



City of Lawton, Engineering Division

212 SW 9th Street ■ Lawton, Oklahoma 73501 ■ PH 580.581.3385 FX 580.581.3366
Shipping Address: 2202 SW 3rd Street Lawton, OK 73501

March 22, 2021

The Jim and Kay Johnson Trust dated November 12, 2012
6950 W. Gore Blvd.
Lawton, OK 73505

RE: Improvement Project on W. Gore Blvd, 82nd Street to 67th Street JP: 19144(04)
Project: STP-116B(059)
Parcel: 11.1

The City of Lawton has contracted with Smith-Roberts Land Services, Inc. (SRLS, Inc.) to represent it in the acquisition of necessary right-of-way for the above-referenced project. This project is intended to improve the infrastructure in our community and to encourage growth in our economy. It is designed to increase the roadway to a 4 lane with a center turn lane and to construct new drainage structures, curbs and gutters with storm drains and sidewalks. The agent presenting this letter will explain the project and its effects on your property and is asking you for a donation of the right-of-way in the name of The City of Lawton.

If it is necessary for you to move any of your personal property, you will be given 90 days from the date shown below to clear the right-of-way. Your consideration to donate the right-of-way will be greatly appreciated.

Sincerely,


City of Lawton

Property Rights Brochure delivered by: Ellie Nijm Date: 4/12/21

SUMMARY OF ACQUISITION

JOB PIECE: 19144(04) , COUNTY Comanche , PARCEL(S) 11.1

PROPERTY LOCATION: Section 32 , Township 2N , Range 12W ,

BUYER: THE CITY OF LAWTON

SELLER: PROPERTY OWNER(S), NAME AND ADDRESS:

The Jim & Kay Johnson Trust
6950 W. Gore Blvd
Lawton, OK 73505

ASSIGNMENT:

MORTGAGES AND LIENS:

IMPROVEMENTS:

DAMAGES:

PROPERTY OWNER(S) / SELLER(S) WILL EXECUTE AND SUBMIT TO THE CITY OF LAWTON, THE FOLLOWING DOCUMENTS:

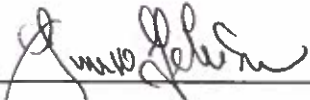
Temporary Construction Easement	for parcel 11.1	for .001	Acres
N/A	for parcel	for	Acres
N/A	for parcel	for	Acres
N/A	for parcel	for	Acres
N/A	for parcel	for	Acres

ACQUISITION AMOUNT FOR LAND, IMPROVEMENTS AND DAMAGES: Donation

BUYER AND SELLER AGREE:

UPON RECEIPT OF SIGNED DOCUMENTS, THE CITY OF LAWTON WILL PREPARE THE FOLLOWING:

CITY Warrant in the amount of Donation to
CITY Warrant in the amount of to
CITY Warrant in the amount of to
CITY Warrant in the amount of to


PROPERTY OWNER / SELLER


PROPERTY OWNER / SELLER


Elle Najm
ACQUISITION AGENT

4-15-21
DATE

4-28-21
DATE

4-28-21
DATE

TEMPORARY EASEMENT
(Individual Form)

KNOW ALL MEN BY THESE PRESENTS:

THAT The Jim and Kay Johnson Trust
dated November 12, 2012

 , of Lawton, OK
 , Comanche County, State of OK
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

**THE 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 administrators, successors and assigns, a Temporary
Easement and right-of-way in, over, under, across and along, and upon the following
described real property and premises situated in Comanche County, State of Oklahoma,
to-wit:**

A strip, piece or parcel of land lying in Lot 21, of
Block 6, of Almor West Addition, Part Four, to the City
of Lawton, according to the recorded plat thereof, in
Comanche County, Oklahoma being further described by
metes and bounds as follows;

Beginning at the NW corner of said Lot 21, thence S
89°37'29" E along the North line of said Lot 21 a
distance of 9.45 feet, thence S 61°13'55" W a distance
of 10.82 feet to a point on the West line of said Lot
21, thence N 00°24'19" E along said West line a distance
of 5.27 feet to the Point of Beginning.

Containing 0.001 acres, more or less.

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, road, a sanitary
sewer line, a storm drainage line, a water line, drainage channel and any other public
utility or utilities, along with the further right to operate, maintain, repair or replace the
same. This easement will be used for various construction purposes that the Grantee, its
employees, agents and contractors may determine are necessary to 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.
After completion of all construction activities, the described easement area shall be
rehabilitated and restored to a state which is approximately equal to the condition of the
land prior to the use of the property by the Grantee. All of the rights of the Grantee in and
to this easement shall terminate upon acceptance of the completed construction of the
W. Gore Blvd. project adjacent to the described property by the Grantee.

Signed and delivered this 22 day of April, 20 21

The Jim and Kay Johnson Trust dated November 12, 2012 by:

Jim Johnson
Jim Johnson, Trustee

Kay Johnson
Kay Johnson, Trustee

TRUST ACKNOWLEDGMENT

STATE OF Oklahoma)
COUNTY OF Comanche) SS

Before me, the undersigned, a Notary Public in and for said County and State on this 28th day of April, 2021, personally appeared Jim and Kay Johnson, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its Trustees and acknowledged to me that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of the Trust for the uses and purposes therein set forth.



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

Ellie Najjar
Notary Public

My commission expires: 01-20-2024
My commission number: 12000531

ACCEPTANCE

Accepted by the Lawton City Council for and on behalf of the City of Lawton, Oklahoma, this _____ day of _____, 20____.

THE CITY OF LAWTON, OKLAHOMA
a municipal corporation

ATTEST:

Stan Booker, Mayor

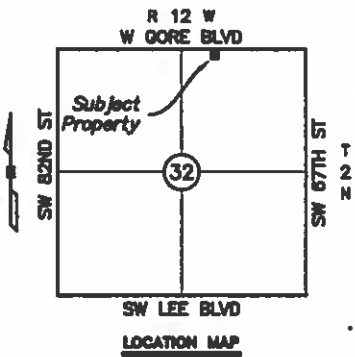
Traci Hushbeck, City Clerk

APPROVED as to form and legality on behalf of the City of Lawton this _____ day of _____, 20____.

John Ratliff, City Attorney

JOB NO.: 19144(04)
PARCEL NO.: 11.1
COUNTY: COMANCHE
PROJECT: 2012-08

LEGAL DESCRIPTION: LOT 21, BLOCK 6
ALMOR WEST PART FOUR



BEFORE GROSS	12,000 S.F.	0.275 ACRES
EXISTING R/W	0 S.F.	0.000 ACRES
PERMANENT R/W	0 S.F.	0.000 ACRES
EXCESS LAND	0 S.F.	0.000 ACRES
REM. IN QTR.	12,000 S.F.	0.275 ACRES
TEMP. R/W	25 S.F.	0.001 ACRES

Existing R/W

43+00

Sec. Line EW-166

☉ GORE BOULEVARD

Prop. Line & Existing R/W

11.1 (Temp. R/W)

35' B/L

NE/4 Sec. 32,
T-2-N, R-12-W, I.M.

LOT 21

Jim & Kay Johnson
Trust

BLOCK 6

Almor West
Part Four

Prop. Line

15' U/E

25' B/L

Prop. Line & Existing R/W

71ST STREET

Prop. Line & Existing R/W

LOT 1
BLOCK 15
Almor West
Part Four

25' B/L

Scale 1" = 30'
Appraisal Form 104 (Rev. 3-98)

DONATION CERTIFICATE

DATE: 4-28-21 JOB PIECE: 19144(04)
COUNTY: Comanche
PARCEL NO: 11.1

I/We the undersigned, do hereby certify that I/we have received the Property Rights Brochure, have been fully informed of my/our right to receive just compensation for the right-of-way upon my/our property and waive the appraisal process and/or offer.

I/We have elected to donate the right-of-way to: The City of Lawton for project: West Gore Blvd from 82nd to 67th Streets

LEGAL DESCRIPTION: PLEASE SEE ATTACHED LEGAL. CONTAINING 0.001 ACRES, MORE OR LESS.

Address: 10950 W. GORE BLVD., LAWTON, OK 73505

SIGNATURES

Dated this 28 day of April, 2021.

[Signature]
Owner/Title

Ray F. Johnson
Owner/Title



Owner/Title
[Signature]
Agent

Witness:

Witness

Date

(Attach Property Rights Brochure)
(Attach Legal Description)

I decline to donate.	
BY: _____	OWNER
BY: _____	OWNER
DATE: _____	

11

REC.	<input checked="" type="checkbox"/>
COMP.	<input checked="" type="checkbox"/>
MISC.	<input type="checkbox"/>
MISC.	<input type="checkbox"/>

BOOK 6949 PAGE 139

MEMORANDUM OF TRUST

Doc # I-2013-007912
Bk 006949
Pg 0139-0141
Date 05-16-2013 11:56 am
Filing fee \$17.00
Documentary Tax \$0.00
State of Oklahoma
County of Comanche
Comanche County Clerk
Carrie Tubbs

KNOW ALL MEN BY THESE PRESENTS THAT:

1. In consideration of Ten Dollars (\$10.00) and other good and valuable considerations, Jim D. Johnson, a.k.a. Jimmy David Johnson, Jimmy D. Johnson, Jim David Johnson and Jim Johnson, and Kay F. Johnson, a.k.a. Kay Frances Johnson, Kay Owens Johnson and Kay Johnson, husband and wife, of Lawton, Comanche County, Oklahoma, as Grantors, on the 25th day of January, 2013, granted and conveyed to Jim D. Johnson and Kay F. Johnson, Co-Trustmanagers (a.k.a. Co-Trustees) of the JIM AND KAY JOHNSON TRUST dated November 12, 2012, the following described real property located in Comanche County, State of Oklahoma, to-wit:

7 Lot Twenty-one (21), Block Six (6), ALMOR WEST ADDITION, PART 4, to the City of Lawton, Comanche County, Oklahoma, according to the recorded plat thereof;

which conveyance is recorded in Book 6920, Page 164, of the Records of the County Clerk of Comanche County, Oklahoma; and on the 12th day of November, 2013, Grantors granted and conveyed to Grantee the following described real property located in Comanche County, State of Oklahoma, to-wit:.

Commencing at the Southeast Corner of the Southeast Quarter (SE/4) of Section Twenty (20), Township Two North (T2N), Range Twelve West (R12W), I.M., Comanche County, Oklahoma, according to the U.S. Government Survey thereof; THENCE N00°14'00"E a distance of 914.0 feet, on the East line of said Section Twenty (20); THENCE S89°57'00"W a distance of 1282.5 feet; THENCE N00°23'00"E a distance of 1070.014 feet to the true point of beginning, this point being 200 feet N00°23'00"E of the Northwest Corner of Lot One (1), Block One (1), HUNTER HILLS ADDITION, PART ONE, to the City of Lawton, THENCE N89°57'00"E a distance of 435.6 feet; THENCE S00°23'00"W a distance of 200.0 feet; THENCE N89°57'00"E a distance of 394.62 feet; THENCE N00°14'00"E a distance of 413.02 feet; THENCE N89°46'00"W a distance of 446.491 feet; THENCE S00°14'00"W a distance of 165.23 feet; THENCE S89°57'00"W a distance of 383.07 feet; THENCE S00°23'00"W a distance of 50.00 feet to the point of beginning; subject to all previous reservations and easements of record.

which conveyance is recorded in Book 6938, Pages 194-195, of the Records of the County Clerk of Comanche County, Oklahoma.

2. ARTICLE VII relating to Appointment of Trustmanager and Successor Trustmanager of said Trust provides, in part, as follows:

The initial Co-Trustmanagers shall be Jim D. Johnson and Kay F. Johnson. If one is unable to serve, the other may serve alone. In the event Jim D. Johnson and Kay F. Johnson shall at any time, for any reason, cease to serve as Co-Trustmanagers of this trust, trustmakers hereby direct that Michelle R. Smith shall automatically and immediately succeed as Trustmanager of the trust estate, effective upon acceptance of the duties of trust management. If Michelle R. Smith shall fail to qualify, resign or be unable to continue for any reason, then John Thomas Smith shall automatically and immediately succeed as Trustmanager of the trust estate, effective upon acceptance of the duties of trust management. If John Thomas Smith shall fail

Return to: Fred T. Fox, Jr., 808 W. Gore, Lawton, Ok. 73501



VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM

**MEMORANDUM OF TRUST
JIM AND KAY JOHNSON TRUST
Page 2**

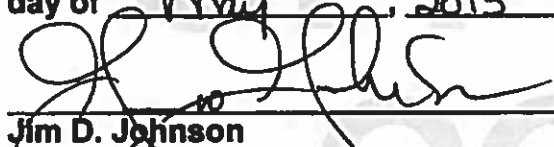
to qualify, resign or be unable to continue for any reason, then James David Johnson, II shall automatically and immediately succeed as Trustmanager of the trust estate, effective upon acceptance of the duties of trust management.

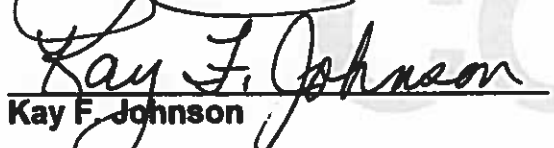
3. ARTICLE VII relating to the powers of the Successor Trustmanager of said trust provides as follows:

Any successor Trustmanager shall have, from and after appointment or succession to office hereunder and without any assignment or action by any person, all the title, rights, interests and powers, including discretionary rights and powers which are by the provisions of this Agreement granted to and vested in the predecessor Trustmanager.

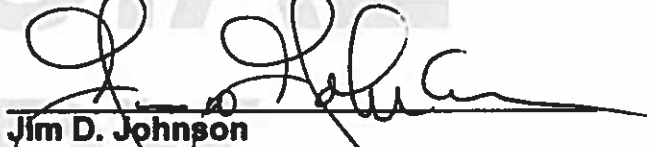
4. From and after the recording of an affidavit of any of the named potential Successor Trustmanager as Successor Trustmanager reciting the facts establishing the events causing a succession of Trustmanager, and the fact of acceptance of duties by such Successor Trustmanager, all persons shall be entitled to deal with such Successor Trustmanager as Trustmanager of the JIM AND KAY JOHNSON TRUST under Agreement dated November 12, 2012.

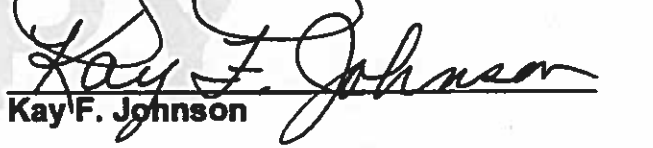
In Witness Whereof, the parties have executed this Memorandum this 14th day of May, 2013.


Jim D. Johnson


Kay F. Johnson

"GRANTORS"


Jim D. Johnson


Kay F. Johnson

"CO-TRUSTMANAGERS"

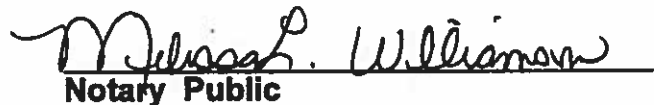
STATE OF OKLAHOMA

COUNTY OF COMANCHE

}SS

Before me, Melissa L. Williamson, a notary in and for this state, on this 14th day of May, 2013, personally appeared Jim D. Johnson and Kay F. Johnson, husband and wife, 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.

MELISSA L. WILLIAMSON
Notary Public - State of Oklahoma
Commissioned in Comanche County
Commission # 01011038
My Commission Expires: August 04, 2013


Notary Public

My Commission Expires: 8-4-2013
(SEAL)

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM

MEMORANDUM OF TRUST
JIM AND KAY JOHNSON TRUST
Page 3

STATE OF OKLAHOMA
COUNTY OF COMANCHE

} SS

Before me, Melissa L. Williamson, a notary in and for this state, on this 14th day of May, 2013, personally appeared Jim D. Johnson and Kay F. Johnson, Co-Trustmanagers of the JIM AND KAY JOHNSON TRUST dated November 12, 2012, 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.

MELISSA L. WILLIAMSON
Notary Public - State of Oklahoma
Commissioned in Comanche County
Commission # 01011038
My Commission Expires: August 04, 2013

Melissa L. Williamson
Notary Public

My Commission Expires: 8-4-2013
(SEAL)

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM