

**GRANT OF EASEMENT**

E-2425-32

**KNOW ALL MEN BY THESE PRESENTS:**

THAT, Thousand Hills Holdings, 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 **public roadway, drainage and utility easement**, over, across, and under the following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, to wit:

**(Tract 3-17' Additional R/W)**

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 southeast corner of said SW/4;

THENCE South 89°26'17" West, along the south line of said SW/4, a distance of 634.59 feet, to the southeast corner of a tract of land described in WARRANTY DEED, recorded in Book 6757, Page 390, Cleveland County Clerk's Office;

THENCE North 00°33'43" West, along the east line of said WARRANTY DEED, a distance of 33.00 feet to the north right-of-way of E. Rock Creek Road, said point also being the POINT OF BEGINNING;

THENCE South 89°26'17" West, along said north right-of-way and parallel with said south line, a distance of 329.99 feet, to a point on the west line of said WARRANTY DEED;

THENCE North 00°32'22" West, along said west line, a distance of 17.00 feet;

THENCE North 89°26'17" East, parallel with said south line, a distance of 340.94 feet to a point on the east line of said WARRANTY DEED;

THENCE South 32°14'13" West, along said east line, a distance of 20.22 feet to said north right-of-way line, said point also being POINT OF BEGINNING.

Said tract of land contains an area of 5,703 square feet or 0.1309 acres, more or less.

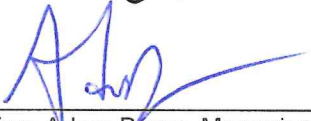
***SEE ATTACHMENT "A" & "B" FOR LEGAL AND EXHIBIT***

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:

**PUBLIC ROADWAY, DRAINAGE AND UTILITIES**

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

SIGNED and delivered this 20 day of May, 2025.

BY:   
William Adam Bryan, Managing Member

BY:   
Stephanie Bryan, 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 William Adam Bryan and Stephanie Bryan, 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.

Chisabel M. Muchala  
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 3 - 17' Roadway / Drainage / Utility 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 southeast corner of said SW/4;

THENCE South 89°26'17" West, along the south line of said SW/4, a distance of 634.59 feet, to the southeast corner of a tract of land described in WARRANTY DEED, recorded in Book 6757, Page 390, Cleveland County Clerk's Office;

THENCE North 00°33'43" West, along the east line of said WARRANTY DEED, a distance of 33.00 feet to the north right-of-way of E. Rock Creek Road, said point also being the POINT OF BEGINNING;

THENCE South 89°26'17" West, along said north right-of-way and parallel with said south line, a distance of 329.99 feet, to a point on the west line of said WARRANTY DEED;

THENCE North 00°32'22" West, along said west line, a distance of 17.00 feet;

THENCE North 89°26'17" East, parallel with said south line, a distance of 340.94 feet to a point on the east line of said WARRANTY DEED;

THENCE South 32°14'13" West, along said east line, a distance of 20.22 feet to said north right-of-way line, said point also being POINT OF BEGINNING.

Said tract of land contains an area of 5,703 square feet or 0.1309 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 3

17' ROADWAY / DRAINAGE / UTILITY EASEMENT

