

PUBLIC SEWER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

E-1617-22

THAT, OMNI Holdings, LLC (the "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 unto the City of Norman, a municipal corporation, ("the "Grantee"), a Public Water Line Easement and right-of-way over, across, and under the following described real estate and premises situated at 301 and 303 Willow Branch, City of Norman, Cleveland County, Oklahoma, to wit:

A SANITARY SEWER EASEMENT SITUATED IN LOT THREE (3), BLOCK FIFTEEN (15) OF QUAILBROOK ADDITION III, A PART OF THE SE1/4 OF SECTION 27, T9N, R3W OF THE I.M., NORMAN, OKLAHOMA, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST (N 89°47'39" W) ALONG THE NORTH BOUNDARY OF SAID LOT 3 A DISTANCE OF 20.00 FEET, THENCE SOUTH (S 00°14'39" E) PARALLEL WITH THE EAST BOUNDARY OF SAID LOT 3 A DISTANCE OF 6.89 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST BOUNDARY OF AN EXISTING 20 FOOT UTILITY EASEMENT, THENCE CONTINUING SOUTH (S 00°14'39" E) A DISTANCE OF 3.11 FEET, THENCE SOUTHWESTERLY (S 31°00'28" W) A DISTANCE OF 19.69 FEET, THENCE SOUTHWESTERLY (S 53°23'17" W) A DISTANCE OF 20.97 FEET, THENCE SOUTHWESTERLY (S 31°12'49" W) A DISTANCE OF 37.88 FEET, THENCE SOUTH (S 00°14'39" E) A DISTANCE OF 15.65 FEET TO A POINT ON AN EXISTING UTILITY EASEMENT, THENCE SOUTHWESTERLY (S 31°00'28" W) ALONG SAID UTILITY EASEMENT A DISTANCE OF 19.28 FEET, THENCE NORTH (N 00°14'39" W) A DISTANCE OF 34.94 FEET, THENCE NORTHEASTERLY (N 31°12'49" E) A DISTANCE OF 42.65 FEET, THENCE NORTHEASTERLY (N 53°23'17" E) A DISTANCE OF 42.98 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.02 ACRES.

(the "Easement Area") 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 sewer line as shown in attached Exhibit.

Grantee shall provide as much written advance notice as reasonably possible before commencing any work in the Easement Area. Grantee hereby agrees to repair any damage to the Easement Area and Grantor's adjacent property resulting from or in connection with the exercise of Grantee's rights under this Easement and Grantor for the initial installation and all other work thereafter, including, but not limited to, re-grading and re-seeding. Grantee shall indemnify, defend and hold harmless Grantor from and against any and all costs, expenses, liabilities or damages (including, without limitation, reasonable attorneys' fees and costs of enforcement of the foregoing indemnity, whether arising in any underlying action or in the enforcement of this right of indemnification) arising out of: (i) any injury to any person or the Easement Area and Grantor's adjacent property directly resulting from Grantee's exercise of any of its rights under this Easement; and (ii) any liens filed against the Easement Area adjacent property or claims or demands made against Grantor or the Easement Area for work performed by or on the behalf of Grantee.

SIGNED and delivered this 30th day of December, 2016.

OMNI Holdings, LLC
BY: [Signature]

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 30th day of December, 2016, personally appeared Joe Sherga 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: [Notary Seal: ROBIN MAYERHOEFER, Notary Public, State of Oklahoma, Commission # 09001490 Expires 02/23/17] [Signature: Rob Mayer]

Commission No.:

Approved as to form and legality this ___ day of ___, 20__.

City Attorney

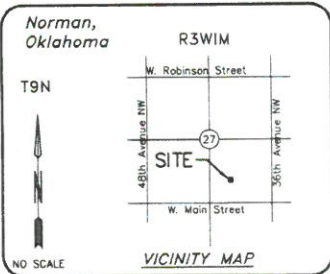
Approved and accepted by the Council of the City of Norman, this ___ day of ___, 20__.

Mayor

ATTEST:

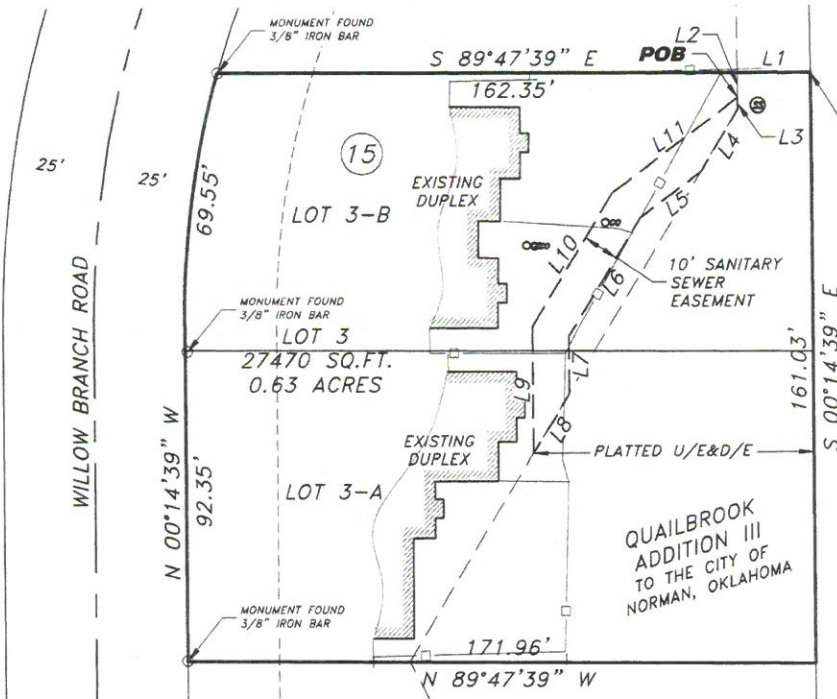
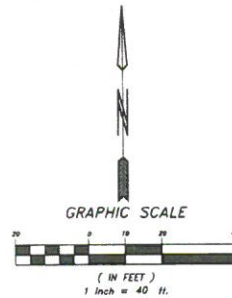
City Clerk

SEAL:



EXHIBIT

SANITARY SEWER EASEMENT LOT 3, BLOCK 15 QUAILBROOK ADDITION III TO NORMAN, OKLAHOMA



POB
THE NORTHEAST CORNER
OF LOT 3, BLOCK 15 OF
QUAILBROOK ADDITION III

Line Table		
Line #	Length	Direction
L1	20.00'	N 89°47'39" W
L2	6.89'	S 00°14'39" E
L3	3.11'	S 00°14'39" E
L4	19.69'	S 31°00'28" W
L5	20.97'	S 53°23'17" W
L6	37.88'	S 31°12'49" W
L7	15.65'	S 00°14'39" E
L8	19.28'	S 31°00'28" W
L9	34.94'	N 00°14'39" W
L10	42.65'	N 31°12'49" E
L11	42.98'	N 53°23'17" E

LEGAL DESCRIPTION

A SANITARY SEWER EASEMENT SITUATED IN LOT THREE (3), BLOCK FIFTEEN (15) OF QUAILBROOK ADDITION III, A PART OF THE SE1/4 OF SECTION 27, T9N, R3W OF THE I.M., NORMAN, OKLAHOMA, CLEVELAND COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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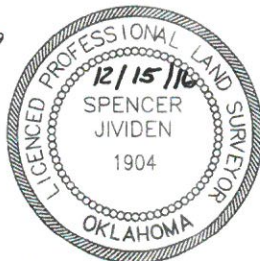
LEGEND

- MONUMENT FOUND
- SUBJECT PROPERTY
- SUBJECT EASEMENT
- EXISTING EASEMENT
- BUILDING LIMIT
- CENTER LINE
- WOODEN FENCE
- SEWER CLEANOUT
- SEWER MANHOLE

TO: OMNI HOLDINGS, LLC
P.O. BOX 892245
OKLAHOMA CITY, OKLAHOMA 73189

DECEMBER 15, 2016

SPENCER JIVIDEN, O.L.S. 1904



OKLAHOMA
ONE-CALL
SYSTEM, INC.
800-522-OKIE (6543)
TULSA (918) 732-OKIE (6543)
OKC (405) 840-5032

<p>VERIFY SCALE</p> <p>0" 1"</p> <p>BAR IS ONE INCH ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.</p>	<p>JIVIDEN AND COMPANY, P.L.L.C. PROFESSIONAL SURVEYING SERVICES 13801 Eastern Avenue Oklahoma City, Oklahoma 73131 C.A. 4151 - Expire June 30, 2017 Office (405) 478-0772 Office (405) 25U-RVEY Fax (405) 478-3272 http://www.jacsurvey.com</p>
<p>DATE DRAWN DECEMBER 9, 2016 (REVISED 12-15-2016)</p> <p>DRAWN BY R. WOODS</p> <p>PROJECT NO. 237-16 - Quail Brook Addition III</p> <p>DWG NAME 237-16_easement.dwg</p> <p>REVISED DATE</p>	<p>Page 1 of 1</p>

NOTE: BEARINGS ARE BASED ON THE FINAL PLAT OF QUAILBROOK ADDITION III
SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO CERTAIN DEGREE OF INACCURACY AND OPINION.