

EXHIBIT B

Parcel No: 28.0-A
Project No: 26918(05)

GRANT OF PERMANENT EASEMENT
City of Norman

Know all men by these presents:

That Hallbrooke Development Group One, 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 28.0-A

Said tract containing 14,547 sq ft or 0.3333 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____.

Hallbrooke Development Group One, 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 Hallbrooke Development Group One, 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

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

Mayor

ATTEST:

City Clerk
SEAL:

Legal Description
Hallbrooke Sell Right-of-Way
Part of Parcel 28.0
State Job Piece No. 26918(04)
February 22, 2024 (Revised March 12, 2024)

A strip, piece or parcel of land lying in the Southwest Quarter of Section 35, 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 East 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 89°40'28" East and 33.00 feet North 00°35'01" West of the Southwest Corner of said Southwest Quarter;

THENCE North 72°18'01" East a distance of 140.65 feet;

THENCE North 89°40'28" East, parallel with the North right-of-way line of Indian Hills Road, a distance of 106.94 feet;

THENCE South 79°26'38" East a distance of 132.43 feet;

THENCE North 89°40'28" East, parallel with the North right-of-way line of Indian Hills Road, a distance of 200.00 feet;

THENCE South 00°19'32" East a distance of 17.00 feet to a point on said right-of-way line;

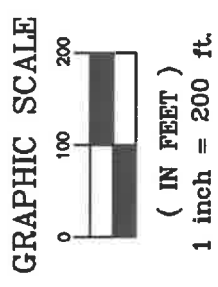
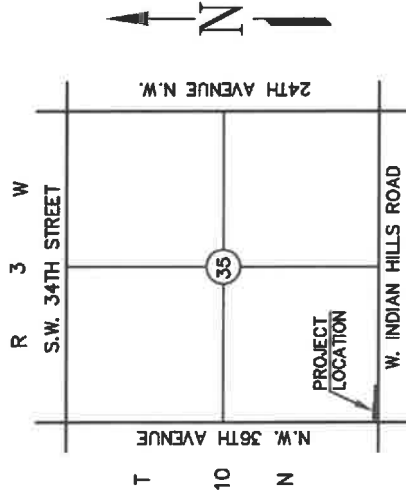
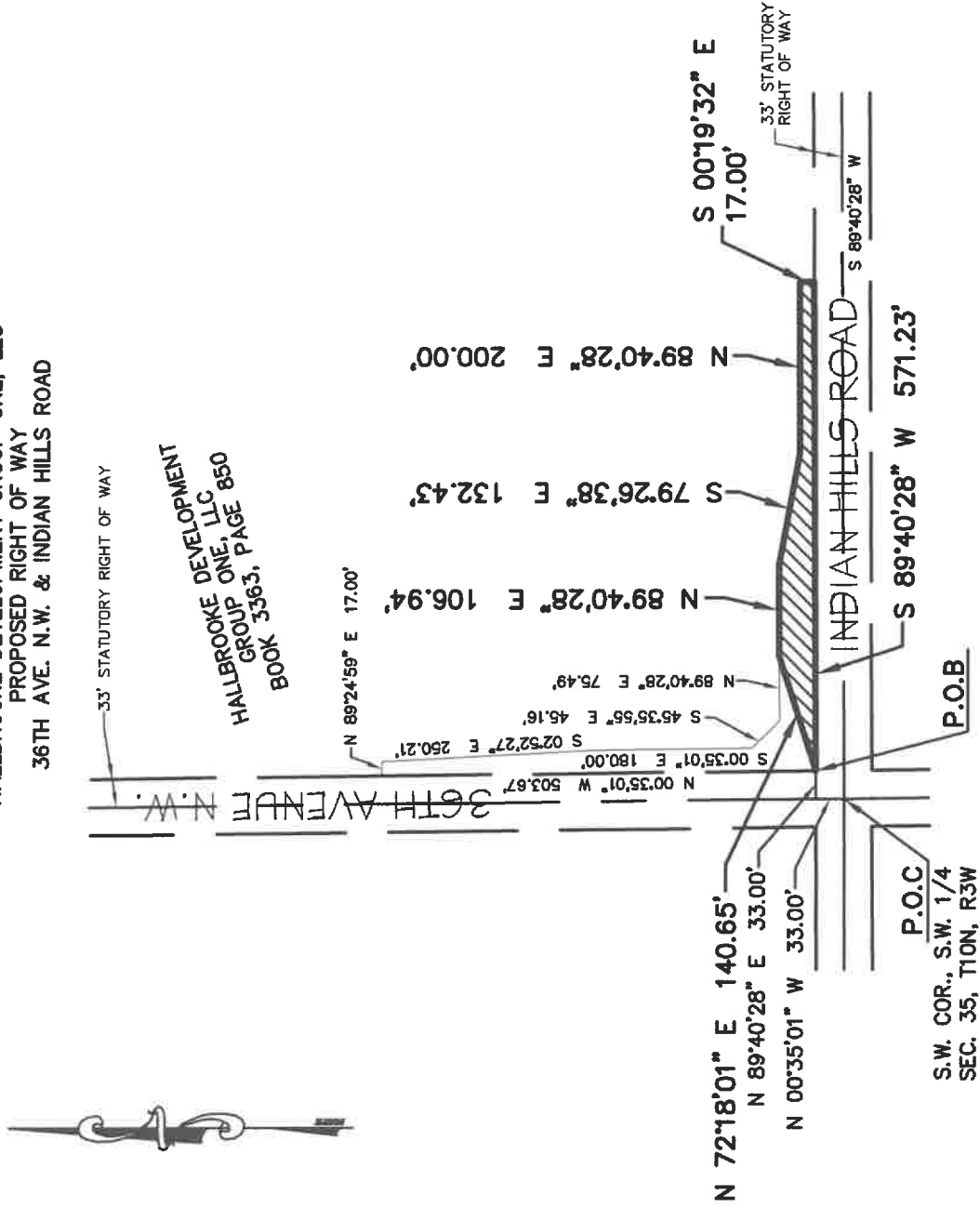
THENCE South 89°40'28" West, along said right-of-way of line, a distance of 571.23 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 14,547 square feet or 0.3333 acres, more or less.

The bearing of South 89°40'28" West as shown on the South line of the Southwest Quarter of Section 35 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 28.0
STATE JOB PIECE NO. 26918(04)
HALLBROOKE DEVELOPMENT GROUP ONE, LLC
PROPOSED RIGHT OF WAY
36TH AVE. N.W. & INDIAN HILLS ROAD



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

