

E-2324-146
GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, Patricia L Cook, Living Trust 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 roadway drainage and utility easement over, across, and under the following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, to wit:

with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating a drainage easement as indicated below:

ROADWAY, DRAINAGE AND UTILITIES

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

SIGNED and delivered this 1 day of May, 2024

BY: Patricia L Cook, Trustee

BY: _____

REPRESENTATIVE ACKNOWLEDGMENT

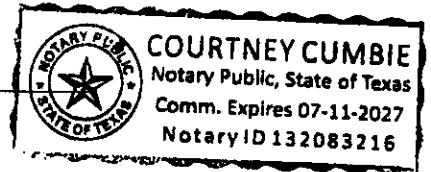
Texas Tarrant

STATE OF ~~OKLAHOMA~~, COUNTY OF ~~CLEVELAND~~, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 1st day of May, 2024 personally appeared Edward Cook, trustee, 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.

[Signature]
Notary Public



My Commission Expires: July 11, 2027

Approved as to form and legality this 9 day of May, 2024

[Signature]
City Attorney

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

Mayor

ATTEST:

City Clerk

SEAL:

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20 _____ personally appeared _____, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that _____ executed the same as _____ 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.

Notary Public

Legal Description

33' Statutory Right of Way Easement & 17' Roadway, Drainage & Utility Easement

August 27, 2023

A tract of land in the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section THIRTEEN (13), Township NINE (9) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northwest Quarter (NW/4) of said Section 13;

THENCE North 89°46'13" East, along the North line of said Northwest Quarter, a distance of 767.56 feet;

THENCE South 00°34'00" East, parallel with the East line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4), a distance of 50.00 feet;

THENCE South 89°46'13" West, parallel with the North line of said Northwest Quarter, a distance of 717.49 feet;

THENCE South 00°38'39" East, parallel with the West line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4), a distance of 1268.75 feet;

THENCE South 89°47'46" West a distance of 50.00 feet to a point on the West line of the Northwest Quarter (NW/4) feet to a point being 94.00 feet East of the East line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4);

THENCE North 00°38'39" West, along the West line of the Northwest Quarter (NW/4), a distance of 1318.72 feet to the POINT OF BEGINNING;

Said tract of land contains an area of 101,813 square feet or 2.3373 acres, more or less.

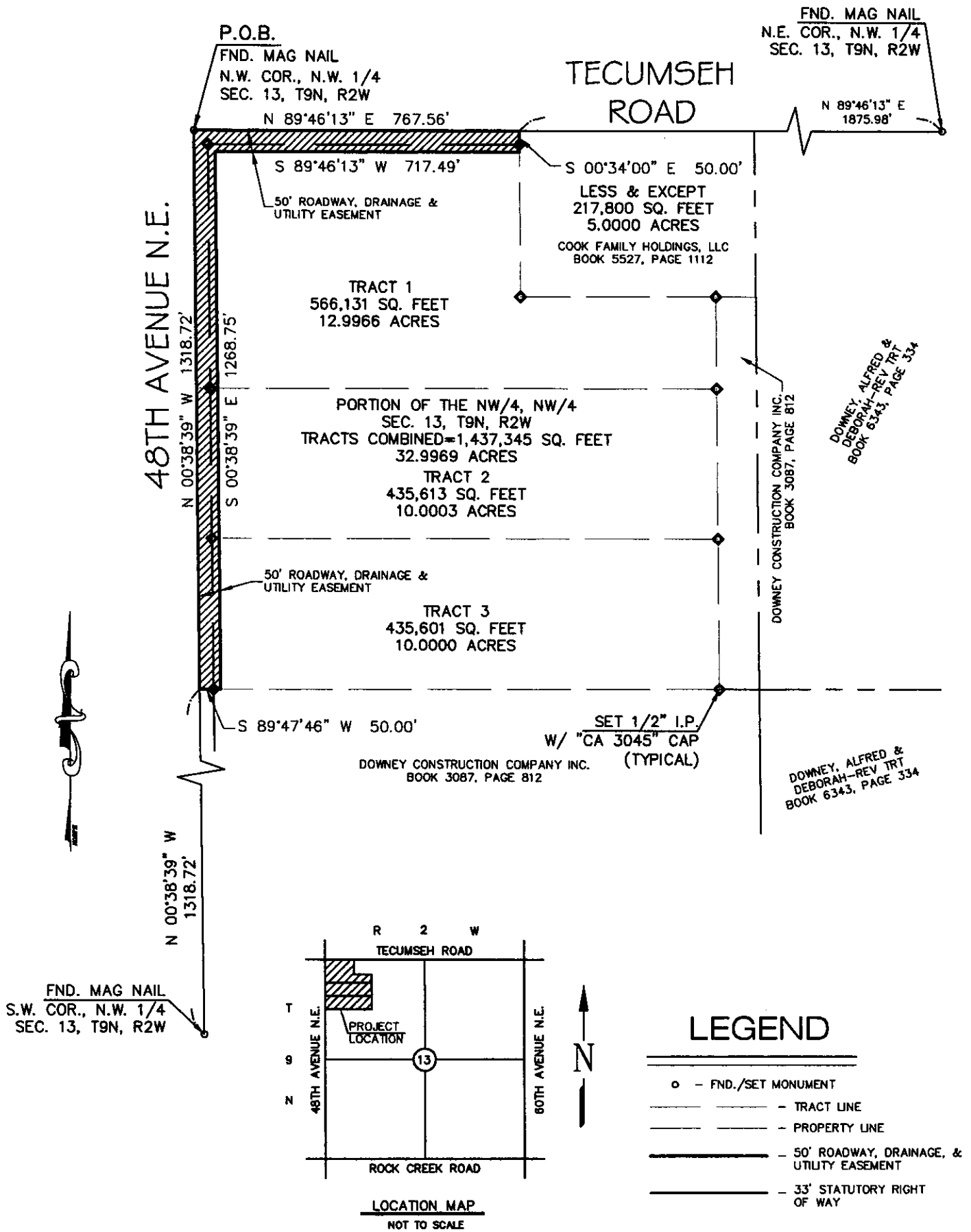
The bearing of North 00°38'39" East as shown on the West line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section 13, T9N, R2W, I.M. was used as the basis of bearing for this survey.

Prepared by:
Mark Deal & Associates, P.C.
Shaun Christopher Axton, PLS 1494

1

Prepared by: Mark Deal and Associates, P.C.

50' ROADWAY, DRAINAGE, & UTILITY EASEMENT



FND. MAG NAIL
N.E. COR., N.W. 1/4
SEC. 13, T9N, R2W

P.O.B.
FND. MAG NAIL
N.W. COR., N.W. 1/4
SEC. 13, T9N, R2W
N 89°46'13" E 767.56'

N 89°46'13" E
1875.98'

S 89°46'13" W 717.49'

S 00°34'00" E 50.00'

N 00°38'39" W 1318.72'
S 00°38'39" E 1268.75'

TRACT 1
566,131 SQ. FEET
12.9966 ACRES

TRACT 2
435,613 SQ. FEET
10.0003 ACRES

TRACT 3
435,601 SQ. FEET
10.0000 ACRES

50' ROADWAY, DRAINAGE & UTILITY EASEMENT

TRACT 3
435,601 SQ. FEET
10.0000 ACRES

S 89°47'46" W 50.00'

SET 1/2" I.P.
W/ "CA 3045" CAP
(TYPICAL)

DOWNEY CONSTRUCTION COMPANY INC.
BOOK 3087, PAGE 812

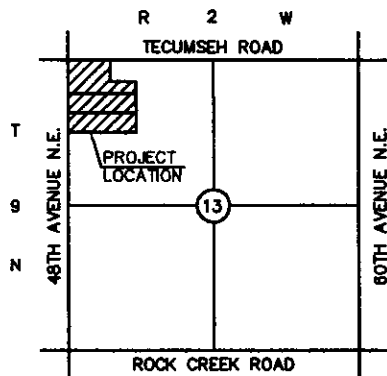
DOWNEY CONSTRUCTION COMPANY INC.
BOOK 3087, PAGE 812

DOWNEY, ALFRED &
DEBORAH-REV TRT
BOOK 6343, PAGE 334

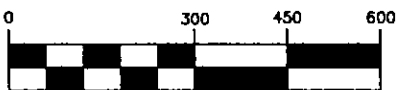
DOWNEY, ALFRED &
DEBORAH-REV TRT
BOOK 6343, PAGE 334

FND. MAG NAIL
S.W. COR., N.W. 1/4
SEC. 13, T9N, R2W

N 00°38'39" W
1318.72'



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

SHEET 5 OF 8

Cook Family Farm Rural Certificate of Survey

P.O. BOX 4578 - Norman, OK 73070
405.881.3325 Phone & Fax - shou@spk.net
Certificate of Authorization No. 3045 - Expires June 30, 2025
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Project No: 3480 Date: 8/27/23 Scale: 1"=300
Drawn By: 4981 Party Chief: 328 Revisions:
DWG File: 3480mp.dwg PG/Data File: 3480jstpointa.txt

Mark Deal and Associates