

**CITY OF ARDMORE**  
ENGINEERING DEPARTMENT  
Ardmore, Oklahoma

Commission Letter No. 4695  
Meeting Date: November 18, 2019

Mayor and City Commissioners  
City of Ardmore, Oklahoma

SUBJECT: Street and Right of Way Easement from House of Prayer of Ardmore, Inc.  
[for Widening of Harris Street NW]

Dear Commissioners:

As a part of our street and storm sewer improvements on Chickasaw Boulevard, Locust Street, Harris Street and vicinity we need to acquire a couple of parcels for additional right of way. We have asked House of Prayer of Ardmore, Inc. to grant the City a street and right of way easement abutting their property and they have agreed to do so. The easement is to be a 15 foot wide strip of some 260 feet in length along the east side of Harris. The easement form, description and plat are attached.

We recommend and request the Commission approve the easement and authorize the Mayor to execute the acceptance of the easement from House of Prayer of Ardmore, Inc.

Sincerely,



Thomas D. Mansur, P.E.  
City Engineer

Encl as

Reviewed by:   
City Manager

## STREET AND RIGHT OF WAY EASEMENT

That the House of Prayer of Ardmore, Inc. ("Grantor"), the mailing address of which is 2116 Harris Street NW, Ardmore, Oklahoma 73401, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby assign, grant, and convey unto the City of Ardmore, Oklahoma, a municipal corporation, Carter County, Oklahoma, whose mailing address is 23 South Washington Street, Ardmore, OK 73401 ("Grantee"), for the use and benefit of the City of Ardmore, a Permanent Street and Right of Way Easement on, under, over, above and across the following described real property and premises belonging to the Grantor and situated in Carter County, Oklahoma:

### EXHIBIT "A"

with legal description and the drawing set forth in same

with a limited, non-exclusive right of ingress and egress to and from the same, for the purpose of constructing, maintaining, and repairing streets, curbs, gutters and storm sewers and related works located thereon (the "Easement").

This Easement is subject to all existing easements, rights-of-way, encumbrances and restrictions of record, and is further subject to the following conditions:

A. In order to provide vehicular access and storm sewerage for and along the contiguous street and private properties, both the Grantor and Grantee require said easement.

B. Grantee and its designees and contractors shall have the right to modify existing pavement and drainage features or build new road bed, pavement with curbs and gutters, storm sewers, landscaping, signage, and related appurtenances upon the Easement and shall have the right to inspect, rebuild, remove, repair, improve, and make such changes, alterations, additions to or extensions of its facilities within the boundaries of said Easement as are consistent with the purpose expressed herein, provided that:

1) Grantor shall retain the right to adjust the grade of the land and install such landscaping, sidewalks, parking and appurtenant features within or adjacent to the Easement as Grantor may deem necessary or beneficial to properly utilize its adjacent lands;

2) Grantor shall not construct any permanent structure, including building, pond, water feature, or monument, that might impair Grantee's ability to access, maintain or repair the street and storm sewers permitted therein;

C. Grantee, and its successors and assigns, may use said Easement for any purpose not inconsistent with the rights hereby granted and reserved, provided that such use does not unreasonably interfere with the access and use of the lands owned by Grantor. Grantee shall timely notify the Grantor of any such future construction or repair that may affect the design, operation, use or access to the Grantor's facilities.



**ACCEPTANCE BY THE CITY OF ARDMORE, OKLAHOMA**

The foregoing Easement is hereby accepted by the City of Ardmore, Oklahoma on this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**CITY OF ARDMORE, OKLAHOMA**  
**[Grantee]**

\_\_\_\_\_  
John Moore, Mayor

ATTEST:

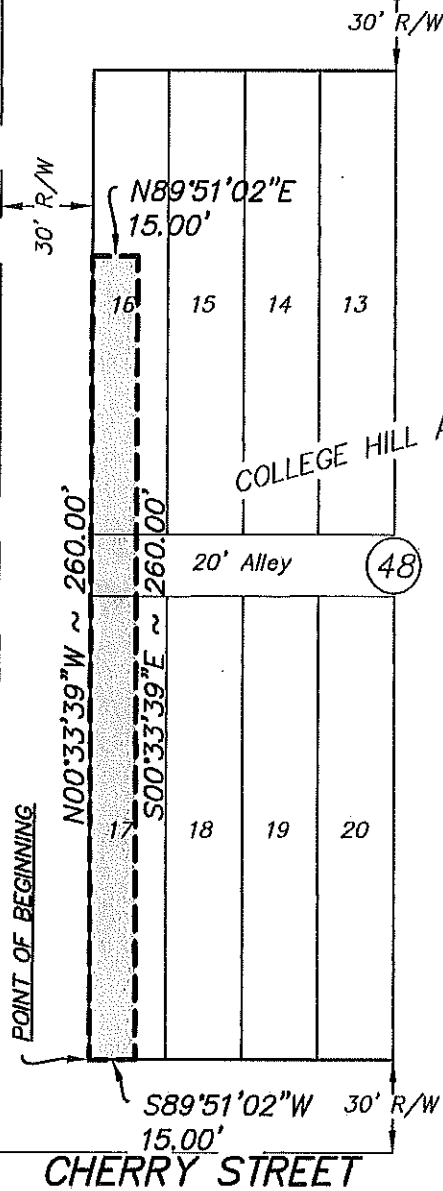
\_\_\_\_\_  
Lori Linney, City Clerk

[SEAL]

EXHIBIT A

COTTONWOOD STREET

HARRIS STREET NW

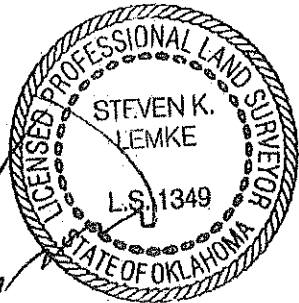


COLLEGE HILL ADDITION

48

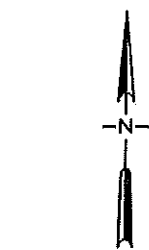
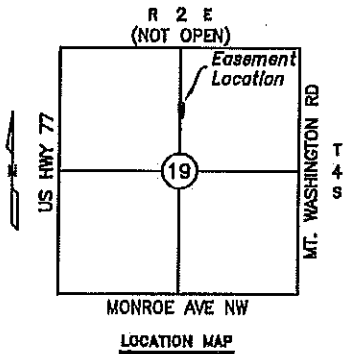
POINT OF BEGINNING

CHERRY STREET



3/15/2019

Basis of Bearing: Grid North of the Oklahoma State Plane Coordinate System - NAD83 South Zone -



Scale 1" = 60'

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LEMKE LAND SURVEYING, LLC



3228 BART CONNER DRIVE, NORMAN, OK 73072  
PH.(405)388-8541 FAX(405)388-8540  
CA # 8975  
http://www.lemke-ls.com

Surveyed By:	RJ
Drawn By:	CW
Approved By:	SKL
Date:	03/14/2019
Scale:	1" = 60'
Project No:	17041

Project:	PERMANENT ROAD EASEMENT
Project Location:	Part of Block 48, College Hill Addition ARDMORE, CARTER COUNTY, OKLAHOMA
Client:	CHICKASAW NATION & CITY OF ARDMORE

Sheet Number	1
Sheet 1 of 2	

**EXHIBIT A**

**LEGAL DESCRIPTION**

A Permanent Road Easement across a part of Lots 16 and 17 in Block 48, College Hill Addition, Ardmore, Carter County, Oklahoma, being more particularly described by metes and bounds as follows:

*BEGINNING* at the Southwest Corner of said Lot 17;

Thence North 00° 33' 39" West, along the west line of said Lots 17 and 16, a distance of 260.00 feet;

Thence North 89° 51' 02" East, parallel with the south line of said Lot 16, a distance of 15.00 feet;

Thence South 00° 33' 39" East, parallel with the west line of said Lots 16 and 17, a distance of 260.00 feet to a point on the south line of said Lot 17;

Thence South 89° 51' 02" West, along the south line of said Lot 17, a distance of 15.00 feet to the POINT OF BEGINNING and containing 3,900 square feet, more or less.

Basis of Bearing: Grid North of the Oklahoma State Plane Coordinate System – NAD83 South Zone.

Legal Description prepared by Steven K. Lemke, PLS No. 1349 on March 14, 2019.

Steven K. Lemke, P.L.S. 1349

*3/14/2019*  
Date

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	<b>LEMKE LAND SURVEYING, LLC</b>		Surveyed By: RJ	Project: PERMANENT ROAD EASEMENT	Sheet Number  2  Sheet 2 of 2
	3226 BART CONNER DRIVE, NORMAN, OK 73072 PH.(405)368-8541 FAX(405)368-8549 CA # 6976 <a href="http://www.lemke-ls.com">http://www.lemke-ls.com</a>		Drawn By: SKL	Project Location: Part of Block 48, College Hill Addition ARDMORE, CARTER COUNTY, OKLAHOMA	
			Approved By: SKL	Client: CHICKASAW NATION & CITY OF ARDMORE	
	Date: 03/14/2019	Scale: n/a	Project No: 17041		