

CITY OF ARDMORE  
PUBLIC UTILITIES

Council Letter No. 5243  
Meeting Date November 15, 2021

Mayor and City Commission  
City of Ardmore, Oklahoma

Re: Request to accept a signed easement from Coby Wells and  
Bobbie Wells

Dear Commission Members:

Staff requests the acceptance of the attached signed easement from Coby Wells and Bobbie Wells. This easement will be utilized for the Cool Creek Crossing Raw Water Line Repair Project.

Staff recommends the acceptance of the signed easement from Coby Wells and Bobbie Wells.

Sincerely,



Shawn Geurin, Utilities Director

Reviewed by: \_\_\_\_\_

  
City Manager

EASEMENT

*KNOW ALL PERSONS BY THESE PRESENTS,* that Coby and Bobbie Wells, their heirs, successors and assigns, hereinafter referred to as Grantor(s), does hereby grant to the City of Ardmore, hereinafter referred to as Grantee, its successors and assigns, an Easement over, under, and through the following described real estate, for the sum of One Dollar (\$1.00) and/or other valuable consideration, the receipt of which is hereby acknowledged.

TO WIT: A 0.10 of an acre easement located in Section 6 T3S R3E

SEE EXHIBIT -ATTACHED EASEMENT SKETCH:

The above described easement is to be used for locating, constructing, improving, grading, landscaping and other necessary work, including the operation of equipment, and the movement of a work force, over, upon and across the described easement, together with the right of ingress and egress.

The Grantor does hereby grant and convey unto the Grantee, its successors and assigns, this easement for the right, privilege and the authority to use the lands hereinafter described for the purpose of locating, constructing, reconstructing, renewing, operating, maintaining, inspecting, altering, repairing or removing a pipe line for use as a water transmission line and such fittings, manholes, and other equipment and appurtenances as may be necessary or convenient for such operations over, across and under the above described easement sketch.

The 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 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 property.

Grantor shall retain the right to use as Grantor may deem necessary or beneficial to properly utilize its lands as long as Grantor does not construct any permanent structure, including gate, building, pond, water feature, or monument, that might impair Grantee's ability to access, maintain or repair said water transmission line.

The Grantee agrees to leave the premises in substantially the same or better condition than it was on the date the easement was executed. However, it is understood that grading changes may exist upon completion of the project.

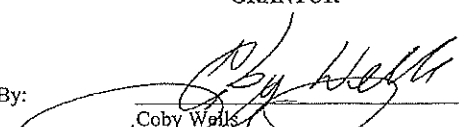
This Agreement is binding upon the heirs, executors, administrators, successors and assigns of both parties and it is understood that this Agreement cannot be changed or altered in any way except by writing, legally signed by both parties concerned herewith.

TO THESE COVENANTS, the Grantor(s) does hereby consent and agree.

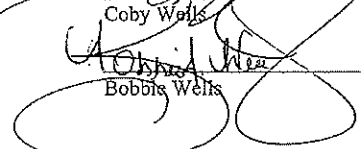
IN WITNESS WHEREOF, the parties above named have hereunto set their hands this 4<sup>th</sup> day of Nov., 2021

GRANTOR

By:

  
Coby Wells

By:

  
Bobbie Wells

ACKNOWLEDGMENT

State of Oklahoma,

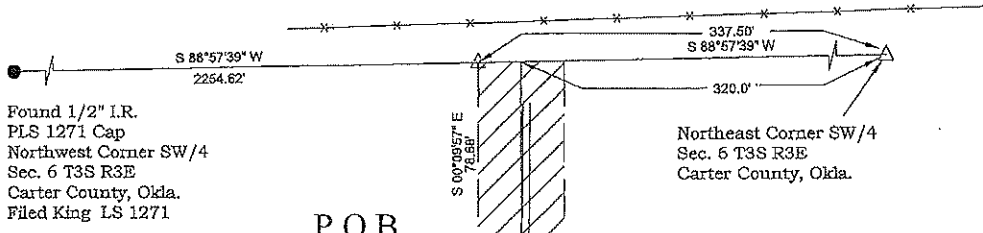
County of Carter, to-wit:

I, Lori Linney a Notary Public in and for the jurisdiction aforesaid, certify that the foregoing instrument was acknowledged before me this 4<sup>th</sup> day of November, 2021.

My commission expires 07-14-2022



**EASEMENT SKETCH**



Found 1/2" I.R.  
PLS 1271 Cap  
Northwest Corner SW/4  
Sec. 6 T3S R3E  
Carter County, Okla.  
Filed King LS 1271

Northeast Corner SW/4  
Sec. 6 T3S R3E  
Carter County, Okla.

P.O.B.

Coby and Bobbie Wells  
Book 5386, Page 97  
NE/4 SW/4  
Sec. 6 T3S R3E  
Carter County, Oklahoma  
0.10 acre or 4210.31 Sq. ft.

Centerline of the  
City of Ardmore  
Utility Easement  
Book 735, Page 474

LINE	BEARING	DISTANCE
L1	S 00°09'57" E	32.35'
L2	S 01°30'23" W	144.34'
L3	N 44°41'17" W	37.45'
L4	N 00°18'43" E	120.96'
L5	N 45°18'43" E	41.32'

**LEGEND**

- ⊙ Waterline manhole
- Found monument as noted
- △ Calculated corner not set
- Centerline
- - - Easements/rights-of-way

**EASEMENT DESCRIPTION:**

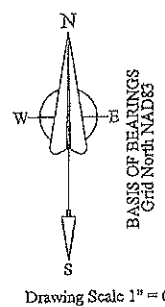
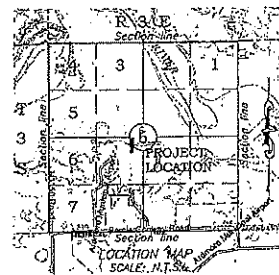
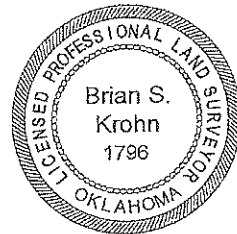
A utility easement located in the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section Six (6), Township Three (3) South, Range Three (3) East of the Indian Meridian and Base line, Carter County, Oklahoma and being more particularly described as follows:

Commencing at the Northeast Corner of the SW/4 said Section 6 thence S88°57'39"W along the North line of the SW/4 a distance of 337.50 feet to the Northwest Corner of a utility easement described in Book 735, at Page 474, Office of the County Clerk, Carter County; thence S00°09'57"E along said West line a distance of 78.68 feet to the POINT OF BEGINNING; thence continuing S00°09'57"E along said West line a distance of 32.35 feet; thence S01°30'23"W along the West line on Book 735, Page 474 a distance of 144.34 feet; thence N44°41'17"W a distance of 37.45 feet; thence N00°18'43"E a distance of 120.96 feet; thence N45°18'43"E a distance of 41.32 feet back to the point of beginning, containing 0.10 acre more or less, Said be described by Brian S. Krohn, LPLS 1796 using grid bearings Oklahoma South NAD83 on July 29, 2021.

I, Brian S. Krohn, Professional Land Surveyor, hereby state that this plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

This Plat of Survey is prepared solely for the individuals listed hereon. Said plat may not be used for any subsequent loan closing, refinance, or other transaction.

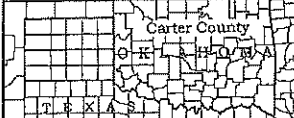
*Bisk*  
Brian S. Krohn, LPLS 1796  
CA 6716  
7/29/2021  
Date



Basis of bearings control point information  
NW corner of Sec. 6 T3S R3E  
Lot: 34°19'56.22" Lon: 97°02'16.83"

Survey for: City of Ardmore  
**Part of SW/4 of Sec. 6 T3S R3E  
Carter County, Oklahoma**

Revision	Reason	Date
1		
2		



Sheet Sheet 1 of 1	Coord. File 2021042	Drawing Scale 1" = 60'
Field Book Folder	Date of Survey July 29, 2021	Measurement method U.S. Survey Feet
Job Number 2021067 Ease7	Date of last site visit July 29, 2021	Basis of bearings Grid North NAD83

**KROHN SURVEYING, INC**  
P.O. Box 146 Lone Grove, Ok 73443  
(580) 490-2422 brian@krohnsurveying.com