

GRANT OF EASEMENT

**WQPZ
E-2425-34**

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 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 3-WQPZ Easement)

A tract of land lying in the Southwest Quarter (SW/4) and the Southeast Quarter (SE/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 North 89°26'17" East, along the south line of said SW/4, a distance of 1661.80 feet, to the southwest corner of a tract of land described in WARRANTY DEED, recorded in Book 6757, Page 390, Cleveland County Clerk's Office;

THENCE North 00°32'22" West, along the west line of said WARRANTY DEED, a distance of 70.00 feet, to the POINT OF BEGINNING

;

THENCE continuing north along said west line the following two calls:

North 00°32'22" West, a distance of 497.00 feet;

North 00°32'22" West, a distance of 807.84 feet;

THENCE North 67°40'05" East, a distance of 475.57 feet;

THENCE South 32°29'53" East, a distance of 156.13 feet;

THENCE South 83°11'18" East, a distance of 89.85 feet;

THENCE North 83°47'16" East, a distance of 114.50 feet;

THENCE North 66°19'08" East, a distance of 54.83 feet;

THENCE South 81°18'27" East, a distance of 33.20 feet;

THENCE North 62°52'05" East, a distance of 36.83 feet;

THENCE North 27°35'08" East, a distance of 97.71 feet;

THENCE North 42°11'10" East, a distance of 99.64 feet;

THENCE North 58°52'27" East, a distance of 190.51 feet;

THENCE North 67°27'00" East, a distance of 108.28 feet;

THENCE North 48°43'19" East, a distance of 155.54 feet;

THENCE North 34°11'09" East, a distance of 108.78 feet;

THENCE North 40°27'02" East, a distance of 39.97 feet to a point on the north line of said WARRANTY DEED;

THENCE North 89°26'17" East, along said north line, a distance of 1,023.38 feet to the northeast corner of said WARRANTY DEED;

THENCE southwesterly along said east line the following fifteen (15) calls:

South 36°02'36" West, a distance of 87.31 feet;

South 80°17'41" West, a distance of 428.48 feet;
South 62°02'17" West, a distance of 538.84 feet;
South 02°14'58" West, a distance of 198.55 feet;
South 77°34'24" West, a distance of 279.44 feet;
South 39°37'50" West, a distance of 199.48 feet;
South 35°53'43" West, a distance of 196.58 feet;
South 00°17'27" East, a distance of 71.49 feet;
South 32°14'13" West, a distance of 294.98 feet;
South 30°39'13" West, a distance of 340.68 feet;
South 66°47'13" West, a distance of 204.14 feet;
South 09°39'13" West, a distance of 50.96 feet;
South 25°05'47" East, a distance of 163.38 feet;
South 77°27'13" West, a distance of 132.30 feet;
South 32°14'13" West, a distance of 36.65 feet;

THENCE South 89°26'17" West, a distance of 353.82 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 1,530,933 square feet or 35.1454 acres, more or less.

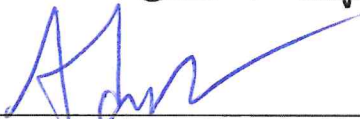
SEE ATTACHMENT "A" & "B" FOR LEGAL AND EXHIBIT

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 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.

Elizabeth M. Chubala
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 - WQPZ Easement

A tract of land lying in the Southwest Quarter (SW/4) and the Southeast Quarter (SE/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 North 89°26'17" East, along the south line of said SW/4, a distance of 1661.80 feet, to the southwest corner of a tract of land described in WARRANTY DEED, recorded in Book 6757, Page 390, Cleveland County Clerk's Office;

THENCE North 00°32'22" West, along the west line of said WARRANTY DEED, a distance of 70.00 feet, to the POINT OF BEGINNING

;

THENCE continuing north along said west line the following two calls:

1. North 00°32'22" West, a distance of 497.00 feet;
2. North 00°32'22" West, a distance of 807.84 feet;

THENCE North 67°40'05" East, a distance of 475.57 feet;

THENCE South 32°29'53" East, a distance of 156.13 feet;

THENCE South 83°11'18" East, a distance of 89.85 feet;

THENCE North 83°47'16" East, a distance of 114.50 feet;

THENCE North 66°19'08" East, a distance of 54.83 feet;

THENCE South 81°18'27" East, a distance of 33.20 feet;

THENCE North 62°52'05" East, a distance of 36.83 feet;

THENCE North 27°35'08" East, a distance of 97.71 feet;

THENCE North 42°11'10" East, a distance of 99.64 feet;

THENCE North 58°52'27" East, a distance of 190.51 feet;

THENCE North 67°27'00" East, a distance of 108.28 feet;

THENCE North 48°43'19" East, a distance of 155.54 feet;

THENCE North 34°11'09" East, a distance of 108.78 feet;

THENCE North 40°27'02" East, a distance of 39.97 feet to a point on the north line of said WARRANTY DEED;

THENCE North 89°26'17" East, along said north line, a distance of 1,023.38 feet to the northeast corner of said WARRANTY DEED;

THENCE southwesterly along said east line the following fifteen (15) calls:

1. South 36°02'36" West, a distance of 87.31 feet;

2. South 80°17'41" West, a distance of 428.48 feet;
3. South 62°02'17" West, a distance of 538.84 feet;
4. South 02°14'58" West, a distance of 198.55 feet;
5. South 77°34'24" West, a distance of 279.44 feet;
6. South 39°37'50" West, a distance of 199.48 feet;
7. South 35°53'43" West, a distance of 196.58 feet;
8. South 00°17'27" East, a distance of 71.49 feet;
9. South 32°14'13" West, a distance of 294.98 feet;
10. South 30°39'13" West, a distance of 340.68 feet;
11. South 66°47'13" West, a distance of 204.14 feet;
12. South 09°39'13" West, a distance of 50.96 feet;
13. South 25°05'47" East, a distance of 163.38 feet;
14. South 77°27'13" West, a distance of 132.30 feet;
15. South 32°14'13" West, a distance of 36.65 feet;

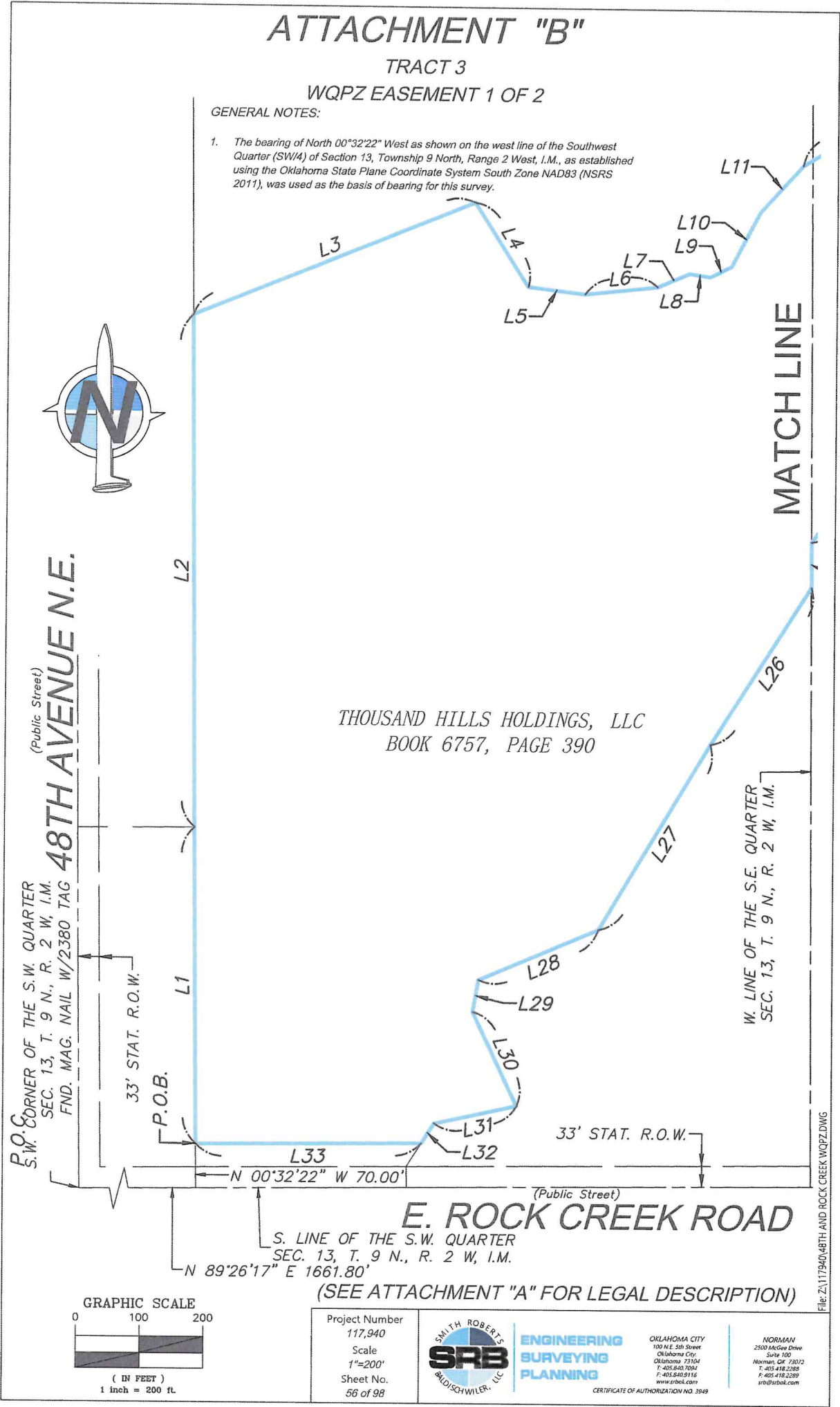
THENCE South 89°26'17" West, a distance of 353.82 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 1,530,933 square feet or 35.1454 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:

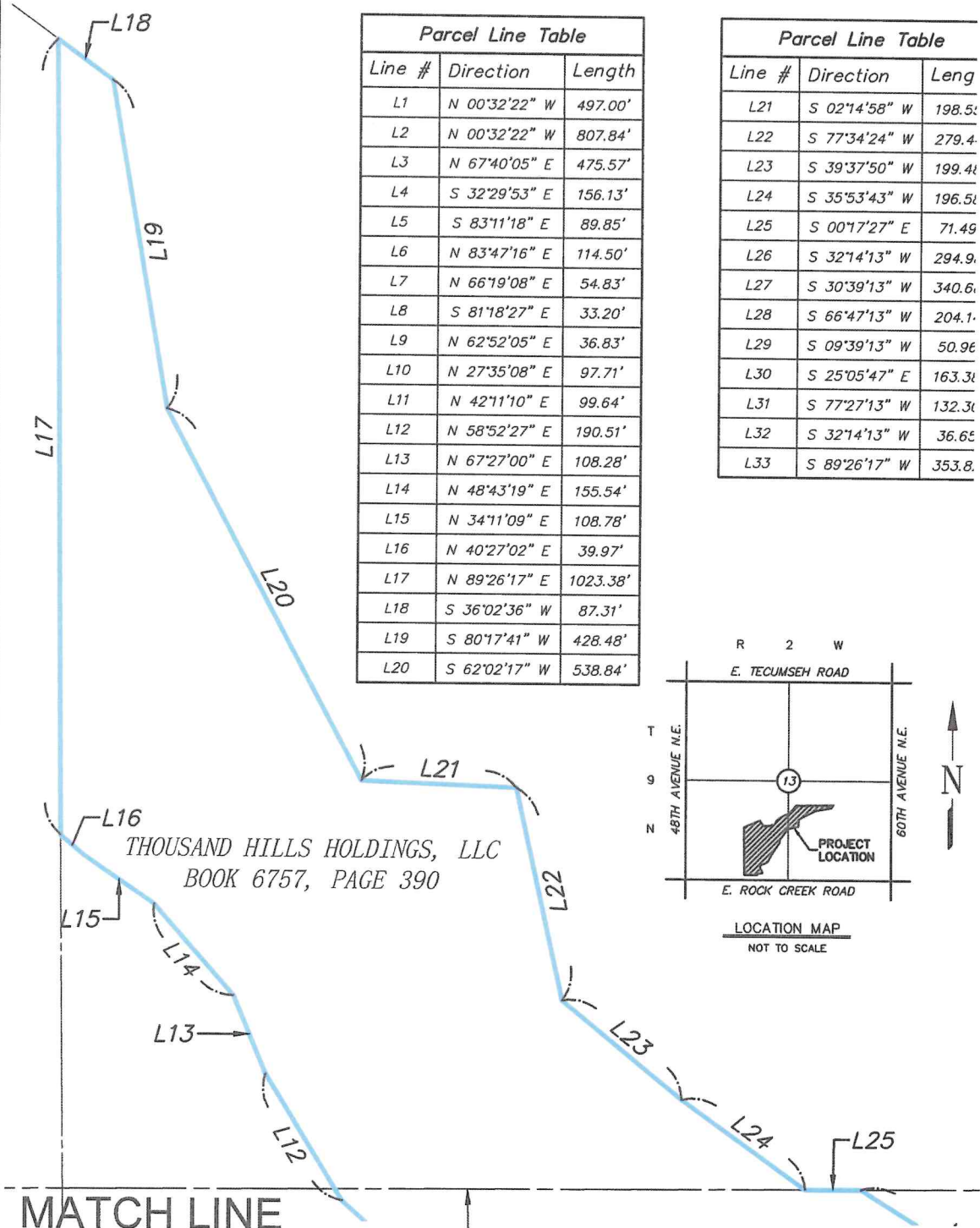
Justin Smith, PLS No. 1868
Smith Roberts Baldischwiler, LLC
100 N.E. 5th Street
Oklahoma City, OK 73104
(405) 840-7094
Date: March 14, 2025



ATTACHMENT "B"

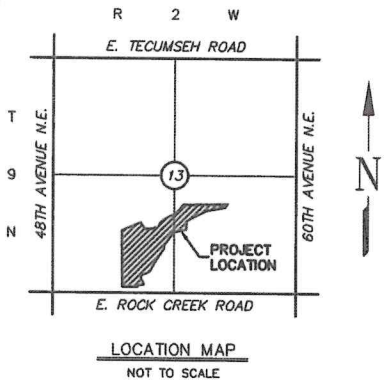
TRACT 3

WQPZ EASEMENT 2 OF 2



Parcel Line Table		
Line #	Direction	Length
L1	N 00°32'22" W	497.00'
L2	N 00°32'22" W	807.84'
L3	N 67°40'05" E	475.57'
L4	S 32°29'53" E	156.13'
L5	S 83°11'18" E	89.85'
L6	N 83°47'16" E	114.50'
L7	N 66°19'08" E	54.83'
L8	S 81°18'27" E	33.20'
L9	N 62°52'05" E	36.83'
L10	N 27°35'08" E	97.71'
L11	N 42°11'10" E	99.64'
L12	N 58°52'27" E	190.51'
L13	N 67°27'00" E	108.28'
L14	N 48°43'19" E	155.54'
L15	N 34°11'09" E	108.78'
L16	N 40°27'02" E	39.97'
L17	N 89°26'17" E	1023.38'
L18	S 36°02'36" W	87.31'
L19	S 80°17'41" W	428.48'
L20	S 62°02'17" W	538.84'

Parcel Line Table		
Line #	Direction	Leng
L21	S 02°14'58" W	198.51'
L22	S 77°34'24" W	279.41'
L23	S 39°37'50" W	199.41'
L24	S 35°53'43" W	196.51'
L25	S 00°17'27" E	71.49'
L26	S 32°14'13" W	294.91'
L27	S 30°39'13" W	340.61'
L28	S 66°47'13" W	204.11'
L29	S 09°39'13" W	50.96'
L30	S 25°05'47" E	163.31'
L31	S 77°27'13" W	132.31'
L32	S 32°14'13" W	36.61'
L33	S 89°26'17" W	353.81'



THOUSAND HILLS HOLDINGS, LLC
BOOK 6757, PAGE 390

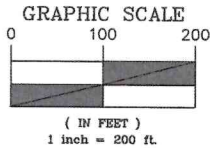
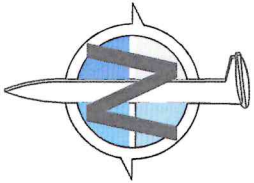
MATCH LINE

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

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"=200'
Sheet No.
57 of 98



ENGINEERING
SURVEYING
PLANNING

OKLAHOMA CITY
100 N.E. 5th Street
Oklahoma City, OK 73104
T: 405.840.7004
F: 405.840.9116
www.srbol.com

NORMAN
2500 Killebrew Drive
Suite 100
Norman, OK 73062
T: 405.418.2289
F: 405.418.2289
srb@srbol.com

CERTIFICATE OF AUTHORIZATION NO. 3949

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