

Project: Franklin Road BridgeJob #: K-2324-153Parcel #: 1**Permanent Roadway EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That The Estate of Toby Keith Covell, deceased and Tricia A. Covell a/k/a Patricia Anne Covell, a single person

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 hereinbefore 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 _____.

The undersigned Grantors hereby designate and appoint Patricia Anne Covell 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 29 day of September, 2026.

Patricia A. Covell
Patricia Anne Covell, Personal Representative of the
Estate of Toby Keith Covell, deceased

Patricia A. Covell
Patricia Anne Covell

State of Oklahoma)
County of Cleveland) §

Before me, A Notary Public _____ in and for this State, on this 29 day of September, 2026, personally appeared _____
Patricia Anne Covell as Personal Representative of the Estate of Toby Keith Covell, deceased and Patricia Anne Covell

to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that she _____ executed the same as her _____ 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: May 27, 2028 _____
Commission No. 08005509 _____ Notary Public Stacey Riley

State of _____)
County of _____) §



Before me, _____, 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 _____

State of _____)
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 _____)
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 _____

Individual Acknowledgement

Individual Acknowledgement

Trust/LLC/Corporation Acknowledgment

Trust/LLC/Corporation Acknowledgment

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

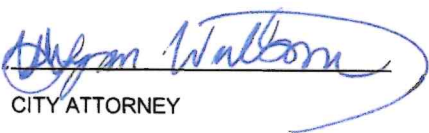
Mayor

(SEAL)

ATTEST:

CITY CLERK

Approved as to form and legality this 20 day of October, 2026.


CITY ATTORNEY

PROJECT NO. K-2324-153

PARCEL 1

ATTACHMENT "A"

ATTACHMENT "A"

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TEN (10), 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 NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4), THENCE S 89°33'06" W ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 377.24 FEET; THENCE S 0°26'54" E A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH STATUTORY RIGHT-OF-WAY OF E FRANKLIN RD, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE S 75°41'43" W A DISTANCE OF 154.50 FEET;

THENCE S 89°33'06" W ON A LINE PARALLEL TO AND 37.00 FEET SOUTH OF THE SOUTH STATUTORY RIGHT-OF-WAY OF E FRANKLIN RD A DISTANCE OF 750.00 FEET;

THENCE N 76°35'32" W A DISTANCE OF 154.50 FEET TO A POINT ON SAID SOUTH STATUTORY RIGHT-OF-WAY LINE;

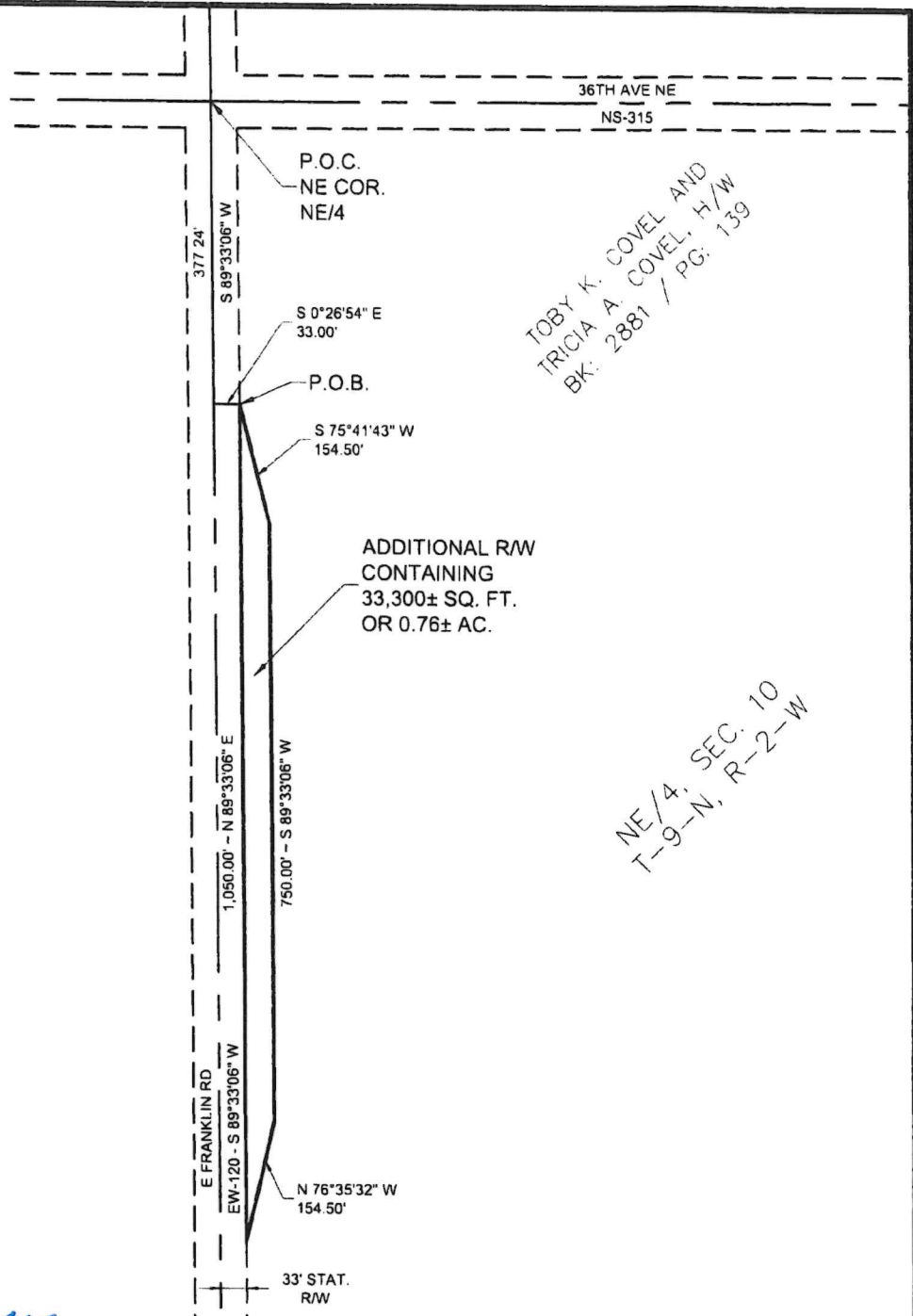
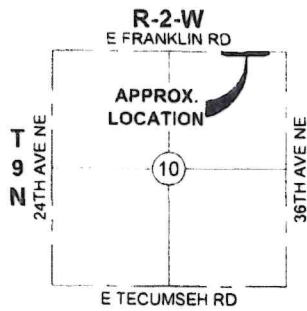
THENCE N 89°33'06" E ON SAID SOUTH STATUTORY RIGHT-OF-WAY LINE A DISTANCE OF 1,050.00 FEET BACK TO THE **POINT OF BEGINNING**.
CONTAINING 33,300.00 SQUARE FEET OR 0.76 ACRES OF LAND, MORE OR LESS.

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



TOBY K. COVEL AND
TRICIA A. COVEL, H/W
BK: 2881 / PG: 139

NE/4, SEC. 10
T-9-N, R-2-W



1" = 200'



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 SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF
ADDITIONAL 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: CGK

DATE: 07/09/2025

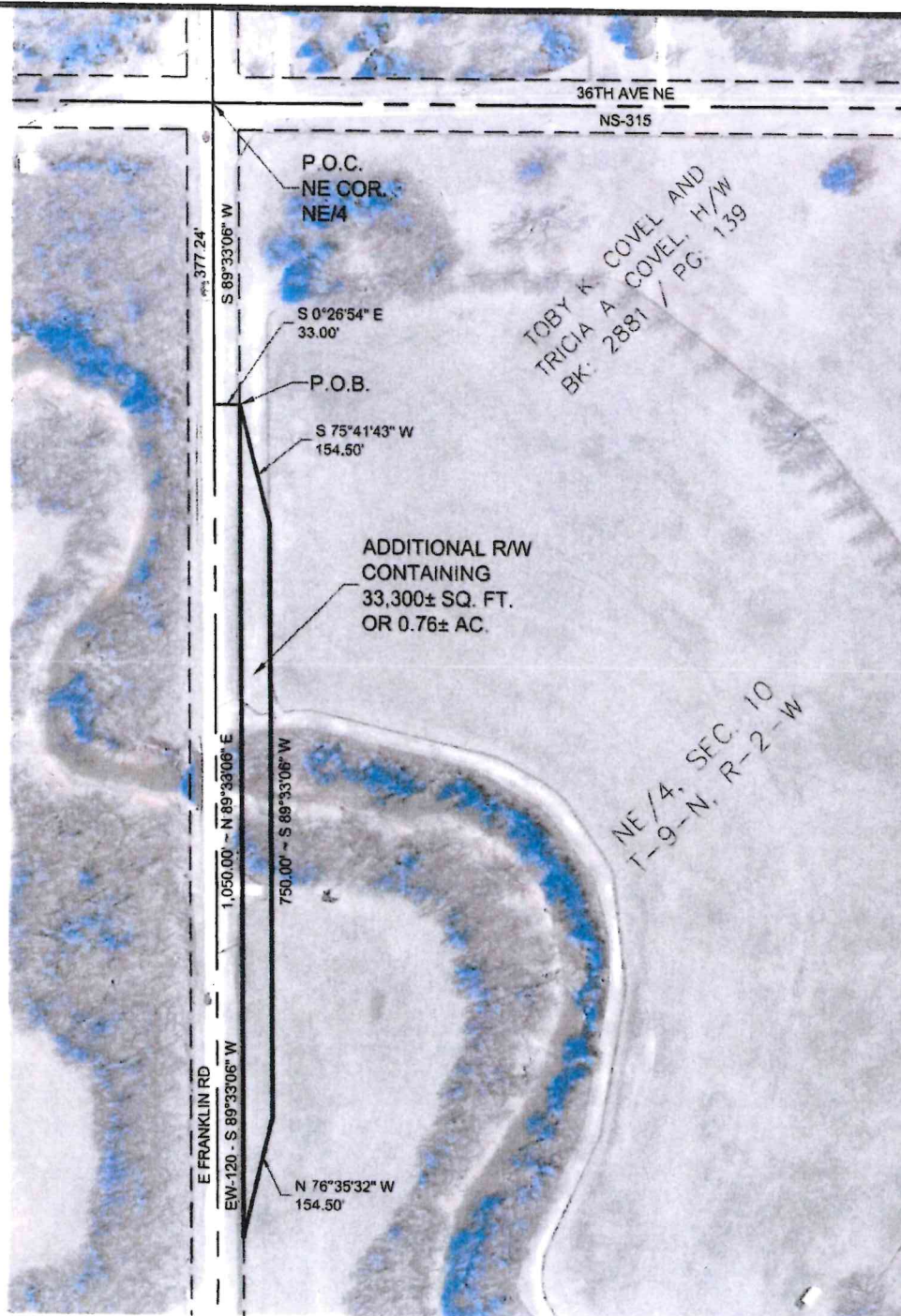
ATTACHMENT "B"
PROJECT NO. K-2324-153
PARCEL 1

frontier
LAND SURVEYING
CA #7232

P.O. BOX 7197
EDMOND, OK 73083
405.285.0433

ATTACHMENT

B



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

PROJECT NO. 24-0050	PROJECT NO. K-2324-153 PARCEL 1	 P.O. BOX 7197 EDMOND, OK 73083 405.285.0433 CA #7232	ATTACHMENT
DRAWN BY: CGK			
DATE: 07/09/2025			

Project: Franklin Road BridgeJob #: K-2324-153Parcel #: Temp 2**TEMPORARY DRIVEWAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

THAT the Estate of Toby Keith Covel, deceased and Tricia A. Covel a/k/a Patricia Anne Covel, a single person
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, _____
she 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 29
September day of _____, 2026.

Patricia Anne Covel
Patricia Anne Covel, Personal Representative of the
Estate of Toby Keith Covel, deceased

Patricia Anne Covel
Patricia Anne Covel

State of Oklahoma)
) §
 County of Cleveland)

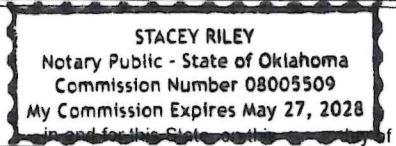
Before me, A Notary Public _____ in and for this State, on this 29 day of September, 2026, personally appeared _____
 Patricia Anne Covet as Personal Representative of the Estate of Toby Keith Covet, deceased and Patricia Anne Covet

to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that she _____ executed the same as her 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: May 27, 2028 _____
 Commission No. 08005509 _____ Notary Public Stacey Riley

State of Oklahoma)
) §
 County of _____)



Before me, _____, 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 _____

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)
) §
 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 _____

Individual Acknowledgement

Individual Acknowledgement

Trust/LLC/Corporation Acknowledgement

Trust/LLC/Corporation Acknowledgement

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 20 day of October, 2026.


CITY ATTORNEY

PROJECT NO. K-2324-153

TEMP 2

ATTACHMENT "A"

ATTACHMENT "A"

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TEN (10), TOWNSHIP NINE (9) NORTH, RANGE TWO (2) WEST OF THE INDIAN MERIDIAN, CLEVELAND COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE S 0°26'54" E A DISTANCE OF 25.00 FEET;

THENCE S 89°33'06" W ON A LINE PARALLEL TO AND 62.00 FEET SOUTH OF THE SOUTH STATUTORY RIGHT-OF-WAY OF E FRANKLIN RD A DISTANCE OF 34.00 FEET;

THENCE N 0°26'54" W A DISTANCE OF 25.00 FEET;

THENCE N 89°33'06" E ON A LINE PARALLEL TO AND 37.00 FEET SOUTH OF THE SOUTH STATUTORY RIGHT-OF-WAY OF E FRANKLIN RD DISTANCE OF 34.00 FEET BACK TO THE **POINT OF BEGINNING**.

CONTAINING 850.01 SQUARE FEET OR 0.02 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

R-2-W
E FRANKLIN RD

APPROX.
LOCATION

T 9 N
24TH AVENUE

24TH AVE NE

10

E TECUMSEH RO

36TH AVE NE

36TH AVE NE
NS-315

P.O.C.
NE COR.
NE/4

S 0°26'54" E
33.00'

S 75°41'43" W
154.50'

S 89°33'06" W
183.09'

P.O.B.

TEMPORARY
DRIVEWAY
EASEMENT
CONTAINING
850.01± SQ. FT.
OR 0.02± AC.

S 0°26'54" E
25.00'

34.00

N 0°26'54" W
25.00'

PROPOSED
ADDITIONAL R/W

33' STAT.
R/W

LEGEND

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

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

PROJECT NO. 24-0050

DRAWN BY: ACK

DATE: 08/31/2026

ATTACHMENT "B"

PROJECT NO. K-2324-153

TEMP 2

frontier
LAND SURVEYING

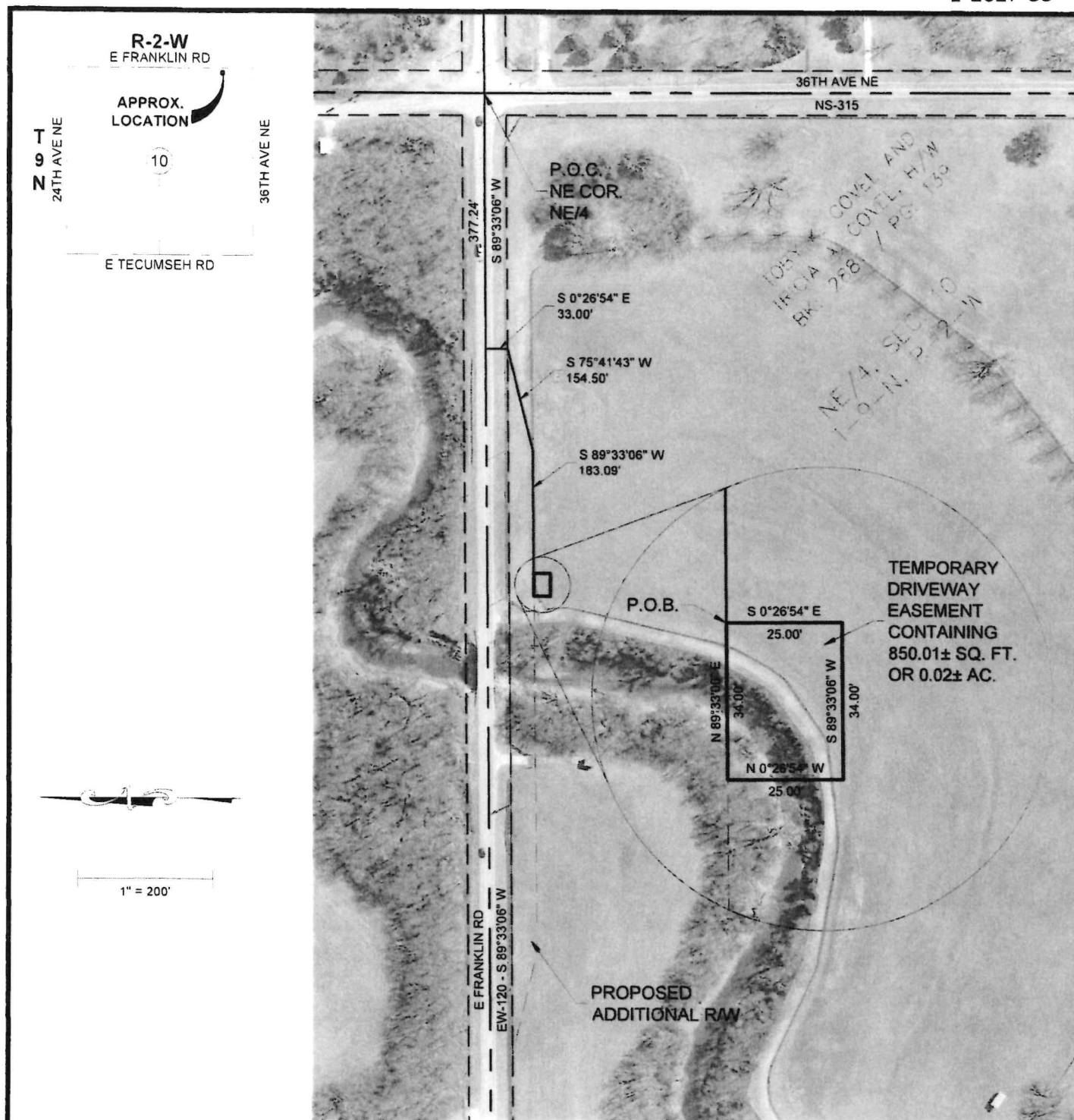
CA #7232

P.O. BOX 7197
EDMOND, OK 73083

405.285.0433

ATTACHMENT

B

**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

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LEGEND

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

PROJECT NO. 24-0050

DRAWN BY: ACK

DATE: 08/31/2026

PROJECT NO. K-2324-153
TEMP 2

frontier
LAND SURVEYING
CA #7232

P.O. BOX 7197
EDMOND, OK 73083
405.285 0433

ATTACHMENT



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 - Franklin Road Bridge Replacement Project PARCEL(S) 1, Temp 2

PROPERTY LOCATION: Section 10, Township 9N, Range 2W, Cleveland County

BUYER: City of Norman, Oklahoma

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

The Estate of Toby Keith Covell, deceased and Patricia Anne Covell
101 N. Robinson Ave., Ste 700
Oklahoma City, OK 73102

ASSIGNMENT: Patricia Anne Covell

MORTGAGES AND LIENS: None

IMPROVEMENTS: None

DAMAGES: None

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

Permanent Roadway Easement for Parcel 1 for 0.76 Acres

Temporary Construction Easement for Parcel Temp 2 for 0.02 Acres

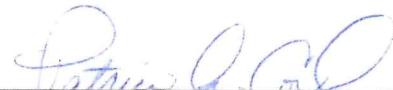
ACQUISITION AMOUNT FOR LAND, IMPROVEMENTS AND DAMAGES: \$84,541.00

BUYER AND SELLER AGREE:

Payment includes ANY AND ALL DAMAGES to ACQUIRED land.
The City is not responsible for constructing right-of-way fence.

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

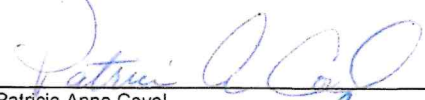
Check in the amount of \$84,541.00 to Patricia Anne Covell



Patricia Anne Covell, Personal Representative of the
Estate of Toby Keith Covell, deceased

9/29/26

DATE



Patricia Anne Covell

9/29/26

DATE



ACQUISITION AGENT
Alex David

9.30.26

DATE