

## GRANT OF EASEMENT

E-2425-40

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 **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 6-17' 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 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 33.00 feet to a point on the east right-of-way line of 48th Street, said point also being the POINT OF BEGINNING;

THENCE continuing, North 89°26'17" East, along said north line, a distance of 17.00 feet;

THENCE South 00°32'22" East, parallel with said west line, a distance of 457.88 feet, to a point on the south line of said WARRANTY DEED;

THENCE South 89°26'17" West, along said south line, a distance of 17.00 feet to said east right-of-way;

THENCE North 00°32'22" West, along said east right-of-way and parallel with said west line, a distance of 457.88 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 7,784 square feet or 0.1787 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 22 day of May, 2025.

BY: 

Jeff Miller, President

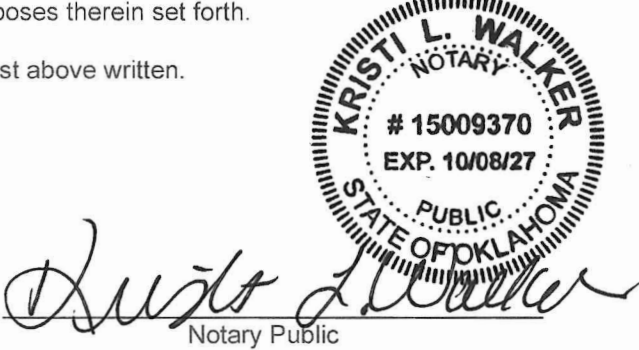
REPRESENTATIVE ACKNOWLEDGMENT

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



CITY ATTORNEY

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

Christine Chokela  
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 - 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 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 33.00 feet to a point on the east right-of-way line of 48<sup>th</sup> Street, said point also being the POINT OF BEGINNING;

THENCE continuing, North 89°26'17" East, along said north line, a distance of 17.00 feet;

THENCE South 00°32'22" East, parallel with said west line, a distance of 457.88 feet, to a point on the south line of said WARRANTY DEED;

THENCE South 89°26'17" West, along said south line, a distance of 17.00 feet to said east right-of-way;

THENCE North 00°32'22" West, along said east right-of-way and parallel with said west line, a distance of 457.88 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 7,784 square feet or 0.1787 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 6

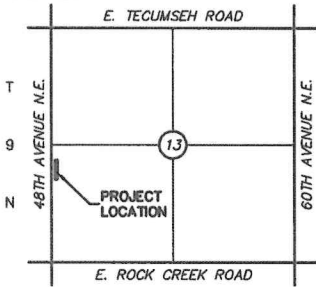
17' ROADWAY / DRAINAGE / UTILITY EASEMENT

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

33' STAT. R.O.W.

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

THOUSAND HILLS HOLDINGS, LLC  
BOOK 6757, PAGE 19 R 2 W



N 89°26'17" E 33.00'  
P.O.B.  
N 89°26'17" E 17.00'

48TH AVENUE N.E.  
(Public Road)

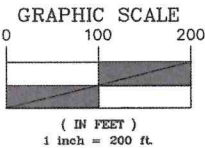
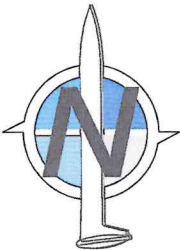
CLEVELAND COUNTY LAND, INC.  
BOOK 6757, PAGE 13  
TRACT 6

N 00°32'22" W 457.88'  
S 00°32'22" E 457.88'  
S 89°26'17" W 17.00'

(SEE ATTACHMENT "A" FOR LEGAL DESCRIPTION)

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.



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



ENGINEERING  
SURVEYING  
PLANNING

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CERTIFICATE OF AUTHORIZATION NO. 3949

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Norman, OK 73072  
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F: 405.416.2389  
nrb@srbol.com

File: Z:\117940\48TH AND ROCK CREEK RD AND TRAIL EASEMENTS.DWG