

AFTER RECORDING RETURN TO:  
OGE ELECTRIC SERVICES  
TIMOTHY J. BAILEY-M/C WNM-12  
PO BOX 321  
OKLAHOMA CITY OK 73101-0321

## EASEMENT

Work Order #7722367

KNOW ALL MEN BY THESE PRESENTS: THAT THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY, a political subdivision of the State of Oklahoma, Grantor, in consideration of Ten or more dollars in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, does hereby grant and warrant unto OKLAHOMA GAS AND ELECTRIC COMPANY, an Oklahoma corporation, Grantee, its successors and assigns, the right, privilege and authority to enter upon and install, erect, operate, maintain, and reconstruct underground and/or above ground a system of conduits, wires, cables, vaults, junction boxes, switches, fuses, transformers, service connection boxes and other fixtures for the transmission and distribution of electrical current and communication messages, including the right of ingress and egress to and from said system across adjoining lands of Grantor, upon and across the following real property and premises, situated in Oklahoma County, State of Oklahoma, to wit:

A part of the NE/4, SECTION 12, T11N, R3W, I.M., being a part of a tract described in a deed recorded in Book 15777, Pages 716-718, at the County Clerk, as described in Exhibit "A" and shown on Exhibit "B", attached hereto and hereby made a part of this easement.

Grantor further covenants and agrees that no building or other structure shall ever be erected nor shall any excavation or other removal of soil, so as to change the grade of terrain, be accomplished by Grantor, its heirs or assigns, within the described easement area unless the written consent of the Grantee is first obtained. Grantor further acknowledges the requirements of 63 Oklahoma Statutes (2011) Section 142.1, et. seq. (One-call statute).

The rights and privileges above granted continue so long as some are used or needed for the transmission and distribution of electric current or communication messages; but should the Grantee remove its property from the premises and abandon the right of way herein granted, then the rights granted in this easement shall terminate.

Signed and delivered this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

THE BOARD OF COUNTY COMMISSIONERS OF OKLAHOMA COUNTY,  
a political subdivision of the State of Oklahoma

By: \_\_\_\_\_

Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF OKLAHOMA, COUNTY OF OKLAHOMA, SS;

Before me, the undersigned, a Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared \_\_\_\_\_, for The Board of County Commissioners of Oklahoma County, a political subdivision of the State of Oklahoma, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its \_\_\_\_\_, and acknowledged to me that they executed the same as their free and voluntary act and deed of such board, for the uses and purposes therein set forth.

My Commission Expires: \_\_\_\_\_

Commission # \_\_\_\_\_

\_\_\_\_\_  
Notary Public

## **EXHIBIT "A"**

To that certain easement from The Board of County Commissioners of Oklahoma County, a political subdivision of the State of Oklahoma, to Oklahoma Gas and Electric Company.

An easement in the **NORTHEAST QUARTER (NE1/4) OF SECTION TWELVE (12), TOWNSHIP ELEVEN (11) NORTH, RANGE THREE (3) WEST** of the Indian Meridian, Oklahoma County, Oklahoma, written by Timothy G. Pollard, PLS 1474, on July 16, 2025, using an Arbitrary Bearing of N00°11'18"W between existing monuments on the West line of said NE1/4, as a Basis of Bearing and as shown on attached Easement Sketch, said easement further described as being Ten (10) feet in width, Five (5.00) feet each side of a centerline described as follows:

**COMMENCING** at the Southwest corner of said NE1/4;

Thence N00°11'18"W, on the West line of said NE1/4, for a distance of 857.61 feet;

Thence N89°48'37"E for a distance of 1056.19 feet, to the **POINT OF BEGINNING**;

Thence S90°00'00"E, on said centerline, for a distance of 28.92 feet;

Thence S53°49'59"E, on said centerline, for a distance of 105.32 feet;

Thence S01°23'12"E, on said centerline, for a distance of 799.19 feet, to the **POINT OF TERMINATION**.

# EXHIBIT "B"

## EASEMENT SKETCH

NW Cor.  
NE1/4 Sec. 12  
Exist. Mag Nail  
OCCR by LS 1531

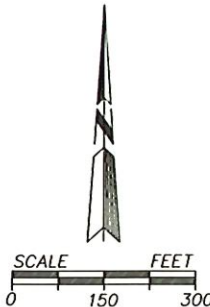
Note: Bearings Are Based On An Arbitrary Bearing Of N00°11'18"W, On West Line Of The NE1/4 Sec. 12, T11N, R3W, I.M. Oklahoma County, Oklahoma.

(●) - Indicates Existing 1/2" Iron Pin Or Monument as Noted.

(OCCR) - Indicates Oklahoma Certified Corner Record On File With The Oklahoma Department Of Libraries Archives Division.

I, Timothy G. Pollard, a Professional Land Surveyor, hereby certify that the attached drawing is a true and accurate representation of the attached easement description and is subject to all notes and qualifying statements.

*Timothy G. Pollard*  
Timothy G. Pollard, PLS 1474  
Dated: July 16, 2025



N00°11'18"W  
2633.66'(NE1/4)  
Section Line

N00°11'18"W  
857.61'

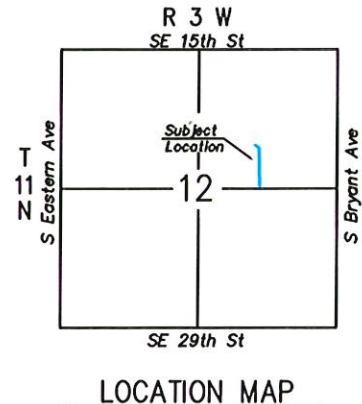
N89°48'37"E  
1056.19'

S90°00'00"E  
28.92'  
POB  
S53°49'59"E  
105.32'

See Attached  
OG&E Easement  
Description

SW Cor.  
NE1/4 Sec. 12  
Exist. 3/8" IP  
OCCR by LS 40

799.19'  
S01°23'12"E  
POT



## OKLAHOMA GAS AND ELECTRIC COMPANY

POLLARD & WHITED SURVEYING INC.  
2514 TEE DRIVE, NORMAN, OKLAHOMA 73069  
CA#2380 EXP 06-30-27 405-366-0001

OG&E EASEMENT SKETCH WO# 7722367  
PART OF THE SE1/4 SEC. 12, T11N, R3W, I.M.  
OKLAHOMA COUNTY, OKLAHOMA

REVISIONS:

DRAWN BY: J. THOMAS DATE: July 16, 2025

FILE #: 12-11N3W.ASC

DATE: July 16, 2025

SCALE: 1" = 300'

APPROVED BY: B. CORNELIUS DATE: July 16, 2025

DRWG #: 12-11N3W.DWG

DATE: July 16, 2025

SHEET 1 OF 1

