

GRANT OF EASEMENT

**WQPZ
E-2425-42**

KNOW ALL MEN BY THESE PRESENTS:

THAT, Cleveland County Land, Inc., 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 **drainage easement**, over, across, and under the following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, to wit:

(Tract 6-WQPZ Easement)

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirteen (13) Township Nine (9) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at the northwest corner of said SW/4;

THENCE South 00°32'22" East, along the west line of said SW/4, a distance of 669.00 feet to the northwest corner of a tract of land described in WARRANTY DEED, recorded in Book 6757, Page 13, Cleveland County Clerk's Office;

THENCE North 89°26'17" East, along the north line of said WARRANTY DEED, a distance of 142.11 feet to the POINT OF BEGINNING;

THENCE continuing North 89°26'17" East, along said north line, a distance of 386.28 feet;

THENCE South 38°40'25" East, a distance of 82.55 feet;

THENCE South 78°04'05" East, a distance of 103.44 feet;

THENCE South 65°14'41" East, a distance of 231.41 feet;

THENCE South 54°57'11" East, a distance of 259.55 feet;

THENCE South 64°06'58" East, a distance of 190.29 feet;

THENCE South 52°11'46" East, a distance of 125.98 feet;

THENCE South 45°10'10" East, a distance of 166.19 feet;

THENCE North 72°13'41" East, a distance of 67.81 feet;

THENCE South 82°52'50" East, a distance of 74.66 feet;

THENCE North 67°40'05" East, a distance of 39.21 feet to a point on the east line of said WARRANTY DEED;

THENCE South 00°32'22" East, along said east line, a distance of 807.84 feet, to the southeast corner of said WARRANTY DEED;

THENCE South 89°26'17" West, along the south line of said WARRANTY DEED, a distance of 156.14 feet;

THENCE North 25°17'46" West, a distance of 36.04 feet;

THENCE North 42°29'20" West, a distance of 83.62 feet;

THENCE South 62°25'28" West, a distance of 47.17 feet;

THENCE South 69°20'26" West, a distance of 88.22 feet;

THENCE South 77°19'30" West, a distance of 161.59 feet;

THENCE North 87°14'30" West, a distance of 96.33 feet;

THENCE North 44°16'54" West, a distance of 115.63 feet;

THENCE North 38°08'03" West, a distance of 119.07 feet;

THENCE North 14°41'13" West, a distance of 72.32 feet;

THENCE North 04°24'08" East, a distance of 75.65 feet;

THENCE North 13°03'55" West, a distance of 37.63 feet;

THENCE North 23°22'44" West, a distance of 73.37 feet;

THENCE North 30°16'35" West, a distance of 115.29 feet;

THENCE North 37°37'39" West, a distance of 36.66 feet, to a point on the westerly line of said WARRANTY DEED;

THENCE along said westerly line the following two (2) calls:

1. North 00°32'22" West, a distance of 371.94 feet;

2. South 89°26'17" West, a distance of 348.33 feet;

THENCE North 28°15'41" West, a distance of 110.84 feet;

THENCE North 17°43'23" West, a distance of 88.49 feet;

THENCE North 51°14'17" West, a distance of 99.18 feet;

THENCE North 32°39'52" West, a distance of 98.22 feet;

THENCE North 45°01'22" West, a distance of 130.04 feet;

THENCE North 18°04'26" East, a distance of 38.33 feet to said north line, said point also being the POINT OF BEGINNING.

Said tract of land contains an area of 1,001,037 square feet or 22.9806 acres, more or less.

SEE ATTACHMENT "A" & "B" FOR LEGAL AND EXHIBIT

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

DRAINAGE AND OTHER RIGHTS FOR WATER QUALITY PROTECTION ZONE

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

SIGNED and delivered this 22 day of May, 2025.

BY: 
Jeff Miller, President


REPRESENTATIVE ACKNOWLEDGMENT

STATE OF OKLAHOMA,
COUNTY OF Cleveland ss:

Before me, the undersigned, a Notary Public in and for said County and State, on this 22 day of May, 2025 personally appeared Jeff Miller, 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: 10/08/27


Kristi L. Walker
Notary Public

CITY ATTORNEY

Approved as to form and legality this 30 day of May, 2025.

Chisabeth Luchala
City Attorney

NORMAN CITY COUNCIL

Approved and accepted by the Council of the City of Norman, this ____ day of _____, 2025.

Mayor

ATTEST:

City Clerk

SEAL:

ATTACHMENT "A"

LEGAL DESCRIPTION

Tract 6 – WQPZ Easement

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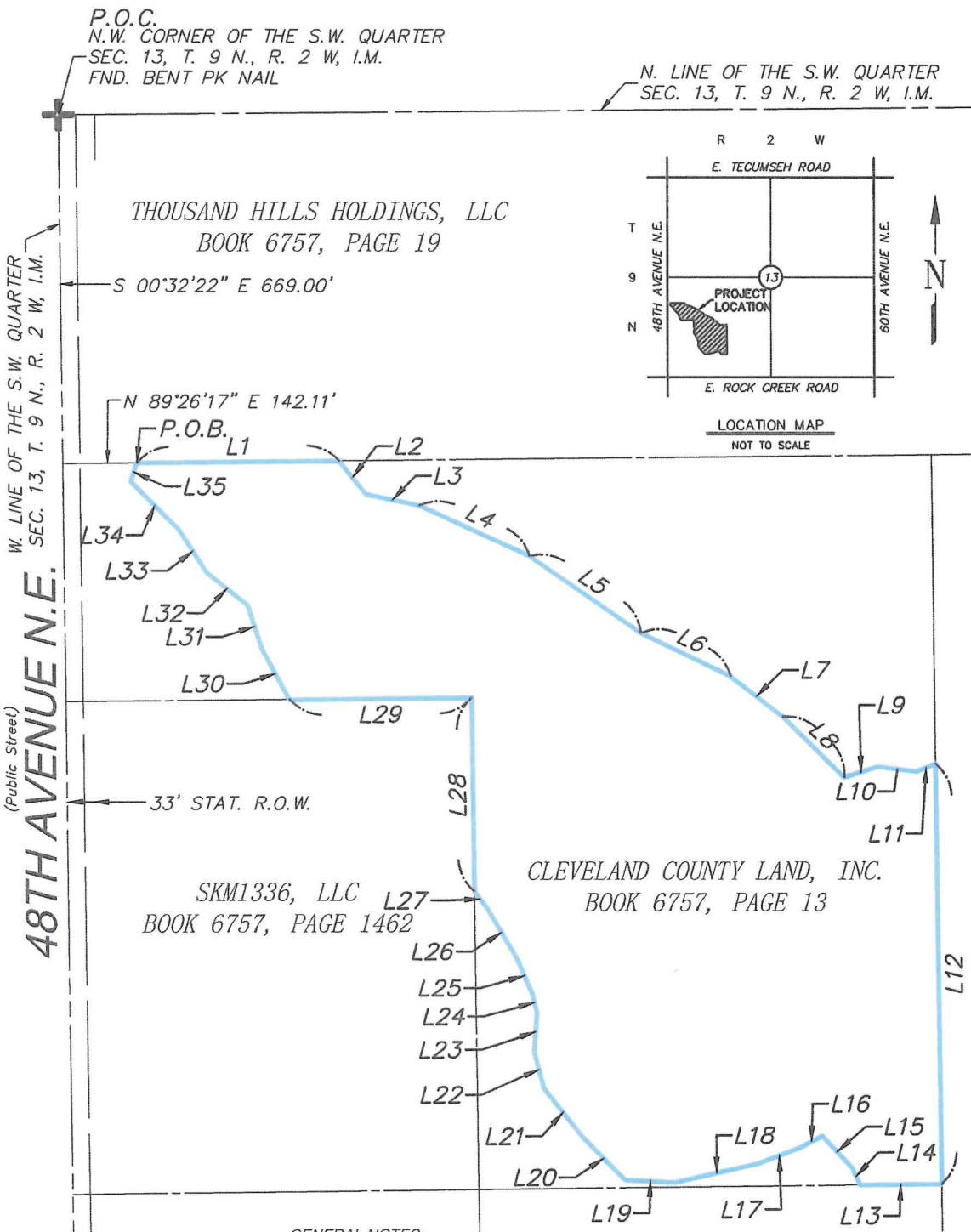
The bearing of North 00°32'22" West as shown on the west line of the Southwest Quarter (SW/4) of Section 13, Township 9 North, Range 2 West, I.M., as established using the Oklahoma State Plane Coordinate System South Zone NAD83 (NSRS 2011), was used as the basis of bearing for this survey.

Prepared by:

Justin Smith, PLS No. 1868
Smith Roberts Baldischwiler, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
(405) 840-7094
Date: March 14, 2025

ATTACHMENT "B"

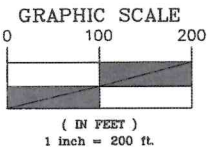
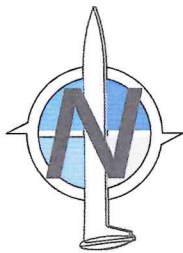
TRACT 6
WQPZ EASEMENT 1 OF 2



GENERAL NOTES:

1. The bearing of North 00°32'22" West as shown on the west line of the Southwest Quarter (SW/4) of Section 13, Township 9 North, Range 2 West, I.M., as established using the Oklahoma State Plane Coordinate System South Zone NAD83 (NSRS 2011), was used as the basis of bearing for this survey.

(SEE ATTACHMENT "A" FOR LEGAL DESCRIPTION)



Project Number
117,940
Scale
1"=300'
Sheet No.
91 of 98



ENGINEERING
SURVEYING
PLANNING

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CERTIFICATE OF AUTHORIZATION NO. 3949

NORMAN
2500 McGee Drive
Suite 100
Norman, OK 73072
T: 405.418.2368
F: 405.418.2289
srb@srbol.com

File: Z:\117940\48TH AND ROCK CREEK WQPZ.DWG

ATTACHMENT "B"

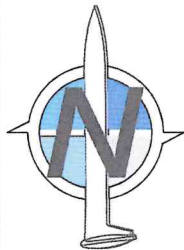
TRACT 6
WQPZ EASEMENT 2 OF 2

Parcel Line Table		
Line #	Direction	Length
L1	N 89°26'17" E	386.28'
L2	S 38°40'25" E	82.55'
L3	S 78°04'05" E	103.44'
L4	S 65°14'41" E	231.41'
L5	S 54°57'11" E	259.55'
L6	S 64°06'58" E	190.29'
L7	S 52°11'46" E	125.98'
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L24	N 13°03'55" W	37.63'
L25	N 23°22'44" W	73.37'
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CERTIFICATE OF AUTHORIZATION NO. 3549

File: Z:\117940\48TH AND ROCK CREEK WQPZ.DWG