

GRANT OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

THAT, OnCue RE, LLC., an Oklahoma limited liability company 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, utilities and/or drainage over, across, and under the following described real estate and premises situated in the City of Norman, Cleveland County, Oklahoma, to wit:

Attachment A

with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating:

DRAINAGE INFRASTRUCTURE

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

SIGNED and delivered this 27th day of March, 2024.

BY: _____

Name/Title: Stephen T. James, Chief Financial Officer

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF OKLAHOMA, COUNTY OF PAYNE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 27th day of March, 2024, personally appeared Stephen T. James, 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 Chief Financial Officer 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: 2-10-2025

Notary Public

Approved as to form and legality this 22 day of April, 2025

City Attorney

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

Mayor

ATTEST:

City Clerk

SEAL:



**EXHIBIT A (1 OF 2)
15 FEET WIDE DRAINAGE EASEMENT (IN TRACT 2)
2910 CLASSEN BOULEVARD
NORMAN, CLEVELAND COUNTY, OKLAHOMA**

LEGAL DESCRIPTION

A strip of land in the Northwest Quarter (NW/4) of Section Nine (9), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows:

COMMENCING at the Northwest Corner of said Northwest Quarter (NW/4);

Thence North $89^{\circ}14'30''$ East along the the north line of said Northwest Quarter, a distance of 8.68 feet to a point on the easterly right of way line of the A.T. & S.F. Railroad right of way;

Thence South $27^{\circ}44'11''$ East, along said easterly right of way line, a distance of 1,377.17 feet;

Thence North $48^{\circ}21'58''$ East a distance of 101.55 feet to the POINT OF BEGINNING;

Thence continuing North $48^{\circ}21'58''$ East a distance of 190.64 feet;

Thence South $41^{\circ}38'02''$ East a distance of 12.15 feet;

Thence South $79^{\circ}45'30''$ East a distance of 29.42 feet;

Thence North $65^{\circ}42'26''$ East a distance of 29.29 feet to a point on the westerly right of way line of US Highway 77;

Thence South $27^{\circ}35'11''$ East along said westerly right of way line a distance of 15.02 feet;

Thence South $65^{\circ}42'26''$ West a distance of 34.82 feet;

Thence North $79^{\circ}45'30''$ West a distance of 42.23 feet;

Thence South $48^{\circ}21'58''$ West a distance of 177.50 feet;

Thence North $27^{\circ}50'09''$ West a distance of 15.45 feet to the POINT OF BEGINNING;

The Oklahoma State Plane Coordinate System (South Zone) using North $89^{\circ}14'30''$ East as the North line of the Northwest Quarter of Section 9, Township 8 North, Range

2 West of the Indian Meridian and as shown on the plat of Cedarwood Addition Section 2 was used as the basis of bearings for this survey.

Prepared by SMC Consulting Engineers, P.C.

Dated: 03-26-2024

E-2324-145

P.O.C.
N.W. CORNER, N.W. QUARTER
SECTION 9, T. 8 N., R. 2 W., I.M.

N 89°14'30" E
8.68'

W. LINE OF N.W. QUARTER
SECTION 9, T. 8 N., R. 2 W., I.M.

NORTH LINE OF N.W. QUARTER
SECTION 9, T. 8 N., R. 2 W., I.M.

JACKY R. KING
WARRANTY DEED
BOOK 3192, PAGE 442

NOT INCLUDED

P.O.B.

N 48°21'58" E
101.55'

NOT INCLUDED

Detention
Pond "B"

CEDARWOOD
ADDITION

BLOCK 'A'
±1.4479 acres
(BK 25, PG 131 PL)

EASTERLY R.O.W. LINE
A.T. & S.F. RAILROAD

TRACT 2
~2910~

TRACT 1
~2920~

LINE TABLE		
L1	N 48°21'58" E	190.64'
L2	S 41°38'02" E	12.15'
L3	S 79°45'30" E	29.42'
L4	N 65°42'26" E	29.29'
L5	S 27°35'11" E	15.02'
L6	S 65°42'26" W	34.82'
L7	N 79°45'30" W	42.23'
L8	S 48°21'58" W	177.50'
L9	N 27°50'09" W	15.45'

WESTERLY R.O.W. LINE
U.S. HIGHWAY NO. 77
(CLASSEN
BOULEVARD)

65.0'
R.O.W.

C.L. U.S. HIGHWAY
NO. 77 PER SWO
3424(0) SURVEY &
FU-173(7) PLANS

U.S. HIGHWAY NO. 77 (CLASSEN BLVD.)

NOT INCLUDED

Stream
Conservation Area
(USA-COE PERMIT
SWT-2017-00543)

NOT INCLUDED

Detention
Pond "A"

(BK 25, PG 131 PL)

CEDARWOOD
ADDITION

SCALE: 1"=80'

DATE: 03-25-2024

EXHIBIT A (2 OF 2) - PLOT PLAN
15 FEET WIDE DRAINAGE EASEMENT (IN TRACT 2)
2910 CLASSEN BOULEVARD
NORMAN, CLEVELAND COUNTY, OKLAHOMA

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Website: www.smcokc.com
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA 464 EXP 06/30/2025

SMC