

PERMANENT EASEMENT
(Utility, Right-of-Way, and Access)

KNOW ALL MEN BY THESE PRESENTS:

THAT, Bentley Investments Limited Partnership, an Oklahoma Limited Partnership, whose mailing address is PO Box 648, Lawton, OK 73502, hereinafter referred to as "Grantor", in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey unto

CITY OF LAWTON, A MUNICIPAL CORPORATION, of 212 SW 9th STREET, LAWTON, OKLAHOMA 73501, Comanche County, State of Oklahoma, hereinafter referred to as "Grantee", its successors and assigns, a Permanent Easement for public access, right-of-way, utilities, and drainage in, over, under, across and along, and upon the following described real property and premises situated in Comanche County, State of Oklahoma, to-wit:

See attached Exhibit A and Exhibit B

with the right of ingress and egress to and from the same for the purpose of installing, constructing, operating, maintaining, repairing and replacing in, over, under, through, and upon the real property adjacent to the said property as described a street, sidewalk, water line, sewer line, drainage and any other public utility or utilities, along with the further right to operate, maintain, repair or replace the same.

And,

with the right of ingress and egress to and from the same for the purpose of passage in, over, through, upon, maintaining, repairing, and replacing the said property.

This easement will be used for various construction purposes that the Grantee, its employees, agents, and contractors may determine are necessary for the execution of such work, including but not limited to storage and operation of construction equipment, stockpiling of materials, and for any other purposes associated with the construction work.

Signed and delivered this 15th day of May 2024.

Bentley Investments Limited Partnership, an Oklahoma Limited Partnership


Donald S. Bentley, Manager

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ACKNOWLEDGMENT

STATE OF OKLAHOMA))
COUNTY OF COMANCHE)) SS

Before me, the undersigned, a Notary Public in and for said County and State on this 15th day of May, 2024, personally appeared, **Donald S. Bentley, Manager of Bentley Investments LP**, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.


Notary Public

My commission expires:
02/14/2025
My commission number:
01002683





ACCEPTANCE

Accepted by the Lawton City Council for and on behalf of the City of Lawton, Oklahoma, this _____ day of _____ 2024.

CITY OF LAWTON, OKLAHOMA
a municipal corporation

ATTEST:

Stan Booker, Mayor

Donalynn Blazek-Scherler, City Clerk

APPROVED as to form and legality on behalf of the City of Lawton this _____ day of _____ 2024.

John R. Andrew, City Attorney

EXHIBIT 'A-1'
PARCEL NO. 19
COMANCHE COUNTY

LEGAL DESCRIPTION

A strip, piece or parcel of land located in part of the SW/4 of Section 35, T-2-N, R-12-W, IM, Lot 2 Block 1, BOA Development Re-Plat of Block 3, Comanche County, Oklahoma, being more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of Lot 2, Block 1 of said BOA Development Re-Plat of Block 3 at a point on the East right-of-way line of 38th Street and the Point of Beginning;

Thence S 89°03' 08" E, a Distance of 15.00 Feet;

Thence S 00°00' 30" E, a Distance of 184.32 Feet;

Thence N 89°03' 15" W, a Distance of 15.00 Feet;

Thence N 00°00' 30" W, a Distance of 184.32 Feet to the point and place of beginning.

Containing 0.063 acres more or less.

All bearings listed in this description are grid bearings derived from the NGS Oklahoma State Plane Coordinate System and are not astronomical bearings.



SURVEYOR'S CERTIFICATE

I, EDWARD GLEN PAINTER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED DRAWING IS A TRUE AND ACCURATE REPRESENTATION OF THE PARCEL DESCRIPTION, AS SHOWN HEREON.
 THIS IS NOT A LAND OR BOUNDARY SURVEY.

EDWARD GLEN PAINTER, PLS NO. 1782

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE GRID NORTH OKLAHOMA STATE PLANE (SOUTH ZONE) NAD83

SEE EXHIBIT 'B' FOR ASSOCIATED SKETCH

PROJECT:	EN2102: SW 38TH STREET
PROJECT LOCATION:	SW 38TH STREET FROM SW BISHOP ROAD TO W GORE BOULEVARD (2 MILES)
CLIENT:	CITY OF LAWTON


CEST
Comprehensive Engineering Services
 615 N. HUDSON, STE. 300
 OKLAHOMA CITY, OK 73102
 (405) 815-3600

SHEET
01
SHEETS 01 OF 03

EXHIBIT 'A-2'
PARCEL NO. 20
 COMANCHE COUNTY

LEGAL DESCRIPTION

A strip, piece or parcel of land located in part of the SW/4 of Section 35, T-2-N, R-12-W, IM, University Park, Lot 1, Block 2, Comanche County, Oklahoma, being more particularly described by metes and bounds as follows:

Beginning at the Northwest corner of Lot 1, Block 2 of said University Park, at a point on the East right-of-way line of 38th Street;

Thence S 89°03' 08" E, a Distance of 15.00 Feet;

Thence S 00°00' 30" E, a Distance of 93.75 Feet;

Thence N 89°03' 15"W a Distance of 15.00 Feet;

Thence N 00°00' 30" W, a Distance of 93.75 Feet to the point and place of beginning.

Containing 0.032 acres more or less.

All bearings listed in this description are grid bearings derived from the NGS Oklahoma State Plane Coordinate System and are not astronomical bearings.



SURVEYOR'S CERTIFICATE

I, EDWARD GLEN PAINTER, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED DRAWING IS A TRUE AND ACCURATE REPRESENTATION OF THE PARCEL DESCRIPTION, AS SHOWN HEREON.
 THIS IS NOT A LAND OR BOUNDARY SURVEY.

Edward Glen Painter

EDWARD GLEN PAINTER, PLS NO. 1782

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE GRID NORTH OKLAHOMA STATE PLANE (SOUTH ZONE) NAD83

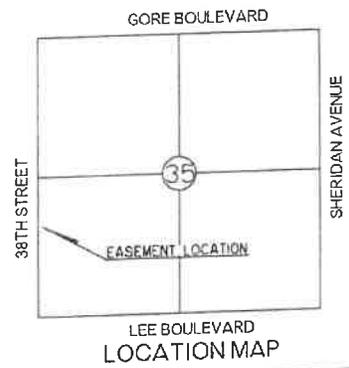
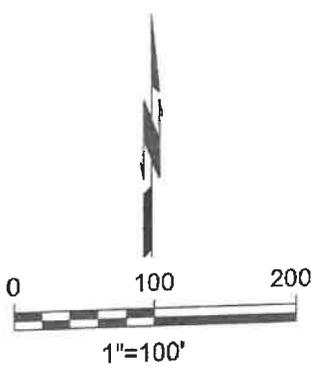
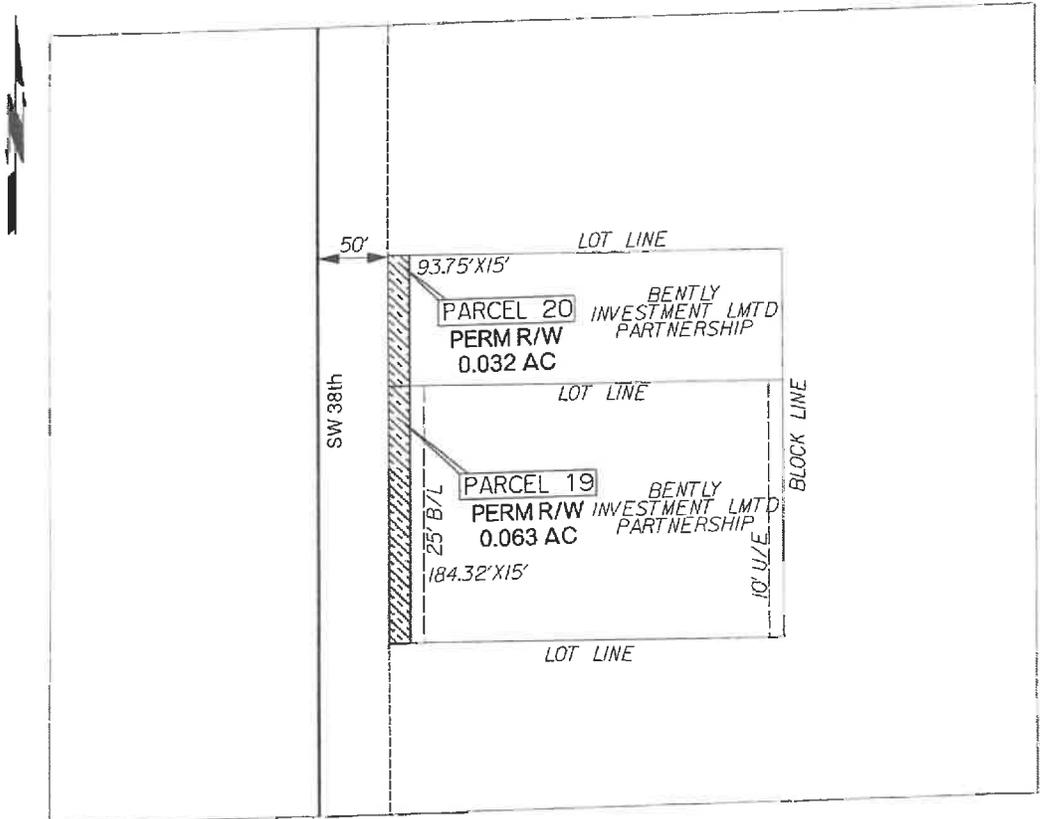
SEE EXHIBIT 'B' FOR ASSOCIATED SKETCH

PROJECT:	EN2102: SW 38TH STREET
PROJECT LOCATION:	SW 38TH STREET FROM SW BISHOP ROAD TO W GORE BOULEVARD (2 MILES)
CLIENT:	CITY OF LAWTON

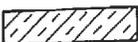


SHEET
02
SHEETS 02 OF 03

EXHIBIT 'B'
PARCEL NO. 19 & 20
 COMANCHE COUNTY



LEGEND

	PERMANENT EASEMENT
	TEMPORARY CONSTRUCTION EASEMENT
	DRAINAGE & UTILITY EASEMENT

BASIS OF BEARING
 THE BEARING BASE AS SHOWN ARE GRID BEARINGS AND WERE DERIVED USING THE NORTH AMERICAN DATUM OF 1993 (HARN) OKLAHOMA SOUTH ZONE, U.S. FEET

SEE EXHIBIT 'A' FOR ASSOCIATED LEGAL DESCRIPTION

PROJECT:	EN2102: SW 38TH STREET
PROJECT LOCATION:	SW 38TH STREET FROM SW BISHOP ROAD TO W GORE BOULEVARD (2 MILES)
CLIENT:	CITY OF LAWTON

WEST
 Comprehensive Engineering Services
 615 N. HUDSON, STE. 300
 OKLAHOMA CITY, OK 73102
 (405) 815-3600

SHEET
03
SHEETS 03 OF 03