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EASE 11/20/2018
11:01:57 AM Book:13890
Page:1594 PageCount:3
Filing Fee:$17.00
Doc. Tax:$.00
State of Oklahoma
County of Oklahoma
Oklahoma County Clerk
David B. Hooten

LANDSCAPE, FENCE & ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That AMERICAN LEBANESE SYRIAN ASSOCIATED CHARITIES, INC., an Illinois not-for-profit corporation, grantor(s) for and in consideration of One Dollar ($1.00) in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to ADDINGTON FARMS HOMEOWNERS ASSOCIATION, INC., an Oklahoma not-for-profit corporation, grantee(s), a permanent landscaping, fencing and access easement, over and across the surface of the following described property situated in OKLAHOMA County, State of Oklahoma to wit:

SEE ATTACHED EXHIBITS 'A' & 'B'

TO HAVE AND TO HOLD the same unto the grantees their successors and assigns for the sole and only purpose of constructing and maintaining entryway walls, signage, landscaping, fencing, irrigation and access to the same. The use of such easement shall be unlimited as to frequency.

Said easement shall belong to and is conveyed to the grantees herein, their successors, assigns, or invitees, and shall be deemed to run with the land.

PROVIDED, HOWEVER, that nothing herein contained shall be construed as a prohibition or a limitation against the grantor, its successors, and assigns, from selling, conveying, mortgaging, or otherwise encumbrancing the fee to all or any portion of the real property first above described.

DATED this 14th day of November, 2018

CHICAGO TITLE OKLAHOMA
3600 N.W. 138TH STREET, SUITE 100
OKLAHOMA CITY, OK 73134

Title: Chief Legal Officer
AMERICAN LEBANESE SYRIAN ASSOCIATED CHARITIES, INC.
Sara L. Hall
Chief Legal Officer

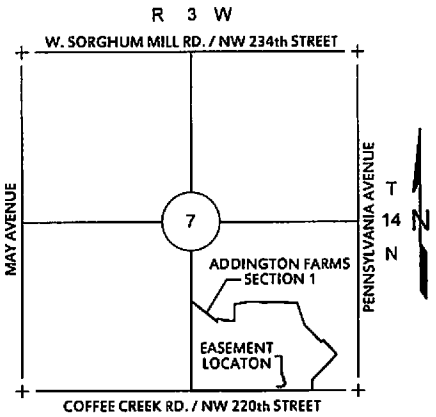
STATE OF Tennessee)
COUNTY OF Shelby) SS:

Before me, the undersigned, a Notary Public in and for said County and State, on this 14 day of November, 2018 personally appeared Sara L. Hall to me known to be the identical person(s) who signed the name of the maker thereof to the within and foregoing instrument as CLO of AMERICAN LEBANESE SYRIAN ASSOCIATED CHARITIES, INC., and acknowledged to me that said person(s) executed the same as a free and voluntary act and deed and as the free and voluntary act and deed of same, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: 1.18.22
Commission No. MA

Amanda Myers
Notary Public

AMANDA MYERS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 01-18-2022



LOCATION MAP
SCALE: 1" = 3000'

LEGAL DESCRIPTION

A tract of land situate within the Southeast Quarter (SE/4) of Section Seven (7), Township Fourteen North (T14N), Range Three West (R3W), of the Indian Meridian (I.M.), Oklahoma County, Oklahoma, also being a part of Lot 1, Block 1, ADDINGTON FARMS SECTION 1, according to the recorded plat thereof; being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1; thence
N89°14'44"W a distance of 18.38 feet to the POINT OF BEGINNING; thence

N89°14'44"W a distance of 98.65 feet; thence
N17°15'01"W a distance of 3.15 feet; thence
S89°14'44"E a distance of 85.01 feet; thence
N45°45'16"E a distance of 64.96 feet to a point on a non-tangent curve to the left; thence
60.03 feet along the arc of said curve having a radius of 140.00 feet, subtended by a chord of 59.57 feet which bears N21°22'21"W to a point of reverse curvature; thence
156.15 feet along the arc of said curve having a radius of 260.00 feet, subtended by a chord of 153.82 feet which bears N16°27'05"W; thence
S89°14'44"E a distance of 10.00 feet to a point on a non-tangent curve to the left; thence
150.15 feet along the arc of said curve having a radius of 250.00 feet, subtended by a chord of 147.90 feet which bears S16°27'05"E to a point of reverse curvature; thence
72.67 feet along the arc of said curve having a radius of 150.00 feet, subtended by a chord of 71.97 feet which bears S19°46'38"E; thence
S45°45'16"W a distance of 59.93 feet to the POINT OF BEGINNING.

Said tract contains 3,248 Sq Ft or 0.075 Acres, more or less.

ATTACHMENT A

ACCESS, FENCE & LANDSCAPE EASEMENT

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
www.craftontull.com
CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2020

SHEET NO.: 1 of 2
DATE: 10/01/18
PROJECT NO.: 14606000

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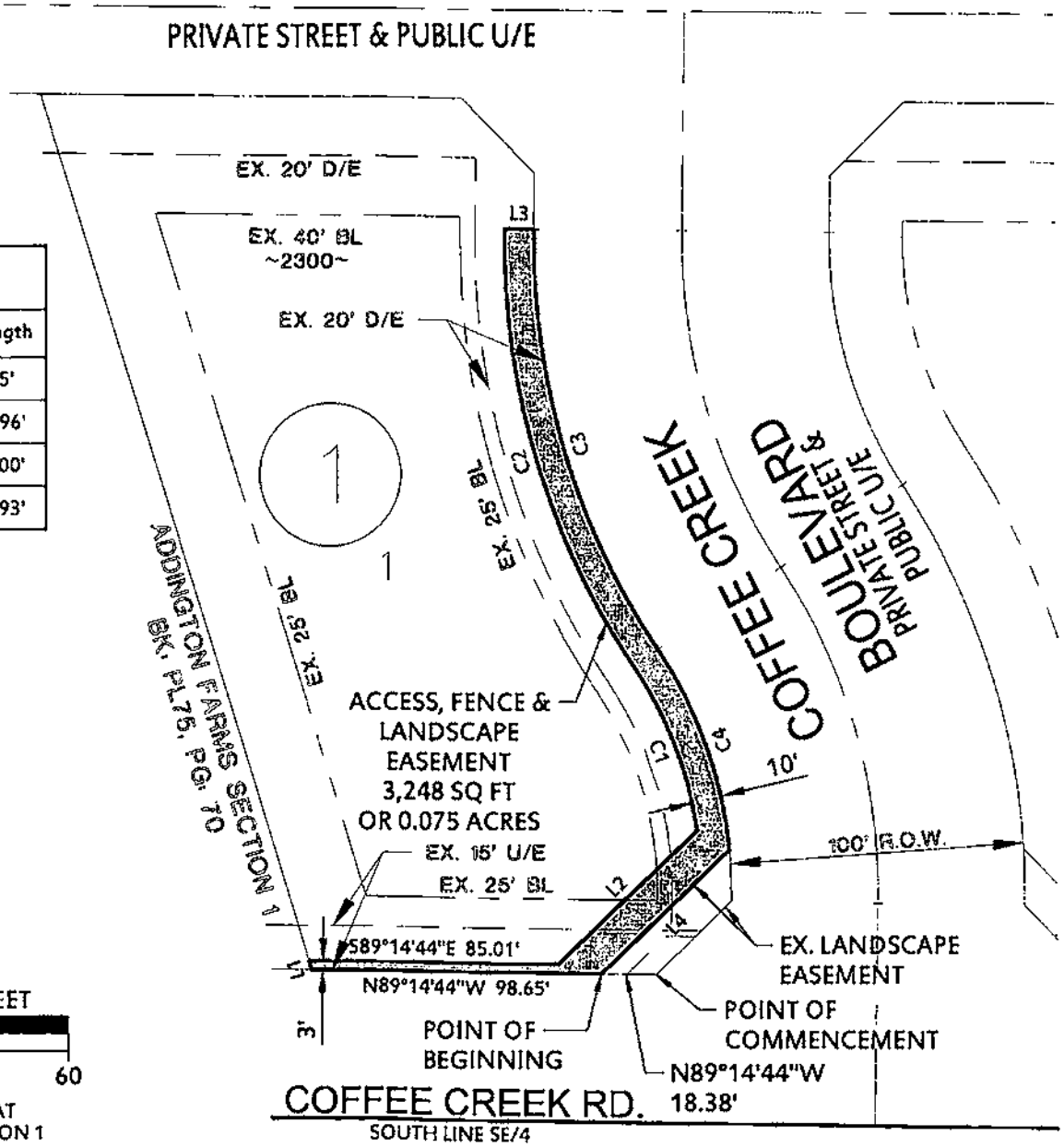
NW 220th TERRACE

PRIVATE STREET & PUBLIC U/E

ADDINGTON FARMS SECTION 1
BK: PL75, PG: 70



Line Table		
Line #	Direction	Length
L1	N17° 15' 01"W	3.15'
L2	N45° 45' 16"E	64.96'
L3	S89° 14' 44"E	10.00'
L4	S45° 45' 16"W	59.93'

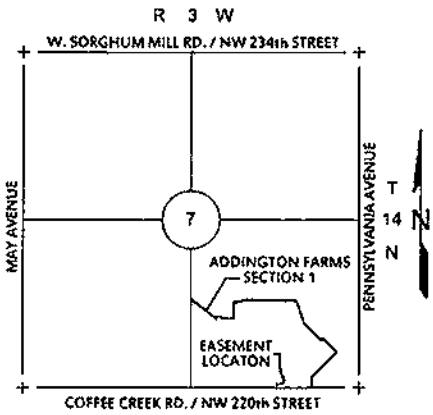
SCALE: 1" = 60'

GRAPHIC SCALE IN FEET

60 0 60

BASIS OF BEARING = PLAT
ADDINGTON FARMS SECTION 1
BK: PL75, PG: 70

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	60.03'	140.00'	024°34'08"	N21° 22' 21"W	59.57'
C2	156.15'	260.00'	034°24'41"	N16° 27' 05"W	153.82'
C3	150.15'	250.00'	034°24'41"	S16° 27' 05"E	147.90'
C4	72.67'	150.00'	027°45'35"	S19° 46' 38"E	71.97'



LOCATION MAP
SCALE: 1" = 3000'

ATTACHMENT B

ACCESS, FENCE & LANDSCAPE EASEMENT

300 Pointe Parkway Blvd.
Yukon, Oklahoma 73099
Crafton Tull
architecture | engineering | surveying
405.787.6270 t 405.787.6276 f
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CERTIFICATE OF AUTHORIZATION CA 973 (PLS) EXPIRES 6/30/2020

SHEET NO.: 2 of 2
DATE: 10/01/18
PROJECT NO.: 14606000

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