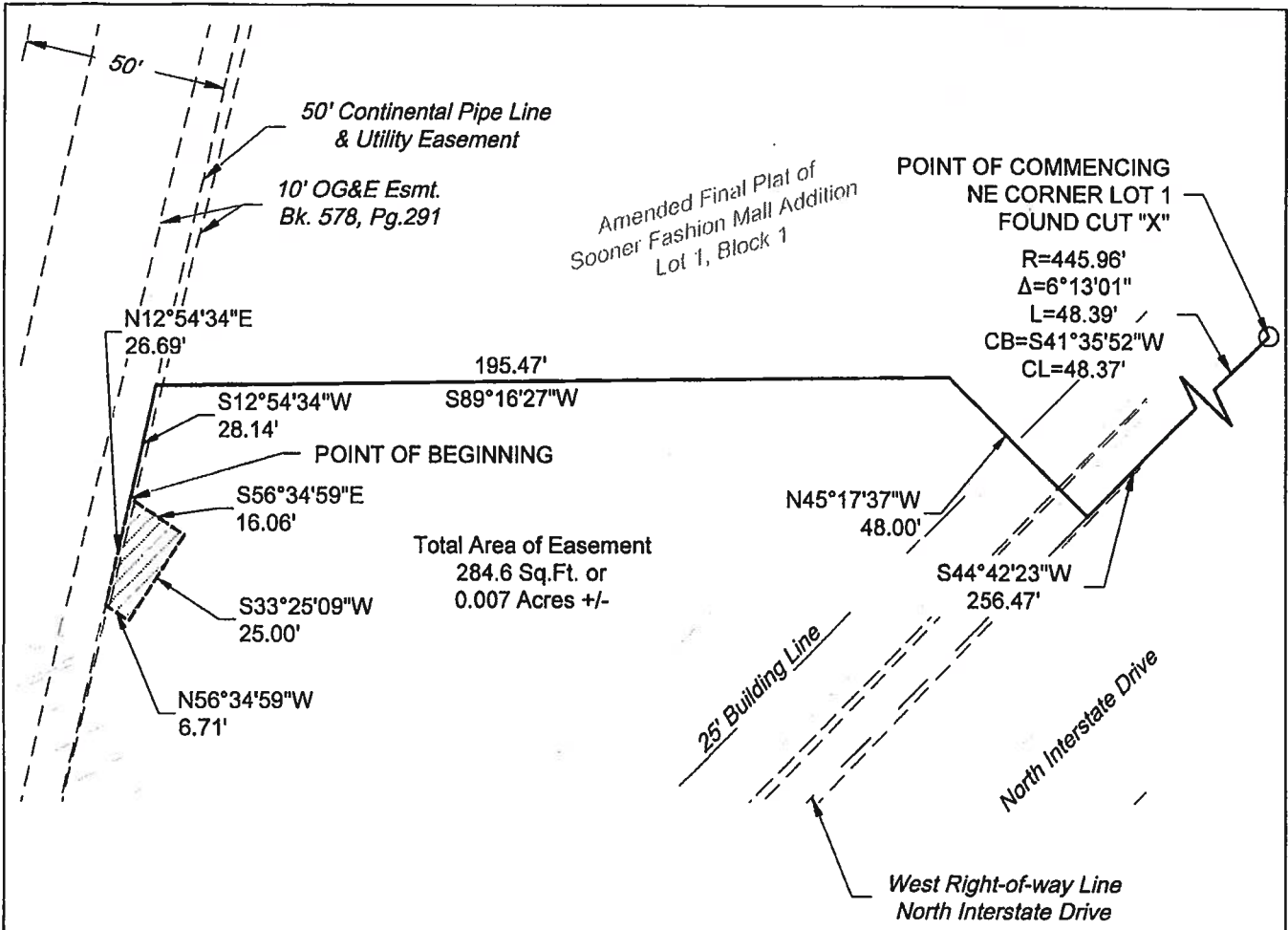
Approved and accepted by the Council of the City of Norman, this ____ day of _____, 2018.

Mayor

ATTEST:

City Clerk

SEAL:



LOCATION MAP
SCALE: 1"=2000'

Basis of Bearings:
Grid North Based on NAD 83 Oklahoma State Plane Coordinate System South Zone

This sketch is not a boundary survey. It is intended to show the configuration of a proposed easement. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.

PROJECT NO:	016-3475
DRAWN BY:	NSS
DATE:	01/26/2018

UTILITY EASEMENT

MOLSSON ASSOCIATES
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EXHIBIT
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