

GRANT OF EASEMENT

**WQPZ
E-2425-28**

KNOW ALL MEN BY THESE PRESENTS:

THAT, SKM1336, LLC. 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 1-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 1126.88 feet to the northwest corner of a tract of land described in WARRANTY DEED, recorded in Book 6757, Page 1462, Cleveland County Clerk's Office;

THENCE North 89°26'17" East, along the north line of said WARRANTY DEED, a distance of 427.67 feet to the POINT OF BEGINNING;

THENCE continuing North 89°26'17" East, along said north line, a distance of 348.33 feet to the northeast corner of said WARRANTY DEED;

THENCE South 00°32'22" East, along the east line of said WARRANTY DEED, a distance of 371.94 feet;

THENCE North 37°37'39" West, a distance of 88.39 feet;

THENCE North 44°57'49" West, a distance of 80.79 feet;

THENCE North 37°57'59" West, a distance of 125.19 feet;

THENCE North 55°02'22" West, a distance of 170.20 feet;

THENCE North 28°15'41" West, a distance of 51.22 feet to said north line, said point also being the POINT OF BEGINNING.

Said tract of land contains an area of 61,792 square feet or 1.4185 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 20th day of May, 2025.

BY: 
Sassan Moghadam, Managing Member

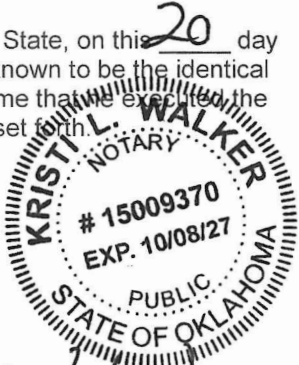
REPRESENTATIVE ACKNOWLEDGMENT

STATE OF OKLAHOMA,
COUNTY OF Cleveland, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 20 day of May, 2025 personally appeared Sassan Moghadam, to me known to be the identical person(s) who executed the foregoing grant of easement and acknowledged to me that we 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



Kristin L. Walker
Notary Public

CITY ATTORNEY

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

Chisabem Luckala
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 1 – WQPZ Easement

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Said tract of land contains an area of 61,792 square feet or 1.4185 acres, more or less.

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

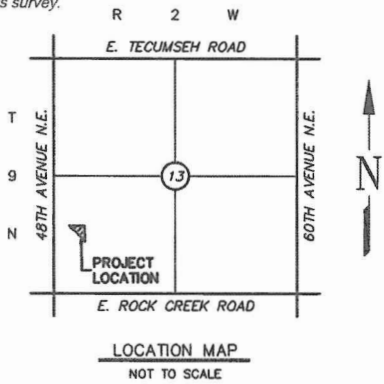
ATTACHMENT "B"

TRACT 1
WQPZ EASEMENT

P.O.C.
N.W. CORNER OF THE S.W. QUARTER
SEC. 13, T. 9 N., R. 2 W, I.M.
FND. BENT PK NAIL

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.

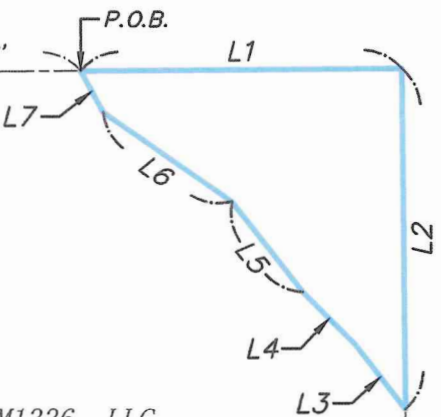


48TH AVENUE N.E.
(Public Street)

W. LINE OF THE S.W. QUARTER
SEC. 13, T. 9 N., R. 2 W, I.M.

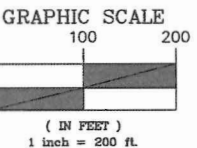
33' STAT. R.O.W.

N 89°26'17" E 427.67'



SKM1336, LLC
BOOK 6757, PAGE 1462

Parcel Line Table		
Line #	Direction	Length
L1	N 89°26'17" E	348.33'
L2	S 00°32'22" E	371.94'
L3	N 37°37'39" W	88.39'
L4	N 44°57'49" W	80.79'
L5	N 37°57'59" W	125.19'
L6	N 55°02'22" W	170.20'
L7	N 28°15'41" W	51.22'



(SEE ATTACHMENT "A" FOR LEGAL DESCRIPTION)

Project Number
117,940
Scale
1"=200'
Sheet No.
27 of 98



ENGINEERING
SURVEYING
PLANNING

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srb@srballc.com

CERTIFICATE OF AUTHORIZATION NO. 3949

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