

GENERAL UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Independent School District No.16, certifies that it owns and possesses all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

HIGH SCHOOL ADDITION TO THE CITY OF STILLWATER, A PART OF THE NE/4 OF THE SW/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 2 EAST, I.M., PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

BLOCK TEN (10), COLLEGE HOMES ADDITION TO THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW/4) OF SECTION ELEVEN (11) AND THE EAST RIGHT OF WAY LINE OF BOOMER ROAD WHICH IS THE POINT OF BEGINNING; THENCE NORTH 29°23' WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF FRANKLIN STREET; THENCE NORTH 60°37' EAST ALONG SAID RIGHT OF WAY LINE 42.67 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 65 FEET, A LENGTH OF 90.50 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 130 FEET A LENGTH OF 41.52 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4); THENCE SOUTH 89°53' WEST ALONG SAID SOUTH LINE 137.97 FEET TO THE POINT OF BEGINNING.

and further that the undersigned, in consideration of the sum of One Dollar (\$1.00), in hand paid and other good and valuable consideration, for the grantor, its heirs, successors, executors, administrators, and assigns does hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, a Municipal Corporation, its successors and assigns, an easement for the installation, operation and maintenance of utility(ies) through, over, under, and across the portions of the above-described property, together with the right of ingress and egress to and from same, for the purpose heretofore stated.

COMMENCING AT THE SOUTHWEST CORNER OF THE HIGH SCHOOL ADDITION; THENCE ALONG SAID WEST LINE OF THE HIGH SCHOOL ADDITION FOR 134.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE OF THE HIGH SCHOOL ADDITION FOR

23.00 FEET; THENCE NORTH 79°22'58" EAST FOR 406.39 FEET; THENCE NORTH 01°57'31" WEST FOR 67.14 FEET; THENCE NORTH 88°02'29" EAST FOR 44.75 FEET; THENCE SOUTH 01°57'31" EAST FOR 15.00 FEET; THENCE SOUTH 88°02'29" WEST FOR 29.75 FEET; THENCE SOUTH 01°57'31" EAST FOR 49.86 FEET; THENCE NORTH 79°22'58" EAST FOR 216.95 FEET TO A POINT ON THE EAST PROPERTY LINE, ALSO BEING THE WEST LINE OF NORTH HUSBAND STREET; THENCE SOUTH 00°57'05" EAST ALONG THE EAST PROPERTY LINE FOR 20.29 FEET; THENCE SOUTH 79°22'58" WEST FOR 623.74 FEET TO THE POINT OF BEGINNING.

The easement contains 14,059 square feet or 0.3228 acres more or less and is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantor shall continue to have the full use and enjoyment of the properties herein granted or described for appropriate purposes. At no time shall the grantor commit a use, occupation or enjoyment thereof that might cause a hazardous condition and no building, structure or obstruction shall be located or constructed on said easement by the grantor, its successors or assigns, nor shall the grantor allow said easement to be encumbered in any way so that the City of Stillwater shall not be afforded access to said utility(ies) at any and all times.

This Utility Easement is entered into and granted this ____ day of _____, 2026.

INDEPENDENT SCHOOL DISTRICT NO. 16

By: _____
Gay Washington, School Board President

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this ____ day of _____, 2026 , personally appeared, Gay Washington, President of the Stillwater Board of Education, Independent School District No. 16 of Payne County, Oklahoma, to me known to be the identical person who subscribed the name of the maker thereof to the 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:
My Commission Number:
(SEAL)

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this _____ day of _____, 2026, the City Council of the City of Stillwater, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during regular session, does hereby approve and accept from the named Grantors this delivered Utility Easement and directs the Mayor and Clerk of said City of Stillwater to indicate the same by their signatures and seal of the City of Stillwater, State of Oklahoma.

WILLIAM H. JOYCE, MAYOR
CITY OF STILLWATER, OKLAHOMA

(SEAL)

ATTEST:

TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this _____ day of _____, 2026.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA