



FEBRUARY 6, 2022

CITY OF NORMAN
ATTN: JASON OLSEN
P. O. BOX 370
NORMAN, OK. 73069

RE: Easement for underground lines to serve the Young Family Athletic Center

Mr. Olsen;

Oklahoma Gas and Electric Company (OG&E) has been asked to provide electrical service to the new Young Family Athletic Center being built east of 24th Avenue NW and south of Rock Creek Road. Attached you will find an easement request for the new underground lines. The description of the proposed lines appears on Exhibit "A", and a drawing showing the pathway of the lines appear on Exhibit "B". I have also included a copy of the engineer's design. Please note, this is not part of the easement document.

Please present this document at your next City Council meeting for signature. Review the following instructions to ensure that this easement will be legally correct and that there will be no delay in processing:

1. The **city seal** must be affixed.
2. The **date of signing** must match the **date of notarizing**.
3. The notary must fill in **all blanks** in the acknowledgement section and add the **notary seal**.
4. The **notary expiration date** must be later than the **date of notarizing**.

Please contact when the document has been dated, signed, and notarized, and I will come by and pick it up. If you have any questions, or if anything will cause a delay in signing, please contact me at (405) 553-5174. Thank you so much for your help in this matter.

Sincerely,

A handwritten signature in black ink that reads "Timothy J. Bailey". The signature is written in a cursive, flowing style.

Timothy J. Bailey
Right-Of-Way Agent

AFTER RECORDING RETURN TO:
OGE ELECTRIC SERVICES
TIMOTHY J. BAILEY, M/C WNM-12
PO BOX 321
OKLAHOMA CITY OK 73101-0321

EASEMENT

Work Order #7708969

KNOW ALL MEN BY THESE PRESENTS: THAT **THE CITY OF NORMAN, OKLAHOMA, an Oklahoma municipal corporation**, Grantor, in consideration of the sum of Ten or more dollars in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby grant and warrant unto **OKLAHOMA GAS AND ELECTRIC COMPANY**, an Oklahoma corporation, Grantee, its successors and assigns, the right, privilege and authority to enter upon and install, erect, operate, maintain, and reconstruct underground and/or above ground a system of conduits, wires, cables, vaults, junction boxes, switches, fuses, transformers, service connection boxes and other fixtures for the transmission and distribution of electrical current and communication messages, including the right of ingress and egress to and from said system across adjoining lands of Grantor, upon and across the following real property and premises, situated in Cleveland County, State of Oklahoma, to wit:

A part of the **NE/4 OF SECTION 23 AND THE NW/4 OF SECTION 24, T9N, R3W, I.M.**, being a part of a tract of land described in deed recorded in Book 6266, Pages 1413-1421, at the County Clerk's office, as described in Exhibit "A" and shown on Exhibit "B", attached hereto and hereby made a part of this easement.

Grantor further covenants and agrees that no building or other structure shall ever be erected nor shall any excavation or other removal of soil, so as to change the grade of terrain, be accomplished by Grantor, its heirs or assigns, within the above described easement area unless the written consent of the Grantee is first obtained. Grantor further acknowledges the requirements of 63 Oklahoma Statutes (2011) Section 142.1, et. seq. (One-call statute).

The rights and privileges above granted to continue so long as same are used or needed for the transmission and distribution of electric current or communication messages; but should the Grantee remove its property from the premises and abandon the right of way herein granted, then the rights granted in this easement shall terminate.

Approved this _____ day of _____, 2023, by the City of Norman.

THE CITY OF NORMAN, OKLAHOMA, an Oklahoma municipal corporation

City Seal

By: _____

Title: _____

CITY ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF CLEVELAND, SS;

Before me, the undersigned, a Notary Public, in and for said County and State, on this _____ day of _____, 2023, personally appeared _____, of the City of Norman, Oklahoma, an Oklahoma municipal corporation, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____, and acknowledged to me that he executed the same as his free and voluntary act and deed of such city, for the uses and purposes therein set forth.

My Commission Expires: _____

Commission # _____

Notary Public

EXHIBIT "A"

To that certain easement from the City of Norman, Oklahoma, an Oklahoma municipal corporation to Oklahoma Gas and Electric Company.

An easement in the **NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FOUR (24), AND THE NORTHEAST QUARTER (NE1/4) SECTION TWENTY-THREE (23), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST** of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, on February 02, 2023. Bearings are Based on an deed bearing of S89°06'20"W, on the North Line of said NE1/4 and as shown on attached Easement Sketch, said easement further described as: being Ten (10) feet in width, Five (5.00) feet each side of a centerline described as follows:

COMMENCING at the NE corner of said NE1/4 of said Section 23;

Thence S89°06'20"W, on the North Line of the NE1/4 of said Section 23, for a distance of 48.57 feet;

Thence S00°53'40"E, for a distance of 1311.80 feet, to the **POINT OF BEGINNING**;

Thence N80°26'37"E, on said centerline for a distance of 73.90 feet;

Thence S71°12'46"E, on said centerline for a distance of 157.52 feet;

Thence S77°53'55"E, on said centerline for a distance of 113.25 feet;

Thence N71°38'22"E, on said centerline for a distance of 23.04 feet;

Thence N00°22'50"W, on said centerline for a distance of 710.02 feet, to a certain **POINT "A"**;

Thence N00°22'50"W, on said centerline for a distance of 232.82 feet, to the **POINT OF TERMINATION**.

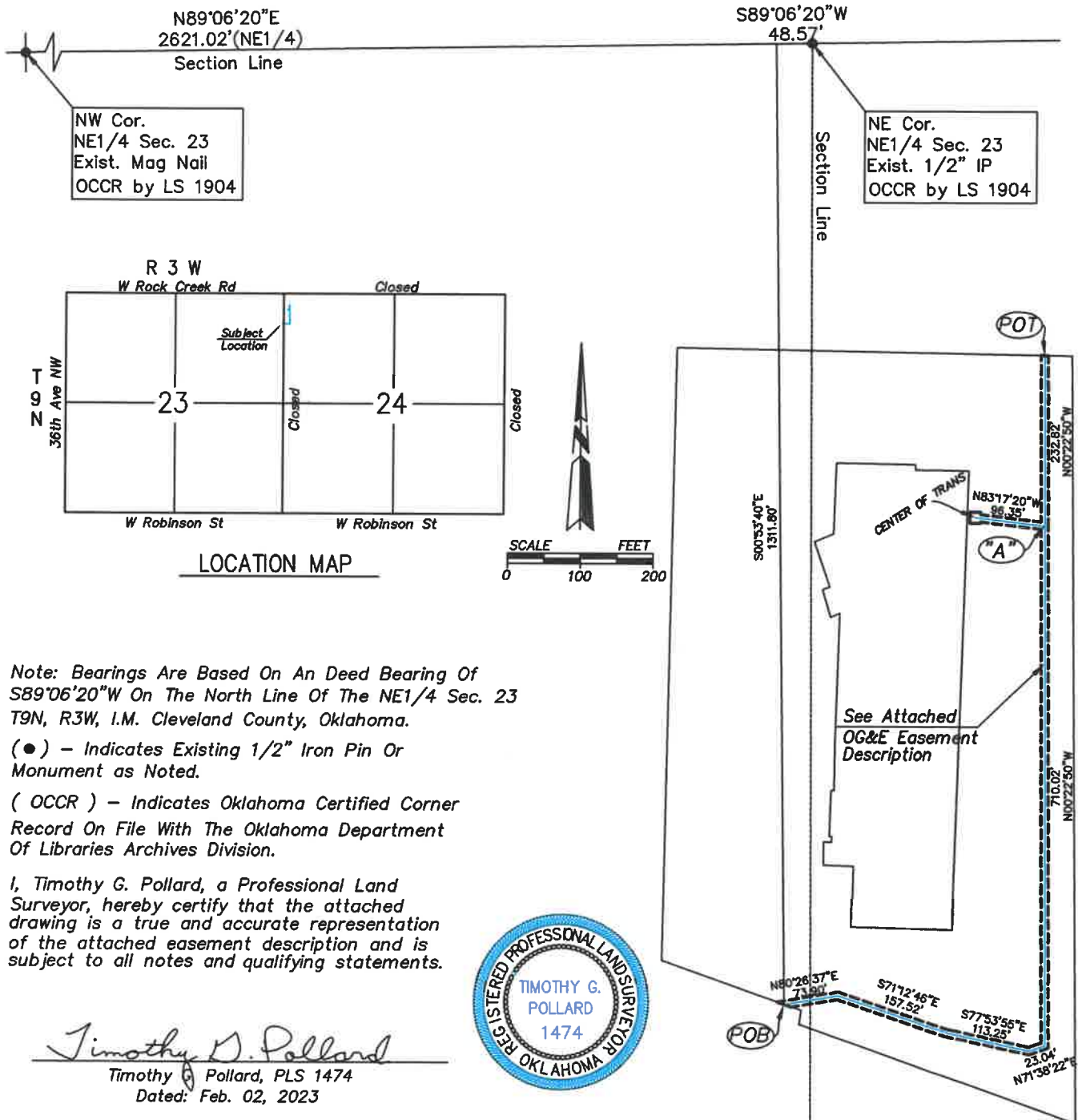
AND

An easement in the **NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP NINE (9) NORTH, RANGE THREE (3) WEST** of the Indian Meridian, Cleveland County, Oklahoma, written by Timothy G. Pollard, PLS 1474, on February 02, 2023. Bearings are Based on an deed bearing of S89°06'20"W, on the North Line of said NE1/4 and as shown on attached Easement Sketch, said easement further described as: being Ten (10) feet in width, Five (5.00) feet each side of a centerline described as follows:

BEGINNING at a certain **POINT "A"** as described above;

Thence N83°17'20"W, on said centerline for a distance of 96.35 feet to the center of a Fifteen (15) feet by Fifteen (15) feet transformer easement being made part of this easement also being the **POINT OF TERMINATION**.

EXHIBIT "B"
EASEMENT SKETCH



*Note: Bearings Are Based On An Deed Bearing Of
S89°06'20"W On The North Line Of The NE1/4 Sec. 23
T9N, R3W, 1.M. Cleveland County, Oklahoma.*

(●) - Indicates Existing 1/2" Iron Pin Or Monument as Noted.

(OCCR) - Indicates Oklahoma Certified Corner
Record On File With The Oklahoma Department
Of Libraries Archives Division.

I, Timothy G. Pollard, a Professional Land Surveyor, hereby certify that the attached drawing is a true and accurate representation of the attached easement description and is subject to all notes and qualifying statements.

Timothy D. Pollard
Timothy D. Pollard, PLS 1474
Dated: Feb. 02, 2023

Timothy G Pollard, PLS 1474
Dated: Feb. 02, 2023



OKLAHOMA GAS AND ELECTRIC COMPANY			
POLLARD & WHITED SURVEYING INC. 2514 TEE DRIVE, NORMAN, OKLAHOMA 73069 CA#2380 EXP 06-30-23 405-366-0001		OG&E EASEMENT SKETCH WO# 7708969 PART OF THE NE1/4 SEC 23 AND NW1/4 SEC 24, T9N, R3W, I.M. CLEVELAND COUNTY, OKLAHOMA	
DRAWN BY: J. THOMAS DATE: Feb. 02, 2023		REVISIONS:	
APPROVED BY: D. MEEKS DATE: Feb. 02, 2023		SCALE: 1" = 200'	
		SHEET 1 OF 1	

CIRCUIT ID: 872731
STATION NUMBER: 303566
ADDRESS: 2501 Conference Center Blvd. - Norman
SUBSTATION: STUBBEMAN
TOWNSHIP/RANGE: 09N-03W1
SECTION: 23
QTR SECTION: NE
ATLAS: 59-273B
LAT/LONG: 35.24407/-97.47786

Project Manager: Rusty Baldwin 405-553-5183
Designer: Wes Timm 309-267-6442
Site Contact: Kyle Arnold 405-343-8465
Electrician: Paul Baker 405-799-9994

Foreman's Notes:
EQ ok when dry.
Easement required.

PM Notes:
Construction has started.
Site not staked as of 8/30/2022.

WL #8:
PL: 750kVA (480/277, 12.5/7.2kV,
STA# 462500, 98% loaded)
(U562.3)

Note: Face transformer South

WL #9:
PL: 3-500:5 JAK-0W CTs
in CTCab 462500-40
to serve 1200A entrance
(U765.2)

Note: Customer to place load pipes
and pull in load wires to YFAC

WL #10:
PL: 75' Trench, Pull in 85' of
4/C 500AL (208/120V) in
4P40 to
3-500:5 JAK-0W CTs
in CTCab 456963-30
to serve 600A entrance
(U765.2)

YOUNG FAMILY ATHLETICS CENTER

Norman

WL #11:
PL: 320' Bore and
stub up 4P40F for
future primary extension

WL #7:
PL: 440' Bore, Pull in
3-2/C 2AL(515) (12.5/7.2kV)
in 4P40F

WL #6:
PL: Pull box
(U125)

WL #5:
PL: 360' Bore, Pull in
3-2/C 2AL(515) (12.5/7.2kV)
in 4P40F

WL #1:
RM: 25kVA (120/240, 7.2kV
STA# 420653)
2/C 2AL (7.2kV)
(21)

WL #3:
PL: 415' Bore, Pull in
3-2/C 2AL(515) (12.5/7.2kV)
in 4P40F

WL #2:
RM: 7A Fuse and replace w/
3-65A Fuses (STA# 163416)
(U614)

WL #4:
PL: 150 kVA (480/277, 12.5/7.2kV,
STA# 465787)
(U562.3)

Note: transformer will be used
In future build; face transformer West

STAKED 1/10/23
SURVEYED 1/10/23
WAITING ON DATA
EASEMENT PREPARED 1/18/23

YFAC
7708969
Sheet 1 of 6

Easement E-2223-24