

EXHIBIT B

Parcel No: 27.0-A
Project No: 26918(05)

GRANT OF PERMANENT EASEMENT

City of Norman

Know all men by these presents:

That The Uplands Development Co, L.L.C., for and in consideration of the sum of Ten Dollars and Other Valuable Consideration (\$10.00 and OVC), 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 permanent public right-of-way and utility easement and right-of-way over, across, and under the following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, the following described land to wit:

See attached Legal Description/Exhibit for Parcel 27.0-A

Said tract containing 20,479 sq ft or 0.4701 acres, more or less.

With the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating a public right-of-way and utility.

PUBLIC RIGHT-OF-WAY AND UTILITIES

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

Signed and delivered this _____ day of _____, 20____.

The Uplands Development Co, L.L.C.:

Russell Leon “Trey” Bates, Managing Member

REPRESENTATIVE ACKNOWLEDGEMENT

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 _____, 20____, personally appeared Russell Trey Bates, to me known to be the identical person(s) and Managing Member of The Uplands Development Co., L.L.C. 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: _____ Notary Public: _____

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

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

Mayor

ATTEST:

City Clerk
SEAL:

Legal Description
The Uplands Sell Right-of-Way
Part of Parcel 27.0
State Job Piece No. 26918(04)
February 22, 2024 (Revised March 12, 2024)

A strip, piece or parcel of land lying in the Southeast Quarter of Section 34, Township 10 North, Range 3 West of the Indian Meridian, Cleveland County, Oklahoma. Said parcel of land being described by metes and bounds as follows:

BEGINNING at the point where the West right-of-way line of 36th Avenue N.W. intersects the North right-of-way line of Indian Hills Road a distance of 33.00 feet North 00°35'01" West of and 33.00 feet South 89°36'51" West of the Southeast Corner of said Southeast Quarter;

THENCE South 89°36'51" West, along said North right-of-way line, a distance of 662.80 feet;

THENCE North 00°23'09" West a distance of 17.00 feet;

THENCE North 89°36'51" East, parallel with said right-of-way line, a distance of 231.40 feet;

THENCE North 85°29'14" East a distance of 138.96 feet;

THENCE North 89°36'51" East, parallel with said right-of-way line, a distance of 224.56 feet;

THENCE North 44°24'05" East a distance of 36.99 feet;

THENCE North 00°35'01" West, parallel with said West right-of-way line, a distance of 200.00 feet;

THENCE North 05°07'37" East a distance of 31.77 feet;

THENCE South 08°20'37" East a distance of 287.65 feet to the POINT OF BEGINNING.

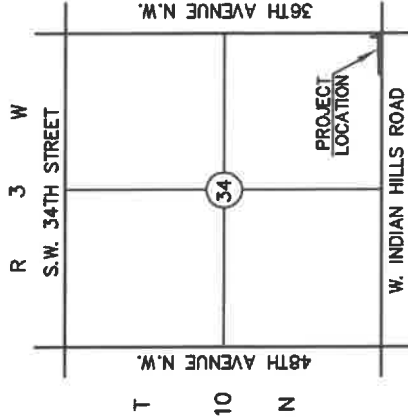
Said tract of land contains an area of 20,479 square feet or 0.4701 acres, more or less.

The bearing of South 89°36'51" West as shown on the South line of the Southeast Quarter of Section 34 was used as the basis of bearing for this survey.

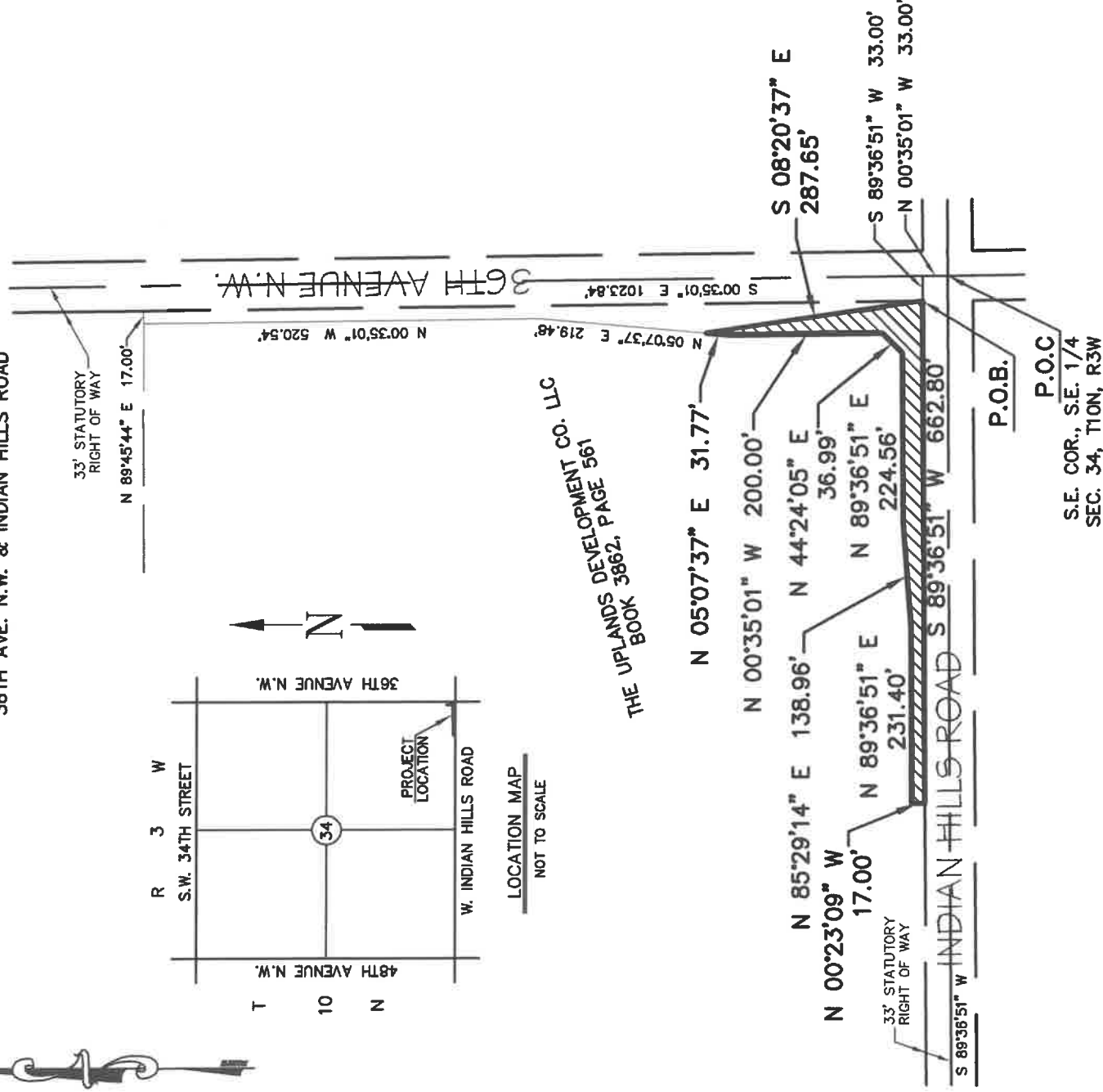
Prepared by:
Mark Deal & Associates, P.C.
Shaun Christopher Axton, PLS 1494

EXHIBIT "A" (SELL RIGHT OF WAY)

PART OF PARCEL 27.0
STATE JOB PIECE NO. 26918(04)
THE UPLANDS DEVELOPMENT CO., LLC
PROPOSED RIGHT OF WAY
36TH AVE. N.W. & INDIAN HILLS ROAD



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



Mark Deal & Associates, P.C.
P.O. Box 6578
Norman, OK 73070
405-681-3325 voice & fax
shaun@mda.net
Certificate of Authorization No. 3045
Expires June 30, 2025

