

WATER AND GAS 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 them, their successors, executors, administrators, and assigns do 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 water lines through, over, under, and across the portions of the above-described properties, insofar as said easement encumbers their respective properties for the purpose heretofore stated as follows:

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.

with the right of ingress and egress to and from same, for the purpose of permitting Stillwater to construct and maintain said utility(ies) through, over, under, and across said properties, together with all necessary and convenient appurtenances on the easement premises; and to use and maintain the same and of affording, its officers, agents, employees, and all persons under contract with it, the right to enter upon the easement premises for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining said utility(ies), and for the further purpose of enabling Stillwater to do any and all convenient things incident to the construction, operation, repairing, and maintaining of said utility(ies).

Except as herein granted, the grantors shall continue to have the full use and enjoyment of their respective properties herein granted or described for appropriate purposes. At no time shall the grantors 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 grantors, their successors or assigns, nor shall the grantors 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.

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 Water 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