

# GRANT OF EASEMENT

E-2324-144

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

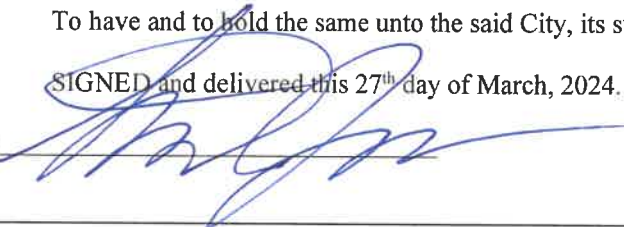
with the right of ingress and egress to and from the same, for the purpose of surveying, laying out, constructing, maintaining, and operating:

### WATERLINE AND INFRASTRUCTURE

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

SIGNED and delivered this 27<sup>th</sup> 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 27<sup>th</sup> 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 May, 2025

  
City Attorney



Approved and accepted by the Council of the City of Norman, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

SEAL:

**ATTACHMENT A (1 OF 2)  
15 FEET WIDE UTILITY EASEMENT (IN TRACT 1)  
2920 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 most Northwesterly corner of Lot 1, Block 1 of Cedarwood Addition (Bk 25, Pg 131 PL);

Thence North  $27^{\circ}35'11''$  West along the westerly right of way line of US Highway 77 (Classen Boulevard), a distance of 120.74 feet to the POINT OF BEGINNING;

Thence South  $62^{\circ}24'56''$  West a distance of 12.10 feet;

Thence North  $27^{\circ}35'11''$  West parallel with said westerly right of way line a distance of 15.00 feet;

Thence North  $62^{\circ}24'56''$  East a distance of 12.10 feet to a point on said westerly right of way line;

Thence South  $27^{\circ}35'11''$  East along said westerly right of way line a distance of 15.00 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: 01-02-2024

JACKY R. KING  
WARRANTY DEED  
BOOK 3192, PAGE 442

# TRACT 2

±1.1191 acres  
~2910~

WESTERLY R.O.W.  
LINE  
U.S. HIGHWAY 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.)

# CEDARWOOD ADDITION

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

# TRACT 1

±1.2854 acres  
~2920~

N 62°24'56" E  
12.10'

N 27°35'11" W  
15.00'

S 62°24'56" W  
12.10'

S 27°35'11" E  
15.00'

P.O.B.

N 27°35'11" W  
120.74'

P.O.C  
THE MOST NORTHWESTERLY  
CORNER OF LOT 1, BLOCK 1  
CEDARWOOD ADDITION (BK 25,  
PG 131 PL)

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

# CEDARWOOD ADDITION

LOT 1, BLOCK 1  
(BK 25, PG 131 PL)

SCALE: 1"=60'

DATE: 01-03-2024

ATTACHMENT A (2 OF 2) - PLOT PLAN  
15' WIDE UTILITY EASEMENT (IN TRACT 1)  
2920 CLASSEN BLVD - NORMAN

SMC Consulting Engineers, P.C.  
815 West Main - Oklahoma City, OK 73106  
PH: 405-232-7715 Fax: 405-232-7859  
Website: www.smcokc.com  
OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. CA. 464 EXP 06/30/2025

**SMC**