

Project: Franklin Road Bridge
Job #: K-2324-153
Parcel #: 2

Permanent Roadway EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Franklin Road Farms, LLC, an Oklahoma limited liability company
of Cleveland County, State of Oklahoma, hereinafter called the Grantors (whether one or more),
for and in consideration of the sum of ten and 00/100 dollars ----- (\$ 10.00) and other good,
valuable and sufficient considerations, do hereby grant, bargain, sell, convey and dedicate unto the City of Norman,
Oklahoma hereinafter called the Grantee, a perpetual easement over, under, and across the following described lots
or parcels of land, to-wit:

See Attachment “A” – Legal Description

See Attachment “B” – Map

For the same considerations, hereinafter recited, this easement is granted for the purpose of enabling said Grantee, its officers, agents, contractors, and employees, now or at any time in perpetuity and at its discretion, to go upon, construct, build, maintain, and regulate a public roadway of facilities necessary and incidental thereto, including the airspace above and removal of any and all dirt, rock, gravel, sand and other road building materials, reserving and excepting unto said Grantors the mineral rights therein provided, however, that any explorations or development of said reserved mineral rights shall not directly or indirectly interfere with the use of said land for the purposes herein granted; and reserving unto said Grantors the right of ingress and egress to said public highway from the remaining lands of the Grantors.

To have and to hold said above described premises unto the said City of Norman, Oklahoma free, clear and discharged from any and all claims of damages or injury that may be sustained directly or indirectly to the remaining lands of the Grantors by reason of the construction and maintenance of a public roadway and all roadway excavations, embankments, structures, bridges, drains, sight distance of safety areas and other facilities that may now or hereafter be, in the discretion of the grantee, necessary for the construction and maintenance of a public roadway and incidental facilities over, across or along the above described tract of land; the supervision and control of said public roadway to be in such municipality, county or other agency of the State of Oklahoma as has or may have jurisdiction thereof by the laws of the State of Oklahoma; and said Grantee, its officers, agents, contractors and employees are hereby granted free access to said property for the purpose of entering upon, constructing, maintaining or regulating the use of said public roadway and incidental facilities.

Said Grantors hereby covenant and warrant that at the time of delivery of these presents they are the owners in fee simple of the above-described premises and that same are free and clear of all liens and claims whatsoever, except None.

The undersigned Grantors hereby designate and appoint itself
as agent to execute the claim and receive the compensation herein named.

IN WITNESS WHEREOF, the Grantors herein named have hereunto set their hands and seals this the 7
day of October, 2026.

Franklin Road Farms LLC


Name: Janet Bradford

Title: Manager

Individual Acknowledgement

State of _____)
County of _____) \$
Before me, _____, personally appeared _____ in and for this State, on this _____ day of _____
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 _____)
County of _____) \$
Before me, _____, personally appeared _____ in and for this State, on this _____ day of _____
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 October, 2026, personally appeared _____ in and for this State, on this 7 day of _____ 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: 4-9-30
Commission No. 18003563 Notary Public

Trust/LLC/Corporation Acknowledgment

State of _____)
County of _____) \$
Before me, _____, personally appeared _____ in and for this State, on this _____ day of _____ 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 26 day of October, 20 26.


CITY ATTORNEY

PROJECT NO. K-2324-153
PARCEL 2
ATTACHMENT "A"
REVISED 09/17/2025

ATTACHMENT "A"

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THREE (3), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4), THENCE S 89°33'06" W ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 377.24 FEET; THENCE N 0°26'54" W A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH STATUTORY RIGHT-OF-WAY LINE OF E FRANKLIN RD, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE N 80°59'10" W A DISTANCE OF 152.07 FEET;

THENCE S 89°33'06" W ON A LINE PARALLEL TO AND 25.00 FEET NORTH OF THE NORTH STATUTORY RIGHT-OF-WAY LINE OF E FRANKLIN RD A DISTANCE OF 750.00 FEET;

THENCE S 80°05'21" W A DISTANCE OF 152.07 FEET TO A POINT ON SAID NORTH STATUTORY RIGHT-OF-WAY LINE;

THENCE N 89°33'06" E ON SAID NORTH STATUTORY RIGHT-OF-WAY LINE A DISTANCE OF 1,050.00 FEET BACK TO THE **POINT OF BEGINNING**, CONTAINING 22,500.04 SQUARE FEET OR 0.52 ACRES OF LAND, MORE OR LESS.

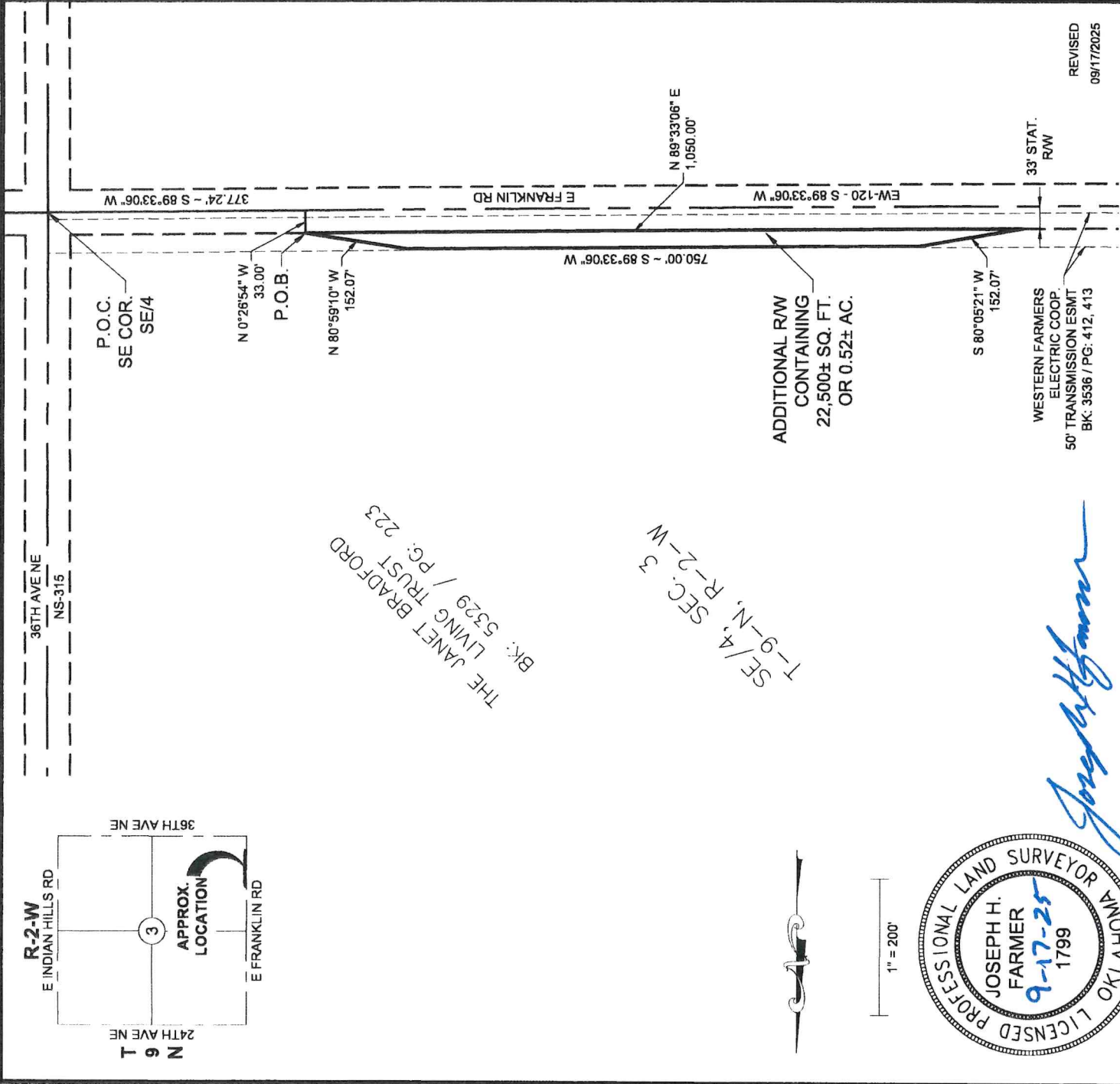
BASIS OF BEARINGS:

GRID NORTH BASED ON NAD 83 OKLAHOMA
STATE PLANE COORDINATE SYSTEM SOUTH ZONE

THIS DESCRIPTION WAS PREPARED BY:

JOSEPH H. FARMER, PLS #1799
FRONTIER LAND SURVEYING, CA #7232

E-2627-38



BASIS OF BEARINGS:

GRID NORTH BASED ON NAD 83 OKLAHOMA
STATE PLANE COORDINATE SYSTEM SOUTH ZONE

THIS DESCRIPTION WAS PREPARED BY:

JOSEPH H. FARMER, PLS #1799
FRONTIER LAND SURVEYING, CA #7232

THIS REVISION SUPERSEDES
ANY PREVIOUS REVISIONS

THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF
TEMPORARY RIGHT-OF-WAY. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT
MEET THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

LEGEND	
PARCEL	---
EXISTING RIGHT-OF-WAY	---
PROPERTY LINE	---
SECTION LINE	---
QUARTER SECTION LINE	---

PROJECT NO.	24-0050
DRAWN BY:	ABB
DATE:	09/17/2025

ATTACHMENT "B"
PROJECT NO. K-2324-153
PARCEL 2

frontier LAND SURVEYING CA #7232	P.O. BOX 7197 EDMOND, OK 73083 405.285.0433	ATTACHMENT B
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E-2627-38



BASIS OF BEARINGS:

GRID NORTH BASED ON NAD 83 OKLAHOMA
STATE PLANE COORDINATE SYSTEM SOUTH ZONE

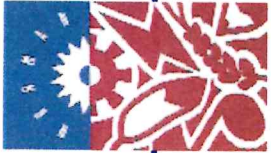
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PROJECT NO.	24-0050	PROJECT NO. K-2324-153		ATTACHMENT	
DRAWN BY:	ABB	PARCEL 2		P.O. BOX 7197 EDMOND, OK 73083	
DATE:	09/17/2025			405.285.0433 CA #7232	



The City of
NORMAN

225 North Webster Ave • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION
Phone 405.366.5452
Fax 405.366.5418

SUMMARY OF ACQUISITION

CITY: Norman Project: K-2324-153 PROJECT: Franklin Road Bridge Replacement Project PARCEL(S) 2

PROPERTY LOCATION: Section 3, Township 9N, Range 2W, Cleveland County

BUYER: City of Norman, Oklahoma

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

Franklin Road Farms, LLC
3001 E Franklin Rd
Norman, OK 73071

ASSIGNMENT: Franklin Road Farms, LLC

MORTGAGES AND LIENS: None

IMPROVEMENTS: None

DAMAGES: Parcel 2 – 0.52 Acres of Permanent Roadway Easement

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

Permanent Roadway Easement for Parcel 2 for 0.52 Acres

ACQUISITION AMOUNT FOR LAND, IMPROVEMENTS AND DAMAGES: \$7,800.00

BUYER AND SELLER AGREE:

Payment includes ANY AND ALL DAMAGES to ACQUIRED land.

The City IS NOT responsible for constructing right-of-way fence.

The guardrail will extend from the project beginning and connect to the new bridge railing on the north side of Franklin Road. At the east end of the bridge, the guardrail will begin again at the bridge end and extend to the project ending point. Roadway paving will be extended for the guardrail widening. Behind the guardrail, the side slopes will be increased to a 1:3 or 1:2 slope, dependent upon drainage and existing terrain. The increase of side slopes will begin past the required guardrail length of need. Riprap or flexamat ditch liner will be placed along the slope behind the guardrail limits. Slope stabilization placement will be adjusted to facilitate future maintenance access for the City of Norman.

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

Check in the amount of \$7,800.00 to Franklin Road Farms, LLC

Franklin Road Farms, LLC

Janet Bradford
Name: Janet Bradford
Title: Manager

10.7.26
DATE

Alex David
ACQUISITION AGENT
Alex David

10.7.26
DATE

J/P No.: N/A
Project: K-2324-153
City: Norman
Parcel: 2

Business Certification and Affidavit

I, Janet Bradford as Manager do hereby state that I have the legal authority to act on behalf of Franklin Road Farms, LLC and to grant, convey, bargain or sell any real property and conduct any other legal business transactions.

Janet Bradford
Name: Janet Bradford
Title: Manager

10.7.26
Date

STATE OF Oklahoma)
COUNTY OF Cleveland) ss.

Before me, a Notary Public in and of this State, on this 7 day of October, 2026, personally appeared Janet Bradford, 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 of the LLC, for the uses and purposes therein set forth.

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

[Signature]
Notary Public

My Commission Expires: 4.9.30

My Commission No.: 18003563

