

Project: Lindsey Street
J/P #: 37984(04)
Parcel #: 43.1

TEMPORARY DRIVEWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT Banana Patch Company LLC, an Oklahoma limited liability company
of Cleveland County, State of Oklahoma, for and in consideration of the sum of one (1) and 00/100----- DOLLARS
(\$ 1.00) and other good, valuable and consideration, has/have this day granted to the City of Norman, Oklahoma a
temporary easement over the following described land, to-wit:

See attached Exhibit "A" – Legal Description

The sole purpose of this easement is to grant to the City of Norman, Oklahoma and the Transportation Commission
the right to enter upon the above described tract of land for the purpose of constructing a driveway entrance to
accommodate said premises to the construction or reconstruction of the roadway adjacent thereto; including the right
to use and remove any and all dirt, rock gravel, sand and other road building materials from the above described
tract of land.

It is a condition of this easement that it shall not be filed for record and that all rights of the City of Norman, Oklahoma
and the State of Oklahoma in the above-described right-of-way shall terminate upon completion of construction of the
project.

Grantor(s) hereby covenant(s) and warrant(s) that at the time of execution of this easement, it is the
owner(s) in fee simple of the above-described tract.

IN WITNESS WHEREOF, the Grantor(s) herein named have hereunto set their hands and seals this the 21st
day of MAY, 2026 .

Banana Patch Company LLC, an Oklahoma limited liability company


Owner: Christine Cooper
Title: Manager

Individual Acknowledgement

State of Oklahoma)
) §
County of _____)

Before me, _____ in and for this State, on this ____ day of _____, _____, personally appeared _____

to me known to be the identical person(s) who executed the within and foregoing instrument, 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.

My Commission expires: _____
Commission No. _____ Notary Public

Individual Acknowledgement

State of Oklahoma)
) §
County of _____)

Before me, _____ in and for this State, on this ____ day of _____, _____, personally appeared _____

to me known to be the identical person(s) who executed the within and foregoing instrument, 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.

My Commission expires: _____
Commission No. _____ Notary Public

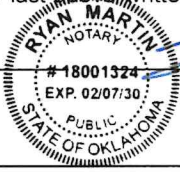
Trust/LLC/Corporation Acknowledgment

State of Oklahoma)
) §
County of CLEVELAND)

Before me, _____ a Notary Public in and for this State, on this 21 day of MAY, 2026, personally appeared Christine Cooper to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and acknowledged to me that she executed the same as her free and voluntary act and deed, and as the free and voluntary act and deed of the LLC for the uses and purposes therein set forth.

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

My Commission expires: 2/7/30
Commission No. 18001324 Notary Public



Trust/LLC/Corporation Acknowledgment

State of Oklahoma)
) §
County of _____)

Before me, _____ in and for this State, on this ____ day of _____, _____, personally appeared _____ to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____, and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed, and as the free and voluntary act and deed of the _____ for the uses and purposes therein set forth.

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

My Commission expires: _____
Commission No. _____ Notary Public

STATE OF OKLAHOMA)

) ss.

COUNTY OF CLEVELAND)

NOW, on this _____, the City Council of the City of Norman, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during regular session, does hereby approve and accept from the named Grantor this delivered easement and directs the Mayor and Clerk of said City of Norman to indicate the same by their signatures and seal of the City of Norman, State of Oklahoma.

CITY OF NORMAN, OKLAHOMA

Mayor

(SEAL)

ATTEST:

CITY CLERK

Approved as to form and legality this _____ day of _____, 20____.

CITY ATTORNEY

Project: 37984(04)
County: Cleveland
Parcel No.: 43.1
02/25/2026

EXHIBIT "A"

A strip, piece or parcel of land lying in the SW¼ of Section 31, Township 9 North, Range 2 West, I.M., in Cleveland County, Oklahoma, being more particularly described as follows:

Commencing at a point on the North 40' ROW line of Lindsey St. and the Southeast corner of Lot 9, Block 2 of Replat of Lots 1-13 of Block 12, Pickard Acres, thence S 89°52'44" W, a distance of 10.80 feet to the POINT OF BEGINNING, thence S 89°52'44" W, a distance of 24.00 feet, thence N 00°07'16" W, a distance of 5.00 feet, thence N 89°52'44" E, a distance of 24.00 feet, thence S 00°07'16" E, a distance of 5.00 feet to the POINT OF BEGINNING.

Containing 0.003 acres, more or less.


David E. Woody II PLS #1890



02/25/2026
Date



PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION
Phone 405.366.5452
Fax 405.366.5418

CITY: Norman Project: 37984(04) PROJECT: Lindsey Street Special Corridor Project – Pickard Avenue to Elm Avenue
PARCEL(S) 43.1

PROPERTY LOCATION: Section 31, Township 9N, Range 2W, Cleveland County

BUYER: City of Norman, Oklahoma

SELLER: PROPERTY OWNER(S), NAME AND ADDRESS:

Banana Patch Company LLC
PO Box 721677
Norman, OK 73070

ASSIGNMENT: N/A – TDE Only

MORTGAGES AND LIENS: N/A – TDE Only

IMPROVEMENTS: None

DAMAGES: None

PROPERTY OWNER(S)/SELLER(S) WILL EXECUTE AND SUBMIT TO THE BUYER, THE FOLLOWING DOCUMENTS:

Temporary Driveway Easement	for Parcel <u>43.1</u>	for <u>120</u>	<u>Sq Ft</u>
	for Parcel <u> </u>	for <u> </u>	<u>Sq Ft</u>
	for Parcel <u> </u>	for <u> </u>	<u>Sq Ft</u>
	for Parcel <u> </u>	for <u> </u>	<u>Sq Ft</u>
	for Parcel <u> </u>	for <u> </u>	<u>Sq Ft</u>

ACQUISITION AMOUNT FOR LAND, IMPROVEMENTS AND DAMAGES: \$0.00 – TDE Only

BUYER AND SELLER AGREE:

Temporary Driveway Easement Only

UPON RECEIPT OF SIGNED DOCUMENTS, BUYER, WILL PREPARE THE FOLLOWING:

Check in the amount of N/A – TDE Only to _____

Check in the amount of _____ to _____

Check in the amount of _____ to _____

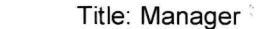
Check in the amount of _____ to _____

Banana Patch Company LLC, an Oklahoma limited liability company


Name: Christine Cooper
Title: Manager

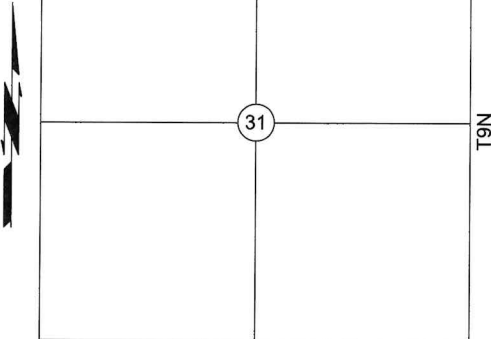
5/21/26
DATE

Title: Manager



FOR ACQUISITION AGENT
Rosie Salazar, contracted by the City of Norman

5/21/26
DATE



JOB: 37984 PIECE: (05)

PARCEL NO. 43.1

COUNTY: CLEVELAND

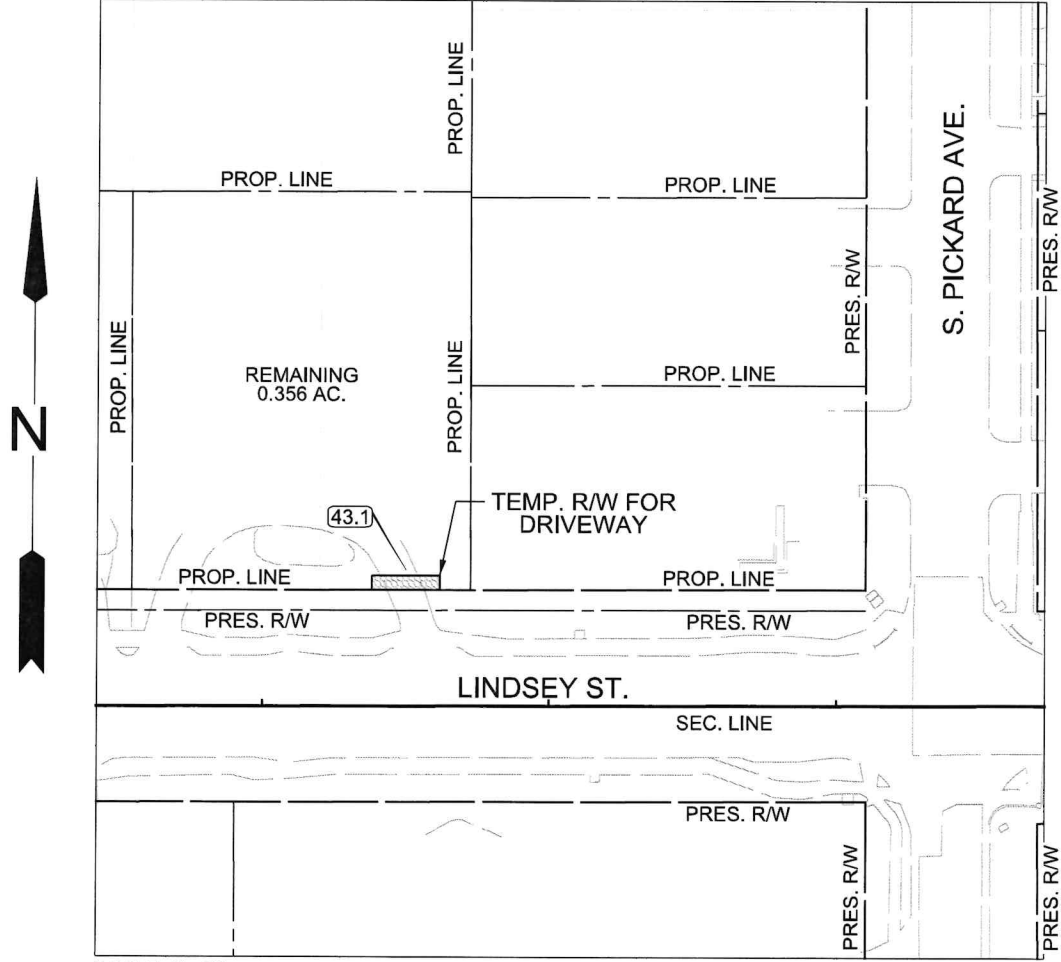
PROJECT: STP-214B (172) AG

TOTAL PROPERTY LEGAL DESCRIPTION _____

SEC. 31 T9N R2W

SCALE 1"= _____

BEFORE GROSS _____	16,293.75 SF	0.374 ACRES
EXISTING R/W _____	SF	ACRES
PERMANENT R/W _____	SF	ACRES
REM IN QTR _____	16,173.75 SF	0.371 ACRES
PERPETUAL EASEMENT ()	SF	ACRES
TEMP R/W (43.1)	120.00 SF	0.003 ACRES
TEMP R/W ()	SF	ACRES
TEMP R/W ()	SF	ACRES
TEMP R/W ()	SF	ACRES



SCALE 1"= 50'

APPRAISAL FORM 104 (REV. 02-17)