

UTILITY EASEMENT
E-2223-27

Know all men by these presents:

That University Town Center, LLC, in consideration of the sum of One Dollar (\$1.00), receipt of which is hereby acknowledged, and for other good and valuable considerations, do hereby grant, bargain, sell, and convey unto the City of Norman, a municipal corporation, a public utility easement and right-of-way over, across, and under the following described premises situated in the City of Norman, Cleveland County, Oklahoma, shown on **Attachment "A"** ("**Subject Property**") for the use of **Grantees** with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating the described easement shown on **Attachment "A"**.

UTILITY EASEMENT

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

Signed and delivered this 24th day of March, 2023

UNIVERSITY TOWN CENTER, LLC by:

Robert C. Collett Manager
Title

REPRESENTATIVE ACKNOWLEDGEMENT

STATE OF NORTH CAROLINA, COUNTY OF BURKE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 24th day of March, 2023, personally appeared Robert C. Collett, 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 Manager 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: 06-16-2026

Notary Public: Shasta Rose Monr

Approved as to form and legality this _____ day of _____, 20____.

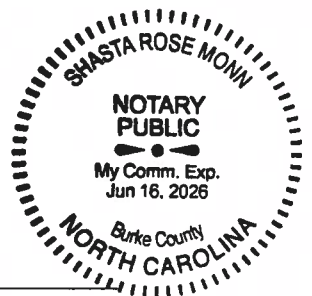
City Attorney

Approved and accepted by the Council of the City of Norman, this _____ day of _____, 20____.

Mayor

ATTEST:

City Clerk
SEAL:



ATTACHMENT A
E-2223-27

UTILITY EASEMENT DESCRIPTION

A strip tract of land lying in the Northeast Quarter and the Southeast Quarter of Section 23, Township 9 North, Range 3 West of the Indian Meridian, City of Norman, Cleveland County, Oklahoma being more particularly described as follows:

COMMENCING at southeast corner of Lot 1, Block 1, UNIVERSITY NORTH PARK XVIII recorded in Book 25 of Plats, Page 167, said point also being the northeast corner of Lot 4 of the plat of UNIVERSITY NORTH PARK SECTION XX recorded in Book 26 of Plats, Page 6;

THENCE South 17°23'52" West, along the east line of said Lot 4, a distance of 7.23 feet to the northwest corner of the Common Area A of said plat;

THENCE South 72°36'08" East, along the north line of said Common Area A, a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE North 64°24'07" East a distance of 4.24 feet to a point on a curve;

THENCE Southeasterly along a non tangent curve to the left having a radius of 5,008.29 feet (said curve subtended by a chord which bears South 67°00'40" East a distance of 6.93 feet) for an arc distance of 6.93 feet to a point on a curve;

THENCE Southerly along a non tangent curve to the left having a radius of 7,480.60 feet (said curve subtended by a chord which bears South 17°24'48" West a distance of 28.78 feet) for an arc distance of 28.78 feet;

THENCE South 17°23'52" West a distance of 253.62 feet to a point of curvature;

THENCE Southerly along a curve to the right having a radius of 535.00 feet (said curve subtended by a chord which bears South 21°38'35" West a distance of 79.21 feet) for an arc distance of 79.28 feet;

THENCE South 25°53'18" West a distance of 21.72 feet to a point of curvature;

THENCE Southerly along a curve to the left having a radius of 465.00 feet (said curve subtended by a chord which bears South 19°38'50" West a distance of 101.10 feet) for an arc distance of 101.30 feet;

THENCE South 13°24'21" West a distance of 173.83 feet;

THENCE North 78°33'01" West a distance of 10.01 feet to the southeast corner of Legacy Drive per the plat of said UNIVERSITY NORTH PARK SECTION XX;

THENCE along the east line of said plat the following six (6) courses;

1. North 13°24'21" East a distance of 174.17 feet to a point of curvature;
2. Northerly along a curve to the right having a radius of 475.00 feet (said curve subtended by a chord which bears North 19°38'50" East a distance of 103.28 feet) for an arc distance of 103.48 feet;
3. North 25°53'18" East a distance of 21.72 feet to a point of curvature;
4. Northerly along a curve to the left having a radius of 525.00 feet (said curve subtended by a chord which bears North 21°38'35" East a distance of 77.73 feet) for an arc distance of 77.80 feet;
5. North 17°23'52" East a distance of 253.61 feet to a point of curvature;
6. Northerly along a non tangent curve to the right having a radius of 7,490.60 feet (said curve subtended by a chord which bears North 17°24'17" East a distance of 26.57 feet) for an arc distance of 26.57 feet to the POINT OF BEGINNING.

Said described strip of land contains an area of 6,590 square feet or 0.1513 acres, more or less.

The basis of bearings for this legal description was South 17°23'52" West as the east line of Lot 4 of the plat of UNIVERSITY NORTH PARK SECTION XX recorded in Book 26 of Plats, Page 6.

Prepared by:

Randall A. Mansfield, Professional Land Surveyor No. 1613

Cowan Group Engineering

7100 N. Classen, Suite 500- OKC, OK 73116

March 20, 2023



ATTACHMENT A

10' UTILITY EASEMENT EXHIBIT E-2223-27

LOT 1
BLOCK 1
UNIVERSITY NORTH PARK XVIII
BOOK 25 OF PLATS, PAGE 167

LOT 1, BLOCK 1
UNIVERSITY NORTH PARK
SECTION VII
BOOK 22 of PLATS
PAGE 211

LOT 4

LOT 3

UNIVERSITY NORTH PARK SECTION XX
BOOK 26 OF PLATS, PAGE 6

LOT 1

LOT 2

LEGACY PARK DRIVE

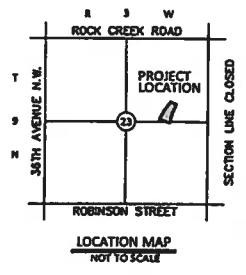
S. LINE OF THE NE/4, SEC. 23
N. LINE OF THE SE/4, SEC. 23

P.O.C.
S.E. CORNER
LOT 1
UNP XVIII

COMMON
AREA A

P.O.B.

10' UTILITY
EASEMENT



Line Table		
Line #	Direction	Length
L1	S 17°23'52" W	7.23
L2	S 72°36'08" E	50.00
L3	N 64°24'07" E	4.24
L4	S 17°23'52" W	253.62
L5	S 25°53'18" W	21.72
L6	S 13°24'21" W	173.83
L7	N 78°33'01" W	10.01
L8	N 13°24'21" E	174.17
L9	N 25°53'18" E	21.72
L10	N 17°23'52" E	253.61

Curve Table						
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	5008.29'	6.93'	00°04'46"	3.47'	S 67°00'40" E	6.93'
C2	7480.60'	28.78'	00°13'14"	14.39'	S 17°24'48" W	28.78'
C3	535.00'	79.28'	08°29'26"	39.71'	S 21°38'35" W	79.21'
C4	465.00'	101.30'	12°28'57"	50.85'	S 19°38'50" W	101.10'
C5	475.00'	103.48'	12°28'57"	51.95'	N 19°38'50" E	103.28'
C6	525.00'	77.80'	08°29'26"	38.97'	N 21°38'35" E	77.73'
C7	7490.60'	26.57'	00°12'12"	13.29'	N 17°24'17" E	26.57'



COWAN GROUP ENGINEERING

7100 N. CLASSEN, SUITE 500 - OKLAHOMA CITY, OK 73116
405-463-3369 (OFFICE) - 405-463-3381 (FAX)
WWW.COWANGROUP.CO

ENGINEERING - SURVEYING
CERTIFICATE OF AUTHORIZATION NO: 6414
EXPIRES JUNE 30, 2024

NOT TO SCALE