



Together, Investing in Municipal Excellence

CITY COUNCIL MEETING AGENDA

AUGUST 3, 2026, 5:30 PM

723 S. Lewis Street, Room 1122

Stillwater, OK 74074

Mayor Will Joyce, Vice Mayor Amy Dzialowski, Councilors Kevin Clark, Christie Hawkins,
& Tim Hardin

1. Call Meeting to Order
2. Pledge of Allegiance
3. Proclamations and Presentations

a.	Spinal Muscular Atrophy Awareness Proclamation
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4. Consent Docket

Items listed on the consent docket are routine administrative matters that may be approved without discussion. The Council will take action on these items collectively with a single vote. The requested City Council action is indicated for each item listed. Should a Councilor elect to discuss, amend, revise, or table any item listed on the consent docket, the item will be moved to the section of the agenda titled "Items Removed from the Consent Docket" for consideration and possible action. Additionally, a Councilor or the City Manager may simply ask the Mayor to remove an item from the consent docket prior to action by the City Council and no action will be taken on the removed item at this meeting.

a.	Approve July 20, 2026 regular and executive session meeting minutes.	
b.	Approval of the First Amendment to the Employment Agreement by and between the City of Stillwater and J. Brady Moore to approve a 3% annual salary increase for the City Manager.	
c.	Approval of the First Amendment to the Employment Agreement by and between the City of Stillwater and Kimberly Carnley to approve a 3.5% annual salary increase for the City Attorney.	
d.	Approve budget amendment to reflect the appropriation of insurance proceeds related to property damage.	Jared Thulin

e.	Accept Permanent and Temporary Construction Easements for the Lake McMurtry Raw Water Delivery System Project: • Parcel 3A, Parcel 3.1 and Parcel 3.2 - Stillwater Lake McMurtry Water Line Project with Dry Creek Farms, LLC, • Parcel 9A and Parcel 9.1 - Stillwater Lake McMurtry Water Line Project with Roger D. Bowers and Karen Denise Bowers, • Parcel 14A, Parcel 14.1 and Parcel 14.2 - Stillwater Lake McMurtry Water Line Project with Cohen L. Brawley and Weston L. Brawley and Sayer Brawley, • Parcel 20A, Parcel 20.1 and Parcel 20.2 - Stillwater Lake McMurtry Water Line Project with Timothy J. Ritter and Terri D. Ritter, • Parcel 21A and Parcel 21.1 - Stillwater Lake McMurtry Water Line Project with Marc A. Spatz and Megan N. Spatz, • Parcel 24A and Parcel 24.1 - Stillwater Lake McMurtry Water Line Project with Stevenson Family Irrevocable Trust, • Parcel 25A and Parcel 25.1 - Stillwater Lake McMurtry Water Line Project with Trent Lee Creager and Callie Ann Gray.	CC-26-133	Bill Millis
f.	Accept a water easement and a general utility easement for 1224 N. Husband St.	CC-26-134	Henry Bibelheimer
g.	Accept a pedestrian easement for 1001 W. University Avenue.	CC-26-135	Henry Bibelheimer
h.	Accept an electric easement for 5823 N. Perkins Road.	CC-26-136	Henry Bibelheimer
i.	Accept a pedestrian easement for 504 S. Gray Street.	CC-26-137	Henry Bibelheimer

j.	Accept a Deed of Dedication for Permanent Right-of-Way, an electric easement and a sanitary sewer easement for 799 E. Mercury Avenue.	CC-26-138	Henry Bibelheimer
k.	Accept an electric easement for 916 N. Star Drive.	CC-26-139	Henry Bibelheimer
l.	Approve a contract with Keystone Services, Inc. using the Statewide Contract SW0816M, Solicitation No. EV00000853 — Crack Joint Sealant, for citywide pavement preservation services in an amount not to exceed \$3,000,000, authorize the City Manager to execute all documents; authorize expenditures of \$3,000,000; and approve the associated budget amendment.	CC-26-140	Bill Millis
m.	Approve a contract with Action Safety Supply Co., L.L.C. using the Statewide Contract SW0776, Solicitation No. 0900000516 — Traffic Striping, for citywide pavement marking and striping services in an amount not to exceed \$400,000, authorize the City Manager to execute all documents; authorize expenditures of \$400,000; and approve the associated budget amendment.	CC-26-141	Bill Millis
n.	Accept Temporary Construction Easements for the Yost Tower and Water Line Project: • A tract in the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) Section Nineteen (19), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Jackie R. & Shawn K. Henneha; • A tract in the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) Section Fifteen (15), Township Nineteen (19) North, Range One (1) East of the Indian Meridian, Payne County, Oklahoma, from Luis D. Montes & Alyson L. Greiner; • A tract in the North Half (N/2) of the Southwest Quarter (SW/4) Section Nineteen (19), Township Twenty (20) North, Range Two (2) East of the Indian	CC-26-142	Bill Millis

	Meridian, Payne County, Oklahoma, from Kyle D. & Nikole L. Kelty, TTEE.		
o.	Accept Permanent and Temporary Construction Easements for TO-01, Airport Water Line Project: • Parcels 10A, 10B and 10.1, being part of Lot One (1), Section Three (3), Township Nineteen (19) North, Range Two (2), East of the Indian Meridian, Payne County, Oklahoma, from North Country Commons, LLC.	CC-26-143	Bill Millis
p.	Accept Permanent Easements for West College Sewer Line Replacement and Manhole Rehabilitation, Phase 2 Project: • Parcel 14A, being part of Lot Six (6), Block Five (5), Second Section Hamilton Addition to the City of Stillwater, Payne County, Oklahoma, from Darcy A. Rankin; • Parcel 36A, being part of Lot Seven (7), Block One (1), Duck Addition to the City of Stillwater, Payne County, Oklahoma, from M Properties, LLC; • Parcel 39A, being part of Lot Eight (8), Block One (1), Duck Addition to the City of Stillwater, Payne County, Oklahoma, from M Properties, LLC; • Parcel 45A, being part of Lot Seven (7), in Block Five (5), Second Section Hamilton Addition to the City of Stillwater, Payne County, Oklahoma, from Denise Talley Homes, LLC.	CC-26-144	Bill Millis
q.	Accept Permanent and Temporary Construction Easements for TO-01, Northeast Transmission Main Project: • Parcels 9A and 9.1, being in the North Half (N/2) of the South Half (S/2) of	CC-26-145	Bill Millis

	the Southwest Quarter (SW/4) of Section (24), Township Twenty 20 North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from C & C Asphalt, LLC; • Parcels 15A and 15.1, being in the Northwest Quarter (NW/4) of Section 25, Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Oahu Development, LLC; • Parcels 16A and 16.1, being in the Northwest Quarter (NW/4) of Section 25, Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Lanai Development, LLC; • Parcels 17A and 17.1, being in the Northwest Quarter (NW/4) of Section 25, Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Kauai Development, LLC.		
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5. Public Comment on Items not Scheduled for Public Hearings

Stillwater City Code, Section 2-53(a) & (b), provides that taxpayers or residents of the city, or their authorized legal representatives, may address the Council at a regularly scheduled meeting on **any item of business listed on the meeting agenda** provided they have submitted a written request prior to the meeting either online at Request to speak form or via the form found in the lobby outside Council chambers.

6. Items Removed from the Consent Docket

Items removed from the consent docket are placed on this section of the agenda for discussion, revision, amendment and/or tabling prior to action by the City Council. The City Council may take action, including a vote or series of votes, on items removed to this section of the agenda after the requested discussion, revision or amendment.

7. Resolutions

The City Council will hear a staff presentation, discuss, and take action including a vote or series of votes on each resolution listed as presented or as amended or revised by the City Council.

a.	RESOLUTION NO. CC-2026-16: A RESOLUTION NOTIFYING THE PUBLIC OF THE COMPILING AND PUBLISHING OF THE CODE SUPPLEMENT NO. 12 TO THE STILLWATER CITY CODE.
b.	RESOLUTION NO. CC-2026-27 RESOLUTION OF NECESSITY: A RESOLUTION DECLARING

	THE NECESSITY FOR ACQUIRING A RESOLUTION DECLARING THE NECESSITY FOR ACQUIRING CERTAIN REAL PROPERTY, MORE PARTICULARLY HEREINAFTER DESCRIBED, ALL WITHIN PAYNE COUNTY, STATE OF OKLAHOMA, FOR THE PURPOSE OF ESTABLISHING, CONSTRUCTING, MAINTAINING, AND OPERATING THE AIRPORT WATERLINE.
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8. Ordinances

The City Council will hear a staff presentation, discuss, and take action including a vote or series of votes on each ordinance listed as presented or as amended or revised by the City Council.

First Read

a.	ORDINANCE NO. 3620: AN ORDINANCE AMENDING STILLWATER CITY CODE BY AMENDING CHAPTER 16, CRIMES, MISCELLANEOUS OFFENSES AND PROVISIONS, BY AMENDING ARTICLE IV, OFFENSES INVOLVING PUBLIC PEACE AND ORDER, SEC. 16-83 LOUD MUSIC PROHIBITED; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.
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Second Read

a.	ORDINANCE NO. 3617: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 524 W. 10TH AVENUE FROM TWO-FAMILY AND MULTI-FAMILY (RTM) TO SMALL LOT SINGLE-FAMILY (RSS).
b.	ORDINANCE NO. 3618: AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 799 E. MERCURY AVENUE FROM COMMERCIAL SHOPPING (CS) AND NEIGHBORHOOD TRANSITION ZONE (NTZ) TO TWO-FAMILY RESIDENTIAL (RT).
c.	ORDINANCE NO. 3619: AN ORDINANCE ANNEXING INTO THE CITY OF STILLWATER TERRITORY GENERALLY LOCATED ONE QUARTER MILE SOUTH OF 19TH AVENUE AND ONE QUARTER MILE EAST OF RANGE ROAD THAT CONTAINS APPROXIMATELY 33.64 ACRES UPON PETITION, PURSUANT TO TITLE 11 OKLAHOMA STATUTES SECTION 21-105; DESIGNATING THE LAND USE ZONING DISTRICT CLASSIFICATION FOR PROPERTIES LOCATED WITHIN THE TERRITORY ANNEXED BY THIS ORDINANCE; PROVIDING THAT THE EFFECTIVE DATE OF THE ANNEXATION SHALL BE SEPTEMBER 17, 2026; AND PROVIDING FOR SEVERABILITY.

9. Reports from Officers and Boards

Announcements and remarks of general interest may be made by Councilors, City Manager or City Attorney. Items of City business that may require discussion or action including a vote or series of votes are listed below.

a.	Miscellaneous items from the City Attorney
b.	Miscellaneous items from the City Manager
c.	Miscellaneous items from the City Council

10. Questions and Inquiries

11. Adjourn

On July 30, 2026 at 10:45 a.m., a true and correct copy of this agenda was posted on the kiosk outside City Hall, 723 S. Lewis Street, Stillwater, OK.

The City of Stillwater encourages participation from all citizens. If participation at any public meeting is not possible due to a disability, please notify the City Manager's office at least 48 hours prior to the meeting by calling 405.742.8243.

- Meetings are televised on AT&T U-verse channel 99 and Optimum channel 14.
- Find meeting agendas and minutes online at [Agendas and Minutes](#)
- Official minutes are archived in the City Clerk's office.



Spinal Muscular Atrophy Awareness Month State Proclamation

WHEREAS, spinal muscular atrophy (SMA) is a rare genetic neuromuscular disease that weakens muscles and affects a person's ability to walk, eat, and breathe, with approximately 1 in 50 people being genetic carriers; and,

WHEREAS, SMA was once the leading genetic cause of infant death, and while many individuals still face significant physical challenges, advances in treatment have greatly improved outcomes; and,

WHEREAS, continued research is essential to developing new treatments that improve strength, mobility, respiratory function, independence, and overall quality of life for individuals living with SMA; and,

WHEREAS, individuals with SMA and their families benefit from accessible healthcare, supportive services, and public policies that promote independence and community inclusion; and,

WHEREAS, Cure SMA is a national organization that addresses the needs of individuals and families with SMA by funding new research, promoting healthcare best practices, and supporting educational events, and advocacy for accessibility and disability rights.

NOW, THEREFORE, I, William H. Joyce, Mayor of Stillwater, Oklahoma, do hereby proclaim August 2026, as Spinal Muscular Atrophy Awareness Month in Stillwater and encourage all residents to learn more about SMA and support individuals and families affected by this disease.

WILLIAM H. JOYCE, MAYOR

ATTEST:

TERESA KADAVY, CITY CLERK

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW
THE AGENDA WAS POSTED JULY 16, 2026 AT 1:00 P.M.
AT THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
REGULAR MEETING
COUNCIL HEARING ROOM
723 S. LEWIS
JULY 20, 2026**

**PRESENT: MAYOR WILLIAM H. JOYCE, VICE MAYOR AMY DZIALOWSKI,
COUNCILORS KEVIN CLARK AND TIM HARDIN**
ABSENT: COUNCILOR CHRISTIE HAWKINS

1. CALL MEETING TO ORDER

Mayor Joyce called the meeting to order at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE

The Stillwater City Council led the audience in the Pledge of Allegiance.

3. CONSENT DOCKET

- a. Approve July 7, 2026 special meeting minutes.
- b. Accept Permanent and Temporary Construction Easements for the Yost Tower and Water Line Project:
 - Parcel 4, being part of lot Eighteen (18) and North fourteen (14) feet of lot Nineteen (19), Block Two (2), Norwood addition to the City of Stillwater, Payne County, Oklahoma from Hooper Living Trust dated April 4, 1996;
 - Parcel 3, being part of a tract of land in the Northwest Quarter (NW/4) of Section Twenty-two (22), Township Twenty (20) North, Range two (2) East of the I.M., Payne County, Oklahoma, from Marc A. Spatz and Megan N. Spatz;
 - A tract in the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) Section Nineteen (19), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from David J. & Linda R. Simth;
 - A tract in the Southeast Quarter (SE/4) of Section Twenty (20), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Mikal J. & Marietta K. McCubbin.
 - A tract in the Southeast Quarter (SE/4) of Section Thirty-One (31) Township Nineteen (19) North, Range One (1) East of the Indian Meridian, City of Stillwater, Payne County, Oklahoma, from Ronnie Robinson Land, LLC
- c. Accept Permanent and Temporary Construction Easements for TO-01, Northeast Transmission Main Project:
 - Parcels 10A and 10.1, being a part of tract 1 and 2 of a parcel lying in the SW4 of Section 24, Township 20N, Range 2E of Payne County, Oklahoma, from 3GB Ranch, LLC;
 - Parcels 14A and 14.1, being a tract of land in the NW4 of Section 25, Township 20N, Range 2E of Payne County, Oklahoma, from Alan Kindt and Catherine Kindt;
 - Parcel 13A, being a tract of land in the NW4 of Section 25, Township 20N, Range 2E of Payne County, Oklahoma, from Daniel Chance and Catherine Chance;
 - Parcels 8A and 8.1, being a tract of land in the N2 of SW4 of Section 24, Township 20N, Range 2E of Payne County, Oklahoma, from Tasmanian Properties, LLC.

- d. Accept Permanent Easements for West College Sewer Line Replacement and Manhole Rehabilitation, Phase 2 Project:
 - Parcels 14A, being part of Lot 7, Block 11, Duck Addition, City of Stillwater, Payne County, State of Oklahoma, from Amanda Baraldi and Scott Burtcher;
 - Parcels 41A, of Lot 12 and the South 50 feet of Lot 13, Block 7, Third Section Hamilton Addition, City of Stillwater, Payne County, State of Oklahoma, from Dalton Nash Jackson.
 - Parcels 16A, being part of Lot 1, Block 12, Duck Addition, City of Stillwater, Payne County, State of Oklahoma, from Glen Larry Tower Trustee of Trust, Glen Larry Tower Revocable Trust Agreement Trust, U/A 9-15-1997.
- e. Approve Stillwater Regional Airport Runway 17/35 and Taxiway Alpha Pavement Evaluation and Rehabilitation design in the amount of \$175,502 which will be funded through FAA grant funds, City of Stillwater match and contingency funds; authorize the City Manager to sign a task order with KSA Engineers; and authorize associated budget amendments.
- f. Approve the Aviation Marketer Agreement with Phillips 66 Company through July 31, 2031 for fuel at Stillwater Regional Airport and authorize the City Manager to sign the agreement.
- g. Approve request of Community Resourcing Incorporated to make alterations and improvements to Our Daily Bread Food and Resource Center and authorize the City Manager to provide written consent as required by the Amended and Restated Lease Agreement dated August 4, 2025.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR CLARK TO APPROVE THE CONSENT DOCKET AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

4. PUBLIC COMMENT ON AGENDA ITEMS NOT SCHEDULED FOR PUBLIC HEARING

There were no requests to speak on agenda items not scheduled for public hearing.

5. ITEMS REMOVED FROM CONSENT DOCKET

None.

6. PUBLIC HEARINGS

- a. Receive public comment regarding a request for a Map Amendment (MA26-06) to rezone property addressed as 524 W. 10th Avenue from Two-Family and Multi-Family (RTM) to Small Lot Single-Family Residential (RSS) zoning district.

Senior Planner Henry Bibelheimer presented the report. He stated that the applicant is requesting to remove the existing home and rebuild a new single-family house. A single-family house is not allowed by right in Two-Family and Multi-Family (RTM), so the applicant is requesting to rezone to the Small Lot Single-Family Residential (RSS) district to accommodate the proposed redevelopment.

Mayor Joyce opened the public hearing.

Barney "BJ" Bellettini, PO Box 1679, Kingston, OK, stated that he and his wife intend to build a personal home on this lot.

Mayor Joyce closed the public hearing.

Planning Commission recommended approval of the proposed Map Amendment as presented, with a 5-0 vote.

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE PROPOSED MAP AMENDMENT FOR THE PROPERTY ADDRESSED AS 524 W 10TH AVENUE.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

- b. Receive public comment regarding a request for a Map Amendment (MA26-07) to rezone property addressed as 799 E. Mercury Avenue from Commercial Shopping (CS) and Neighborhood Transition Zone (NTZ) to Two-Family Residential (RT) zoning district.

Senior Planner Henry Bibelheimer presented the report. He stated that the property addressed as 799 E Mercury Road is currently zoned Commercial Shopping (CS), and Neighborhood Transition Zone (NTZ) to support a low intensity commercial development, with a residential buffer for the neighborhood to the south, which could include conventional single family, two-family, and/or townhomes. The applicant is proposing to rezone the property to Two-Family residential (RT). This would remove the commercial component, and the need for a transition zone, as the allowed uses in NTZ are similar to those allowed in RT. Mr. Bibelheimer reported that a minor subdivision of the property has been administratively approved, which creates three new tracts accessed from Mercury Avenue. With this request, the applicant is requesting to rezone the new eastern two tracts, and the western tract is proposed to remain zoned Commercial Shopping (CS) and Neighborhood Transition Zone (NTZ).

Mr. Bibelheimer answered Council's questions.

Mayor Joyce opened the public hearing.

Stephen Gose, Gose & Associates, 113 W. 8th, spoke on behalf of the applicant and answered Council's questions.

Sherry Bolene, 907 Lauren Lane, spoke against the rezoning and would prefer the zoning to be something that would protect migratory birds and wildlife.

Travis Rollins, 918 Lauren Lane, stated he is concerned about the migratory birds but his major concerns are the drainage, security, traffic and privacy issues.

Mr. Gose answered additional questions from Council.

Mayor Joyce closed the public hearing.

Planning Commission recommended approval of the proposed Map Amendment as presented, with a 5-0 vote.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR CLARK TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE PROPOSED MAP AMENDMENT FOR THE PROPERTY ADDRESSED AS 799 E MERCURY AVENUE.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

- c. Receive public comment regarding a petition to annex (ANX26-01) approximately 33.64 acres generally located one-quarter mile south of 19th Avenue and one-quarter mile east of Range Road and addressed as 5599 W 19th Avenue.

Senior Planner Henry Bibelheimer presented the report. He stated that the subject property owner is petitioning to annex approximately 33.64 acres, and is addressed as 5599 W 19th Avenue. The property owner, Stillwater West Property LLC, is also the property owner of the development to the north of this parcel, Golden Oaks Village. The requested property to be annexed into the City of Stillwater is to support the expansion of Golden Oaks Village. Mr. Bibelheimer reported that Golden Oaks Village is zoned Small Lot Single-Family Residential (RSS) district, with a Planned Unit Development. The applicant is requesting the subject property be annexed into the City of Stillwater and be zoned Small Lot Single-Family Residential (RSS) district. If a Planned Unit Development is required for the proposed expansion, a separate PUD submittal would be required.

Mr. Bibelheimer explained what annexation would mean to the City and the property.

Mayor Joyce opened the public hearing.

Aaron Ferguson, Bancroft Design, 723 S. Lowry, spoke on behalf of the applicant.

Mayor Joyce closed the public hearing.

Planning Commission recommended approval of the proposed annexation as presented, with a 5-0 vote.

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ACCEPT THE PLANNING COMMISSION'S RECOMMENDATION TO APPROVE THE ANNEXATION OF APPROXIMATELY 33.64 ACRES ADDRESSED AS 5599 W 19TH AVENUE, AND ZONE THE PARCEL SMALL LOT SINGLE-FAMILY RESIDENTIAL (RSS).

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

7. GENERAL ORDERS

- a. Airport Rates & Charges Study presentation and proposed FY27 Rates & Charges.

Airport Director Kellie Reed reported that the goal of this study was to gain a better understanding of airport rates and charges as well as the operating and maintenance expenses for the airport. KSA was selected as the consultant for this study. Ms. Reed introduced Paula Jordan with KSA to review the findings of the study.

Ms. Jordan discussed the process of the rates and charges study, presented the results and their recommendations for airfield fees and charges for FY27.

Ms. Jordan and Airport Director Kelli Reed answered Council's questions.

No action was taken on this item.

8. RESOLUTIONS

- a. Resolution No. CC-2026-19; SUA-2026-4: A Resolution Amending the City of Stillwater Book of Fees by Establishing Fees for Mobile Food Establishments and Adopting the Stillwater Regional Airport FY2027 Rates and Charges Schedule.

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ADOPT RESOLUTION NO. CC-2026-19 AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.

NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

- b. Resolution No. CC-2026-20: A Resolution Authorizing The City Of Stillwater To Accept Local Funding From The 2025 State Homeland Security Program In The Amount Of \$1,311,613 And To Designate The State Of Oklahoma, Specifically The Oklahoma Office Of Homeland Security, As The Agent For The Local Share Of Grant Funding For The Purpose Of Funding Planning And Operational Oversight Costs Of The Oklahoma Counter Terrorism Intelligence Center (OCTIC) And Soft Targets And Crowded Places Funding For The Purpose Of Enhancing Security Measures And GIS System Maintenance And Enhancements; And Authorizing The Mayor Or Vice-Mayor To Execute The Memorandum Of Understanding.

City Attorney Kimberly Carnley stated that this is an annual approval to assign the City's local share of State Homeland Security Program funds to the State of Oklahoma for funding support to the Oklahoma Counter Terrorism Intelligence Center. The funding supports the State Fusion Center Program as well as Soft Targets and Crowded Places Program. Ms. Carnley stated that assigning the local share to funding support for statewide homeland security capabilities allows pooling of resources for Oklahoma to sustain specialized programs and services that are difficult and cost prohibitive for many individual jurisdictions to develop and maintain independently. Approval of this resolution accepts and assigns the City's local share in the amount of \$1,311,613 to the State of Oklahoma for those purposes.

Emergency Management Director Rob Hill explained to Council how this program works and answered their questions.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR CLARK TO ADOPT RESOLUTION NO. CC-2026-20 AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

- c. Resolution No. CC-2026-21: A Resolution of the Stillwater City Council Approving Submission of Application for FY2026 Airport Infrastructure Grant Funds Administered by The Federal Aviation Administration for Airport Infrastructure Improvements at Stillwater Regional Airport; Approving the Associated Budget Amendment for the Required Sponsor Match; and Authorizing the Mayor or Vice-Mayor to Execute Grant Documents.

City Attorney Kimberly Carnley reported that this resolution approves the submission of a grant application for FAA FY2026 Airport Infrastructure Grant Funds for airport improvements. The eligible project is funding support for the design and rehabilitation of Runway 17/35 and Taxiway A. Ms. Carnley stated that the estimated total project cost is \$175,502 and the cost share is FAA grant funds in the amount of \$166,726 and local match of 5% in the amount of \$8,776. Approval of this resolution authorizes submission of the grant application, approves the associated budget amendment for the sponsor match and authorizes the Mayor or Vice Mayor to sign related documents.

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ADOPT RESOLUTION NO. CC-2026-21 AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

- d. Resolution No. CC-2026-22: A Resolution of the City Council of the City of Stillwater to Retain McAfee & Taft as Its Counsel to Pursue Claims Related to Fire Truck Manufacturers and Other Possible Defendants for Antitrust Violations and Other Claims, and to Authorize Its

Mayor or City Manager to Execute Any Documents in Connection with Future Litigation or Settlements.

City Attorney Kimberly Carnley reported that this resolution would approve the law firm of McAfee & Taft to represent the City of Stillwater to pursue claims related to the fire truck manufacturers and other possible defendants for antitrust violations. The firetruck antitrust litigation generally involves claims that fire truck manufacturers and other companies engaged in unlawful market consolidation and price fixing that resulted in inflated prices with the price of a pumper truck or ladder truck doubling over the last decade. Ms. Carnley stated that the City of Stillwater has purchased five fire trucks during the eligible period. Approval of this resolution just retains representation of McAfee & Taft to represent the City. Any settlements or other actions would be subject to further approval by the City Council.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR CLARK TO ADOPT RESOLUTION NO. CC-2026-22 AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

- e. Resolution No. CC-2026-23: A Resolution Authorizing the Assignment of the Stillwater Regional Airport T-Hangar #1 Lease Agreement Between the City of Stillwater and Stillwater Flight Center Inc. to Stillwater Flight Center LLC; Providing Lessee Consent to Collateral Assignment and Leasehold Mortgage as Required by the Terms of the Lease Agreement; and Authorizing the City Manager to Sign Related Documents Necessary for Such Purpose.

City Attorney Kimberly Carnley reported that the next four resolutions on the agenda are all related and will be introduced together but then separate action will need to be taken on each resolution.

Ms. Carnley stated that these resolutions, if approved, provide required consent for a proposed change in the controlling ownership of Stillwater Flight Center at Stillwater Regional Airport. WW Aviation LLC is acquiring 100% ownership of Stillwater Flight Center which operates the FBO at the airport. There are currently four lease agreements that will be impacted and each of those agreements contains a provision that requires prior written consent of the airport before assignment of leases and additionally for the mortgage of the leasehold improvements. In connection with WW Aviation's acquisition of Stillwater Flight Center, it will concurrently or immediately after closing assign each of the lease agreements to Stillwater Flight Center LLC, which will be the entity that assumes all of the rights and obligations of the lease agreements.

Ms. Carnley stated the four leases are listed below and are on the agenda for approval in this order. The leases include:

The T-Hangar #1 Lease Agreement which is a lease of T-Hangar #1 for the purpose of maintaining offices and/or storage for fueling and aircraft servicing operations.

A Ground Lease Agreement dated July 9, 2007, for the purpose of storing, maintaining, building, rebuilding, restoring and servicing aircraft as well as hangar storage for transient aircraft activity.

A Building Lease Agreement dated July 6, 2020 for the lease of "Hangar #2" for the purpose of maintaining offices and/or storage for its fueling and aircraft servicing operations.

A Terminal Building/Land Lease Agreement dated April 2, 2018 for a certain leased area in the Stillwater Regional Airport Old Terminal Building and adjacent areas for the purpose of maintaining retail sales facilities, offices and /or storage for its fueling and aircraft servicing operations, and an additional 528 square feet of terminal building space to be used as a pilot lounge.

Ms. Carnley stated that approval of each resolution consents to assignment of the particular Lease Agreement to Stillwater Flight Center LLC; consents to collateral assignment of the lease to InterBank and further filing of a leasehold mortgage and authorizes the City Manager to sign any related documents including addendums that are necessary and appropriate for these purposes. Staff recommends approval of these resolutions.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO ADOPT RESOLUTION NO. CC-2026-23 AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

- f. Resolution No. CC-2026-24: A Resolution Authorizing the Assignment of the Stillwater Regional Airport Ground Lease Agreement Between the City of Stillwater and Stillwater Flight Center Hangar LLC to Stillwater Flight Center LLC; Providing Lessee Consent to Collateral Assignment and Leasehold Mortgage as Required by the Terms of the Ground Lease Agreement; and Authorizing the City Manager to Sign Related Documents Necessary for Such Purpose.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HARDIN TO ADOPT RESOLUTION NO. CC-2026-24 AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

- g. Resolution No. CC-2026-25: A Resolution Authorizing the Assignment of the Stillwater Regional Airport Building Lease Agreement Between the City of Stillwater and Stillwater Flight Center Inc. to Stillwater Flight Center LLC; Providing Lessee Consent to Collateral Assignment and Leasehold Mortgage as Required by the Terms of the Building Lease Agreement; and Authorizing the City Manager to Sign Related Documents Necessary for Such Purpose.

MOTION BY COUNCILOR CLARK, SECOND BY COUNCILOR HARDIN TO ADOPT RESOLUTION NO. CC-2026-25 AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

- h. Resolution No. CC-2026-26: A Resolution Authorizing the Assignment of the Stillwater Regional Airport Terminal Building/Land Lease Agreement Between the City of Stillwater and Stillwater Flight Center Inc. to Stillwater Flight Center LLC; Providing Lessee Consent to Collateral Assignment and Leasehold Mortgage as Required by the Terms of the Lease Agreement; and Authorizing the City Manager to Sign Related Documents Necessary for Such Purpose.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR HARDIN TO ADOPT RESOLUTION NO. CC-2026-26 AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

9. ORDINANCES

- a. First Reading

Ordinance No. 3617: An Ordinance Rezoning A Tract Of Land Located At 524 W. 10th Avenue From Two-Family And Multi-Family (RTM) To Small Lot Single-Family (RSS).

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR CLARK TO ADVANCE ORDINANCE NO. 3617 TO SECOND READ AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

Ordinance No. 3618: An Ordinance Rezoning a Tract of Land Located At 799 E. Mercury Avenue from Commercial Shopping (CS) And Neighborhood Transition Zone (NTZ) To Two-Family Residential (RT).

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ADVANCE ORDINANCE NO. 3618 TO SECOND READ AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

Ordinance No. 3619: An Ordinance Annexing Into The City Of Stillwater Territory Generally Located One Quarter Mile South Of 19th Avenue And One Quarter Mile East Of Range Road That Contains Approximately 33.64 Acres Upon Petition, Pursuant To Title 11 Oklahoma Statutes Section 21-105; Designating The Land Use Zoning District Classification For Properties Located Within The Territory Annexed By This Ordinance; Providing That The Effective Date Of The Annexation Shall Be September 17, 2026; And Providing For Severability.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR CLARK TO ADVANCE ORDINANCE NO. 3619 TO SECOND READ AS PRESENTED.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

10. APPOINTMENTS

a. Planning Commission

MOTION BY MAYOR JOYCE, SECOND BY COUNCILOR CLARK TO REAPPOINT BOTH JANA PHILLIPS AND RILEY WILLIAMS TO THE PLANNING COMMISSION FOR ANOTHER THREE-YEAR TERM EXPIRING IN 2029.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

11. REPORTS FROM OFFICERS & BOARDS

a. Miscellaneous items from the City Attorney:

- i. Request for an executive session pursuant to 25 O.S. § 307(B)(1) for the purpose of discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of City Manager Brady Moore.
- ii. Request for an executive session pursuant to 25 O.S. § 307(B)(1) for the purpose of discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of City Attorney Kimberly Carnley.
- iii. Request for an executive session pursuant to 25 O.S. § 307(B)(1) for the purpose of discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of Municipal Judge Tanya Raun.

b. Miscellaneous items from the City Manager:

- City Manager Brady Moore reminded residents that many City services are available 24 hours a day at stillwaterok.gov. Whether you need to start utility service, pay a bill or ticket, check your waste collection schedule, apply for a job,

report a power outage, view public meeting agendas and minutes, explore upcoming events at Block 34, or follow the progress of major City projects, our website is your one-stop resource.

c. Miscellaneous items from the City Council:

- Councilor Hardin announced that it is back-to-school season. Meridian Technology Center welcomes students back on August 11, Stillwater Public Schools begin classes on August 13, and Oklahoma State University and Northern Oklahoma College in Stillwater start the fall semester on August 17. As students, parents, and educators prepare for a new school year, the City encourages everyone to plan ahead and stay alert for increased pedestrian and vehicle traffic.
- Councilor Clark invited residents to save the date and join staff on Wednesday, August 19, at 10 a.m. as we celebrate the grand opening of the new Stillwater Regional Airport Terminal. Come experience the new terminal, explore its modern amenities, and help us celebrate this exciting investment in Stillwater's future.
- Vice Mayor Dzialowski reminded residents that with temperatures soaring into triple digits, we encourage residents to stay cool and take advantage of our splash pads at Boomer Lake Park and Southern Woods Park. Both splash pads are free, open daily from 10 a.m. to 8 p.m., and only close during inclement weather or for maintenance.
- Mayor Joyce expressed congratulations to the City's outstanding Finance Department on receiving the highest recognition in governmental accounting and financial reporting for the 44th consecutive year. Presented by the Government Finance Officers Association of the United States and Canada, this prestigious award recognizes excellence in governmental accounting and financial reporting. This achievement reflects the City's longstanding commitment to transparency, accountability, and responsible stewardship of taxpayer dollars. Under the leadership of Assistant City Manager and Chief Financial Officer Christy Cluck and Deputy Chief Financial Officer Jared Thulin, our Finance Department continues a remarkable tradition of excellence and exceptional service to the Stillwater community.

i. Discussion about scheduling items for future meetings.

12. QUESTIONS & INQUIRIES

None.

13. EXECUTIVE SESSION

- a. Confidential communications for the purpose of discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of City Manager Brady Moore.
- b. Confidential communications for the purpose of discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of City Attorney Kimberly Carnley.
- c. Confidential communications for the purpose of discussing the employment, hiring, appointment, promotion, demotion, disciplining or resignation of Municipal Judge Tanya Raun.

MOTION BY MAYOR JOYCE, SECOND BY COUNCILOR CLARK TO RECESS THE STILLWATER CITY COUNCIL MEETING AT 6:35 P.M.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

Stillwater City Council meeting recessed at 6:35 p.m. to convene the Stillwater Utilities Authority meeting.

Stillwater City Council reconvened at 6:36 p.m.

MOTION BY VICE MAYOR DZIALOWSKI, SECOND BY COUNCILOR CLARK TO ENTER INTO EXECUTIVE SESSION AT 6:37 P.M

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

14. RETURN FROM EXECUTIVE SESSION

MOTION BY COUNCILOR HARDIN, SECOND BY COUNCILOR CLARK TO RECONVENE THE REGULAR STILLWATER CITY COUNCIL MEETING AT 9:33 P.M.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

- a. No action was taken on this item.
- b. No action was taken on this item.
- c. No action was taken on this item.

15. ADJOURN

MOTION BY COUNCILOR CLARK, SECOND BY VICE MAYOR DZIALOWSKI TO ADJOURN THE JULY 20, 2026 REGULAR MEETING OF THE STILLWATER CITY COUNCIL.

ROLL CALL VOTE: JOYCE-YEA, DZIALOWSKI-YEA, CLARK-YEA, HARDIN-YEA.
NAY-NONE. MOTION CARRIED WITH FOUR YEA VOTES.

The July 20, 2026 regular meeting of the Stillwater City Council adjourned at 9:34 p.m.

WILLIAM H. JOYCE, MAYOR
STILLWATER CITY COUNCIL

TERESA KADAVY
CITY CLERK

**IN ACCORDANCE WITH THE OKLAHOMA OPEN MEETING LAW,
THE AGENDA WAS POSTED JULY 16, 2026 AT 1:00 P.M. AT
THE MUNICIPAL BUILDING, 723 SOUTH LEWIS, STILLWATER, OKLAHOMA**

**MINUTES
STILLWATER CITY COUNCIL
EXECUTIVE SESSION
723 S. LEWIS
STILLWATER, OK 74074
JULY 20, 2026
6:37 P.M.**

**PRESENT: MAYOR WILLIAM H. JOYCE, VICE MAYOR AMY DZIALOWSKI,
COUNCILORS KEVIN CLARK AND TIM HARDIN
ABSENT: COUNCILOR CHRISTIE HAWKINS**

- a. Confidential communication regarding the employment, appointment, promotion, demotion, disciplining, or resignation of City Manager Brady Moore.

Discussion was held regarding the employment, appointment, promotion, demotion, disciplining, or resignation of City Manager Brady Moore pursuant to 25 O.S. §307 (B)(1).

- b. Confidential communication regarding the employment, appointment, promotion, demotion, disciplining, or resignation of City Attorney Kimberly Carnley.

Discussion was held regarding the employment, appointment, promotion, demotion, disciplining, or resignation of City Attorney Kimberly Carnley, pursuant to 25 O.S. §307 (B)(1).

- c. Confidential communication regarding the employment, appointment, promotion, demotion, disciplining, or resignation of Municipal Judge Tanya Raun.

Discussion was held regarding the employment, appointment, promotion, demotion, disciplining, or resignation of Municipal Judge Tanya Raun, pursuant to 25 O.S. §307 (B)(1).

The Executive Session concluded at 9:33 p.m.

WILLIAM H. JOYCE, MAYOR

TERESA KADAVY, CITY CLERK

FIRST AMENDMENT TO EMPLOYMENT AGREEMENT

THIS FIRST AMENDMENT TO EMPLOYMENT AGREEMENT (“First Amendment”) is made and entered into this 3rd day of August, 2026, by and between the City of Stillwater, an Oklahoma Municipal Corporation (the “City”), and Jared Brady Moore (the “Manager”).

RECITALS

WHEREAS, the parties entered into an Employment Agreement dated December 16, 2024 (the “Agreement”); and

WHEREAS, the Agreement provides for periodic performance reviews and consideration of salary increases on an annual basis; and

WHEREAS, the Stillwater City Council conducted a performance review of Manager on July 20, 2026, and desires to provide him with a 3% annual salary increase; and

NOW, THEREFORE, for adequate consideration, of which both the parties agree is sufficient, the parties agree to amend the Agreement as follows:

SECTION 1. COMPENSATION, BENEFITS AND RETIREMENT. Section 3.1 of Article III, Compensation, Benefits, and Retirement, of the Agreement is hereby deleted in its entirety and replaced with the following:

3.1 Salary. Manager shall be paid a base salary of \$216,300 per year effective June 25, 2026. Manager’s salary shall be payable in bi-weekly installments at the same time other City employees are paid.

SECTION 2. ALL OTHER PROVISIONS OF THE AGREEMENT TO REMAIN IN FULL FORCE AND EFFECT. All other provisions of the Agreement if not amended herein shall remain in full force and effect.

Dated this 3rd day of August, 2026

J. Brady Moore

Mayor William H. Joyce

Attest:

City Clerk

FIRST AMENDMENT TO EMPLOYMENT AGREEMENT

THIS FIRST AMENDMENT TO EMPLOYMENT AGREEMENT (“First Amendment”) is made and entered into this 3rd day of August, 2026, by and between the City of Stillwater, an Oklahoma Municipal Corporation (the “City”), and Kimberly Carnley (“Carnley”).

RECITALS

WHEREAS, the parties entered into an Employment Agreement dated January 27, 2025 (the “Agreement”); and

WHEREAS, the Agreement provides for periodic performance reviews and consideration of salary increases on an annual basis; and

WHEREAS, the Stillwater City Council conducted a performance review of Carnley on July 20, 2026, and desires to provide her with a 3.5% annual salary increase; and

NOW, THEREFORE, for adequate consideration, of which both the parties agree is sufficient, the parties agree to amend the Agreement as follows:

SECTION 1. SALARY AND RETIREMENT. Section 3.1 of Article III, Salary and Retirement, of the Agreement is hereby deleted in its entirety and replaced with the following:

3.1 The City shall pay Carnley a base salary of \$207,000 effective June 25, 2026.

SECTION 2. ALL OTHER PROVISIONS OF THE AGREEMENT TO REMAIN IN FULL FORCE AND EFFECT. All other provisions of the Agreement if not amended herein shall remain in full force and effect.

Dated this 3rd day of August, 2026

Kimberly Carnley

Mayor William H. Joyce

Attest:

City Clerk



Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405-372-0025
Web: stillwater.org

Budget Amendment Request
For Budget Year 2027

Date: 07/21/2026

Department: Finance

Requested by: Jared Thulin

Explanation:

Expenditure:

Appropriate funds received from insurance claims. Expenditures funded by insurance proceeds received in FY26.

Account Name	Account Number (xxxxxxx-xxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Police/Repair-Vehicles	1016025 - 53018		\$ 10,000	\$ 877	\$ 10,877
	-				\$ 0
	-				\$ 0
	-				\$ 0
	-				\$ 0
	-				\$ 0
	-				\$ 0
	-				\$ 0
	-				\$ 0
	-				\$ 0

Increase:

Decrease:

Net Change: (will usually result in a total increase or decrease)

\$ 877

Reviewed by Department Manager:

Date:

Reviewed by Finance:

Date:

Approved by CMO:

Date:

Approved by City Council:

Date:

Processed by Finance:

Date:

Set ID:

Date Sent to SA&I:

--Print on Yellow Paper--

REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026



Agenda Item:

4.e. CC-26-133

Previous/Related Action:

- SUA 22-11: Raw Water Storage Alternatives
- CC 22-37: ARPA Grant Funding
- SUA 23-04: Contract Amendment No. 4
- SUA 24-60: PSA Carollo
- SUA 25-09: Easements Expenditures
- SUA 25-22: MOA with OSU
- CC-26-89: Acceptance of five (5) permanent and temporary construction easements.

Background/Issue:

In October of 2024, SUA Trustees authorized Carollo to design a raw water transmission line and pump station to use Lake McMurtry for raw water storage. The new raw water transmission line from Lake McMurtry to the Water Treatment Plant is proposed within private properties which require permanent and temporary construction easements. Staff have completed landowner negotiations for the attached permanent and temporary construction easements:

- Parcel 3A, Parcel 3.1 and Parcel 3.2 - Stillwater Lake McMurtry Water Line Project with Dry Creek Farms, LLC,
 - The proposed permanent easement contains 2.57 acres.
 - The proposed temporary construction easement contains 0.71 acres.
 - The proposed temporary construction easement contains 0.71 acres.
- Parcel 9A and Parcel 9.1 - Stillwater Lake McMurtry Water Line Project with Roger D. Bowers and Karen Denise Bowers,
 - The proposed permanent easement contains 1.4 acres.
 - The proposed temporary construction easement contains 0.7 acres.
- Parcel 14A, Parcel 14.1 and Parcel 14.2 - Stillwater

Lake McMurtry Water Line Project with Cohen L. Brawley and Weston L. Brawley and Sayer Brawley,

- The proposed permanent easement contains 1.12 acres.
- The proposed temporary construction easement contains 0.4 acres.
- The proposed temporary construction easement contains 0.1 acres.
- Parcel 20A, Parcel 20.1 and Parcel 20.2 - Stillwater Lake McMurtry Water Line Project with Timothy J. Ritter and Terri D. Ritter,
 - The proposed permanent easement contains 1.71 acres.
 - The proposed temporary construction easement contains 0.36 acres.
 - The proposed temporary construction easement contains 0.47 acres.
- Parcel 21A and Parcel 21.1 - Stillwater Lake McMurtry Water Line Project with Marc A. Spatz and Megan N. Spatz,
 - The proposed permanent easement contains 1.38 acres.
 - The proposed temporary construction easement contains 0.71 acres.
- Parcel 24A and Parcel 24.1 - Stillwater Lake McMurtry Water Line Project with Stevenson Family Irrevocable Trust,
 - The proposed permanent easement contains 1.10 acres.
 - The proposed temporary construction easement contains 0.73 acres.
- Parcel 25A and Parcel 25.1 - Stillwater Lake McMurtry Water Line Project with Trent Lee Creager and Callie Ann Gray,
 - The proposed permanent easement contains 0.18 acres.
 - The proposed temporary construction easement contains 1.06 acres.

Proposal/Solution:

The above-mentioned easements are necessary for the project. The acceptance of easements for Parcels 24A, 24.1, 25A and 25.1 complete the easements necessary for the Lake McMurtry Raw Water Pump Station construction package. Staff plans to advertise for bids the Lake McMurtry Raw Water Pump Station construction package in September 2026.

	Including this action, the City will have acquired ten (10) of the twenty-five (25) easements required for the Lake McMurtry Raw Water Transmission Line.
Financial Source/Impact:	No additional appropriations are necessary for this action.
Related Pillar(s):	Strong Infrastructure
Recommended Action/Motion:	Accept Permanent and Temporary Construction Easements for the Lake McMurtry Raw Water Delivery System Project: • Parcel 3A, Parcel 3.1 and Parcel 3.2 - Stillwater Lake McMurtry Water Line Project with Dry Creek Farms, LLC, • Parcel 9A and Parcel 9.1 - Stillwater Lake McMurtry Water Line Project with Roger D. Bowers and Karen Denise Bowers, • Parcel 14A, Parcel 14.1 and Parcel 14.2 - Stillwater Lake McMurtry Water Line Project with Cohen L. Brawley and Weston L. Brawley and Sayer Brawley, • Parcel 20A, Parcel 20.1 and Parcel 20.2 - Stillwater Lake McMurtry Water Line Project with Timothy J. Ritter and Terri D. Ritter, • Parcel 21A and Parcel 21.1 - Stillwater Lake McMurtry Water Line Project with Marc A. Spatz and Megan N. Spatz, • Parcel 24A and Parcel 24.1 - Stillwater Lake McMurtry Water Line Project with Stevenson Family Irrevocable Trust, • Parcel 25A and Parcel 25.1 - Stillwater Lake McMurtry Water Line Project with Trent Lee Creager and Callie Ann Gray.
Prepared By:	Bill Millis, Director of Engineering
Reviewed By:	Bill Millis Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. Easement Docs_P3A Secured Packet
2. Easement Docs_P9A Secured Packet
3. Easement Docs_P14A Secured Packet
4. Easement Docs_P20A Secured Packet
5. Easement Docs_P21A Secured Packet
6. Easement Docs_P24A Secured Packet

7. Easement Docs_P25A Secured Packet

WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Dry Creek Farms LLC, certifies that they own and possess all rights, title, and interest, to the following described real property situated in Noble County, State of Oklahoma, to-wit:

SEE ATTACHED EXHIBIT "A"

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 heirs, 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 a water line(s) 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.

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 36, T-20-N, R-1-E, IB&M, NOBLE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

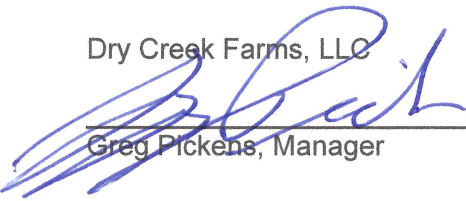
COMMENCING AT THE SOUTHWEST CORNER OF NW/4 OF SECTION 36, T-20-N, R-1-E; THENCE N89°35'54"E ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 180; THENCE N0°28'07"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 660.08 FEET TO THE POINT OF BEGINNING; THENCE N0°28'07"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 40.79 FEET; THENCE N78°13'02"E A DISTANCE OF 229.75 FEET; THENCE N33°13'02"E A DISTANCE OF 50.49 FEET; THENCE N78°13'02"E A DISTANCE OF 1019.02 FEET; THENCE S88°24'29"E A DISTANCE OF 87.78 FEET; THENCE N61°31'32"E A DISTANCE OF 1411.54 FEET TO A POINT ON THE EAST LINE OF SAID NW/4; THENCE S0°26'47"E ALONG SAID EAST LINE A DISTANCE OF 45.32 FEET; THENCE S61°31'32"W A DISTANCE OF 1400.97 FEET; THENCE N88°24'29"W A DISTANCE OF 93.85 FEET; THENCE S78°13'02"W A DISTANCE OF 997.76 FEET; THENCE S33°13'02"W A DISTANCE OF 50.49 FEET; THENCE S78°13'02"W A DISTANCE OF 254.32 FEET TO THE POINT OF BEGINNING.

The easement contains 111,932 square feet or 2.57 acres more or less and is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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 water line(s) at any and all times.

IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of July, 2026.

Dry Creek Farms, LLC



Greg Pickens, Manager

STATE OF OKLAHOMA)
)
COUNTY OF ~~NOBLE~~ ^{PAYNE}) ss.
)

Before me, a Notary Public in and for said County and State on this 22 day of July, 2026, personally appeared, Greg Pickens, to me known to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that he executed the same as his 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.

Richard T. Buchanan
NOTARY PUBLIC

My Commission Expires: 6/12/29
My Commission Number: 25007036

(SEAL)



STATE OF OKLAHOMA)
)
COUNTY OF PAYNE) ss.
)

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 Grantor this delivered water line 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

Project: Stillwater Lake McMurtrey

Water Line

County: Noble

Parcel No.: 3A, 3.1, 3.2

EXHIBIT "A"

The West Half (W/2) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma (also described as the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, and, Lots One (1), Two (2), Seven (7), and Eight (8) (SW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma), LESS AND EXCEPT the following tracts of lands:

Tract 1:

A tract of land situated in the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma, more particularly described by metes and bounds as follows, to-wit:

Beginning at the Northwest corner of the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma; Thence South 89°42'47" East along the Section boundary line, a distance of 787.30 feet; Thence South 00°00' 00" West, a distance of 664.22 feet; Thence North 89°22'38" West, a distance of 787.30 feet to a point on the West boundary line of said Section Thirty-six (36); Thence North 00°00'00" East, a distance of 659.59 feet to the point of beginning; and,

Tract 2:

A tract of land situated in the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma, more particularly described by metes and bounds as follows, to-wit:

Beginning at the Northwest corner of said Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma; Thence South 89°42'47" East along the Section boundary line a distance of 787.30 feet to the TRUE POINT OF BEGINNING; Thence continuing South 89°42'47" East along said Section boundary line, a distance of 535.84 feet; Thence South 00°40'35" East, a distance of 667.50 feet; Thence North 89°22'38" West, a distance of 543.74 feet; Thence North 00°00'00" East, a distance of 664.22 feet to the point of beginning; and,

Tract 3:

A tract of land situated in the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma, more particularly described by metes and bounds as follows, to-wit:

Project: Stillwater Lake McMurtrey

Water Line

County: Noble

Parcel No.: 3A, 3.1, 3.2

Commencing at the Northwest corner of said Section Thirty-six (36); Thence South 00°00'00" West along the West line of the said Northwest Quarter (NW/4), a distance of 659.59 feet; Thence South 89°22'38" East, a distance of 524.30 feet to the point of beginning; Thence South 89°22'38" East, a distance of 806.74 feet; Thence South 00°58'41" East, a distance of 973.67 feet; Thence North 88°24'29" West, a distance of 821.80 feet; Thence North 00°06'34" West, a distance of 959.47 feet to the point of beginning; and,

Together with a 30 feet access easement in the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma, more particularly described by metes and bounds as follows, to-wit:

Commencing at the Northwest corner of said Section Thirty-six (36); Thence South 00°00'00" West, along the West line of the said Northwest Quarter (NW/4), a distance of 659.59 feet to the point of beginning; Thence South 89°22'38" East, a distance of 524.30 feet; Thence South 00°06'34" East, a distance of 30.00 feet; Thence North 89°22'38" West, a distance of 524.36 feet to the West line of the said Northwest Quarter (NW/4); Thence North 00°00'00" East, along the West line of the said Northwest Quarter (NW/4), a distance of 30.00 feet to the point of beginning;

Tract 4:

A tract of land situated in the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma, more particularly described by metes and bounds as follows, to-wit:

Beginning at the Northwest corner of the said Southwest Quarter (SW/4); Thence North 90°00'00" East, a distance of 250.00 feet; Thence South 00°00'00" East, a distance of 301.47 feet; Thence North 90°00'00" West, a distance of 250.00 feet to the West line of the said Southwest Quarter (SW/4); Thence North 00°00'00" East, along the West line of the said Southwest Quarter (SW/4), a distance of 301.47 feet to the point of beginning;

Tract 5:

A tract of land situated in the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma, more particularly described by metes and bounds as follows, to-wit:

Commencing at the Northwest corner of the said Northwest Quarter (NW/4); Thence South 00°00'00" West, along the West line of the said Northwest Quarter (NW/4), a distance of 656.59 feet to the point of beginning; Thence South 89°22'38" East, a distance of 524.30 feet; Thence South 00°06'34" East, a distance of 959.47 feet; Thence North 88°24'29" West, a distance of 526.31 feet to the West line of the said Northwest Quarter (NW/4); Thence North 00°00'00" East, along the West line of the said Northwest Quarter (NW/4), a distance of 950.54 feet to the point of beginning;

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned certifies that Dry Creek Farms LLC, hereinafter called the "Grantor," owns and possesses all rights, title, and interest to the following described real property situated in Noble County, State of Oklahoma, to-wit:

SEE ATTACHED EXHIBIT "A"

and further that the Grantor, its successors and assigns, in consideration of the sum of Ten Dollars (\$10.00), in hand paid and other good and valuable consideration, does hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, herein-after called the "Grantee," its successors and assigns, the following described real estate:

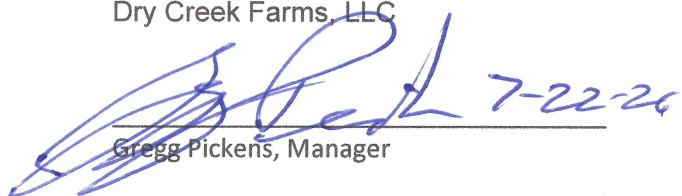
SEE ATTACHED EXHIBIT "B"

The temporary construction easements contains 61,501 square feet or 1.42 acres more or less and is subject to all recorded easements and rights of way thereof.

hereinafter called the "Subject Property,"

with the right of ingress and egress for the purpose of constructing, building, repairing, expanding and replacing a water line and associated facilities, connections and appurtenances, for a period not to exceed twenty-four (24) months from the beginning of construction.

Dry Creek Farms, LLC

 7-22-20

Gregg Pickens, Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

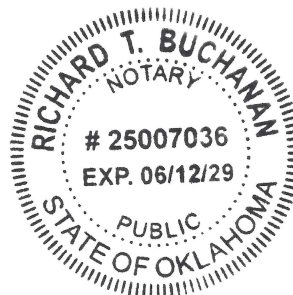
Before me, a Notary Public in and for said County and State on this 22 day of July, 2026, personally appeared, Gregg Pickens, to me known to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument, and acknowledged to me that he executed the same as his free 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: 6/12/29
My Commission Number: 25007036

(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 an open meeting, does hereby approve and accept from the named Grantor this Temporary Construction 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

Project: Stillwater Lake McMurtrey

Water Line

County: Noble

Parcel No.: 3A, 3.1, 3.2

EXHIBIT "A"

The West Half (W/2) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma (also described as the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, and, Lots One (1), Two (2), Seven (7), and Eight (8) (SW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma), LESS AND EXCEPT the following tracts of lands:

Tract 1:

A tract of land situated in the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma, more particularly described by metes and bounds as follows, to-wit:

Beginning at the Northwest corner of the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma; Thence South 89°42'47" East along the Section boundary line, a distance of 787.30 feet; Thence South 00°00' 00" West, a distance of 664.22 feet; Thence North 89°22'38" West, a distance of 787.30 feet to a point on the West boundary line of said Section Thirty-six (36); Thence North 00°00'00" East, a distance of 659.59 feet to the point of beginning; and,

Tract 2:

A tract of land situated in the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma, more particularly described by metes and bounds as follows, to-wit:

Beginning at the Northwest corner of said Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma; Thence South 89°42'47" East along the Section boundary line a distance of 787.30 feet to the TRUE POINT OF BEGINNING; Thence continuing South 89°42'47" East along said Section boundary line, a distance of 535.84 feet; Thence South 00°40'35" East, a distance of 667.50 feet; Thence North 89°22'38" West, a distance of 543.74 feet; Thence North 00°00'00" East, a distance of 664.22 feet to the point of beginning; and,

Tract 3:

A tract of land situated in the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma, more particularly described by metes and bounds as follows, to-wit:

Project: Stillwater Lake McMurtrey

Water Line

County: Noble

Parcel No.: 3A, 3.1, 3.2

Commencing at the Northwest corner of said Section Thirty-six (36); Thence South 00°00'00" West along the West line of the said Northwest Quarter (NW/4), a distance of 659.59 feet; Thence South 89°22'38" East, a distance of 524.30 feet to the point of beginning; Thence South 89°22'38" East, a distance of 806.74 feet; Thence South 00°58'41" East, a distance of 973.67 feet; Thence North 88°24'29" West, a distance of 821.80 feet; Thence North 00°06'34" West, a distance of 959.47 feet to the point of beginning; and,

Together with a 30 feet access easement in the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma, more particularly described by metes and bounds as follows, to-wit:

Commencing at the Northwest corner of said Section Thirty-six (36); Thence South 00°00'00" West, along the West line of the said Northwest Quarter (NW/4), a distance of 659.59 feet to the point of beginning; Thence South 89°22'38" East, a distance of 524.30 feet; Thence South 00°06'34" East, a distance of 30.00 feet; Thence North 89°22'38" West, a distance of 524.36 feet to the West line of the said Northwest Quarter (NW/4); Thence North 00°00'00" East, along the West line of the said Northwest Quarter (NW/4), a distance of 30.00 feet to the point of beginning;

Tract 4:

A tract of land situated in the Southwest Quarter (SW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma, more particularly described by metes and bounds as follows, to-wit:

Beginning at the Northwest corner of the said Southwest Quarter (SW/4); Thence North 90°00'00" East, a distance of 250.00 feet; Thence South 00°00'00" East, a distance of 301.47 feet; Thence North 90°00'00" West, a distance of 250.00 feet to the West line of the said Southwest Quarter (SW/4); Thence North 00°00'00" East, along the West line of the said Southwest Quarter (SW/4), a distance of 301.47 feet to the point of beginning;

Tract 5:

A tract of land situated in the Northwest Quarter (NW/4) of Section Thirty-six (36), Township Twenty North (20N), Range One East (1E) of the Indian Meridian, County of Noble, State of Oklahoma, more particularly described by metes and bounds as follows, to-wit:

Commencing at the Northwest corner of the said Northwest Quarter (NW/4); Thence South 00°00'00" West, along the West line of the said Northwest Quarter (NW/4), a distance of 656.59 feet to the point of beginning; Thence South 89°22'38" East, a distance of 524.30 feet; Thence South 00°06'34" East, a distance of 959.47 feet; Thence North 88°24'29" West, a distance of 526.31 feet to the West line of the said Northwest Quarter (NW/4); Thence North 00°00'00" East, along the West line of the said Northwest Quarter (NW/4), a distance of 950.54 feet to the point of beginning;

Project: Stillwater Lake McMurtrey

Water Line

County: Noble

Parcel No.: 3.1, 3.2

EXHIBIT "B"

Parcel 3.1

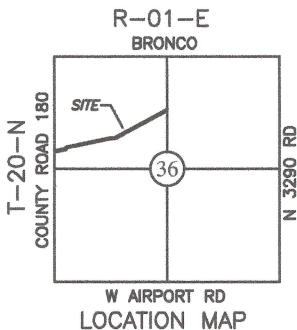
A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 36, T-20-N, R-1-E, IB&M, NOBLE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NW/4 OF SECTION 36, T-20-N, R-1-E; THENCE N89°35'54"E ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 180; THENCE N0°28'07"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 639.68 FEET; THENCE N78°13'02"E A DISTANCE OF 254.32 FEET; THENCE N33°13'02"E A DISTANCE OF 50.49 FEET; THENCE N78°13'02"E A DISTANCE OF 911.30 FEET TO THE POINT OF BEGINNING; THENCE N78°13'02"E A DISTANCE OF 86.46 FEET; THENCE S88°24'29"E A DISTANCE OF 93.85 FEET; THENCE N61°31'32"E A DISTANCE OF 1400.97 FEET TO A POINT ON THE EAST LINE OF SAID NW/4; THENCE S0°26'47"E ALONG SAID EAST LINE A DISTANCE OF 22.66 FEET; THENCE S61°31'32"W A DISTANCE OF 1395.68 FEET; THENCE N88°24'29"W A DISTANCE OF 183.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.71 ACRES OR 30,754 SQUARE FEET MORE OR LESS.

Parcel 3.2

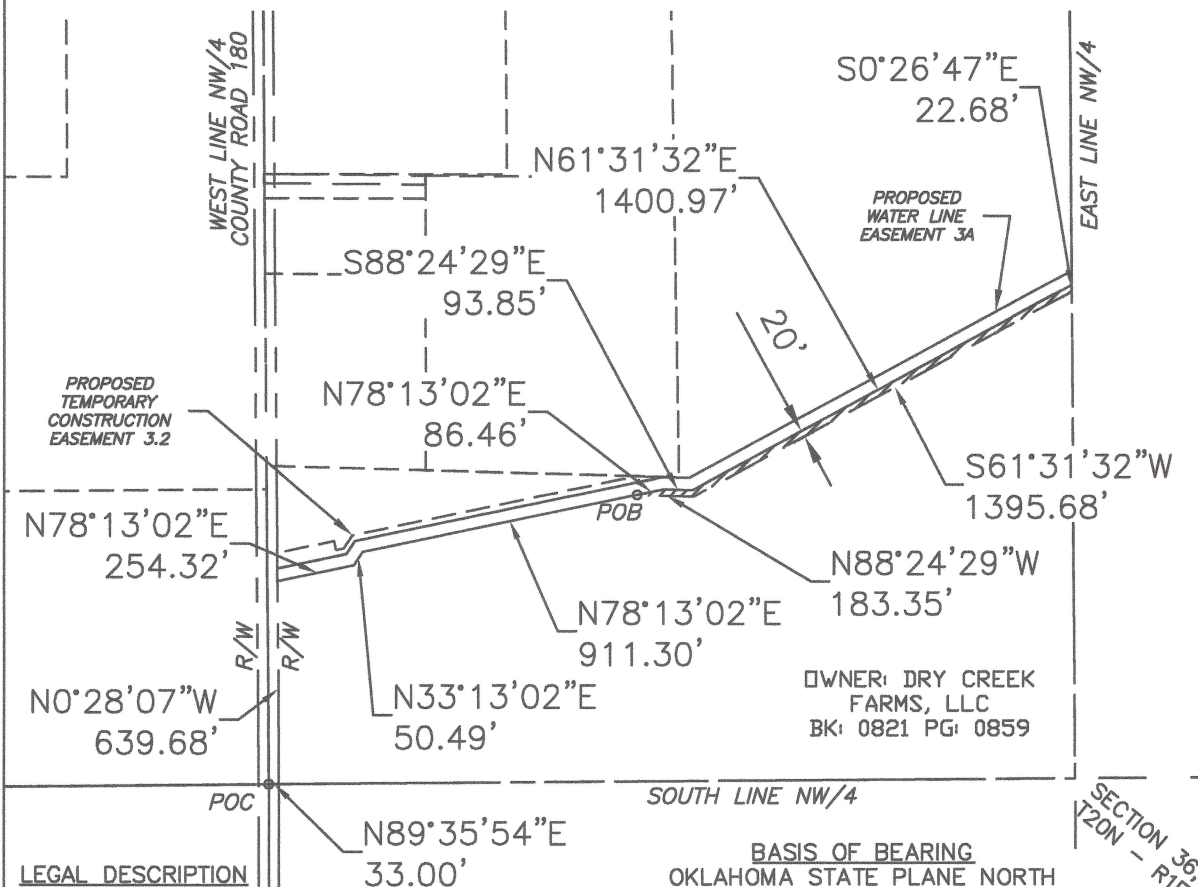
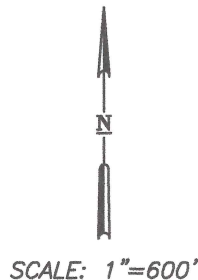
A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 36, T-20-N, R-1-E, IB&M, NOBLE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NW/4 OF SECTION 36, T-20-N, R-1-E; THENCE N89°35'54"E ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 180; THENCE N0°28'07"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 700.87 FEET TO THE POINT OF BEGINNING; THENCE N78°13'02"E A DISTANCE OF 189.30 FEET; THENCE S11°46'58"E A DISTANCE OF 30.04 FEET; THENCE N78°13'02"E A DISTANCE OF 26.16 FEET; THENCE N33°13'02"E A DISTANCE OF 50.49 FEET; THENCE N78°13'02"E A DISTANCE OF 943.18 FEET; THENCE S88°24'29"E A DISTANCE OF 82.57 FEET; THENCE S78°13'02"W A DISTANCE OF 1019.01 FEET; THENCE S33°13'02"W A DISTANCE OF 50.49 FEET; THENCE S78°13'02"W A DISTANCE OF 199.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.71 ACRES OR 30,747 SQUARE FEET MORE OR LESS.



**TEMPORARY
CONSTRUCTION
EASEMENT EXHIBIT
PARCEL 3.1**

SURVEYOR
WSB
1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



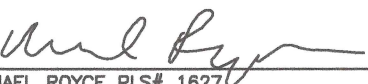
LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 36, T-20-N, R-1-E, IB&M, NOBLE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NW/4 OF SECTION 36, T-20-N, R-1-E; THENCE N89°35'54"E ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF COUNTY ROAD 180; THENCE N0°28'07"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 639.68 FEET; THENCE N78°13'02"E A DISTANCE OF 254.32 FEET; THENCE N33°13'02"E A DISTANCE OF 50.49 FEET; THENCE N78°13'02"E A DISTANCE OF 911.30 FEET TO THE POINT OF BEGINNING; THENCE N78°13'02"E A DISTANCE OF 86.46 FEET; THENCE S88°24'29"E A DISTANCE OF 93.85 FEET; THENCE N61°31'32"E A DISTANCE OF 1400.97 FEET TO A POINT ON THE EAST LINE OF SAID NW/4; THENCE S0°26'47"E ALONG SAID EAST LINE A DISTANCE OF 22.66 FEET; THENCE S61°31'32"W A DISTANCE OF 1395.68 FEET; THENCE N88°24'29"W A DISTANCE OF 183.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.71 ACRES OR 30,754 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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


MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

05/07/26
DATE OF SIGNATURE



WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Roger D. Bowers and Karen Denise Bowers, as joint tenants, certifies that they own and possess all rights, title, and interest, to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 2 EAST, OF THE I.M., PAYNE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 29, THENCE NORTH A DISTANCE OF 330 FEET MORE OR LESS ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) OF SECTION 29, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH A DISTANCE OF 330 FEET MORE OR LESS ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) OF SECTION 29, THENCE SOUTH 89°24'00" EAST A DISTANCE OF 1,320 FEET MORE OR LESS TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 29, THENCE SOUTH A DISTANCE OF 330 FEET MORE OR LESS ALONG THE WEST HALF OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 29, THENCE WEST A DISTANCE OF 1,320 FEET MORE OR LESS TO THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 29 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 heirs, 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 a water line(s) 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.

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 29, T-20-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 OF SECTION 29, T-20-N, R-2-E; THENCE N89°55'03"E A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N COUNTRY CLUB ROAD; THENCE N0°34'39"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 329.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N0°34'39"W A DISTANCE OF 45.28 FEET; THENCE N61°28'43"E A DISTANCE OF 16.98 FEET; THENCE N0°34'39"W A DISTANCE OF 236.80 FEET; THENCE N89°59'56"E A DISTANCE OF 1274.20 FEET; THENCE S0°34'39"E A DISTANCE OF 40.00 FEET; S89°59'56"W A DISTANCE OF 1234.23 FEET; THENCE S0°34'39"E A DISTANCE 220.46 FEET; THENCE S61°28'43"W A DISTANCE OF 62.26 FEET TO THE POINT OF BEGINNING.

The easement contains 60,899 square feet or 1.40 acres more or less and is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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 water line(s) at any and all times.

IN WITNESS WHEREOF, I have hereunto set my hand this 9TH day of JUNE, 2026.

Roger D. Bowers and Karen Denise Bowers
Roger D. Bowers
Roger D. Bowers
Karen Bowers
Karen Denise Bowers

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

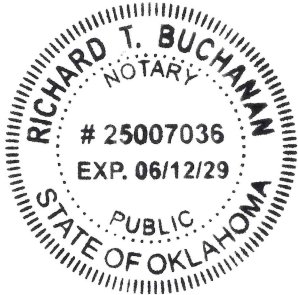
Before me, a Notary Public in and for said County and State on this 9TH day of JUNE, 2026, personally appeared, Roger D. Bowers and Karen Denise Bowers, to me known to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that they executed 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.

Richard T. Buchanan
NOTARY PUBLIC

My Commission Expires: 6/12/29
My Commission Number: 25007036

(SEAL)



STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this _____ day of _____, 2025, 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 Grantor this delivered water line 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

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned certifies that Roger D. Bowers and Karen Denise Bowers, as joint tenants, hereinafter called the "Grantor," owns and possesses all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 2 EAST, OF THE I.M., PAYNE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 29, THENCE NORTH A DISTANCE OF 330 FEET MORE OR LESS ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) OF SECTION 29, TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH A DISTANCE OF 330 FEET MORE OR LESS ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4) OF SECTION 29, THENCE SOUTH 89°24'00" EAST A DISTANCE OF 1,320 FEET MORE OR LESS TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 29, THENCE SOUTH A DISTANCE OF 330 FEET MORE OR LESS ALONG THE WEST HALF OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 29, THENCE WEST A DISTANCE OF 1,320 FEET MORE OR LESS TO THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 29 TO THE POINT OF BEGINNING.

and further that the Grantor, its successors and assigns, in consideration of the sum of Ten Dollars (\$10.00), in hand paid and other good and valuable consideration, does hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, herein-after called the "Grantee," its successors and assigns, the following described real estate:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 29, T-20-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 OF SECTION 29, T-20-N, R-2-E; THENCE N89°55'03"E A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N COUNTRY CLUB ROAD; THENCE N0°34'39"W ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 331.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N0°34'39"W A DISTANCE OF 22.64 FEET; THENCE N61°28'43"E A DISTANCE OF 62.26 FEET; THENCE N0°34'39"W A DISTANCE OF 220.46 FEET; THENCE N89°59'56"E A DISTANCE OF 1234.23 FEET; THENCE S0°34'39"E A DISTANCE OF 20.00 FEET; S89°59'56"W A DISTANCE OF 1214.24 FEET; THENCE S0°34'39"E A DISTANCE 212.29 FEET; THENCE S61°28'43"W A DISTANCE OF 84.90 FEET TO THE POINT OF BEGINNING.

The temporary construction easements contains 30,284 square feet or 0.70 acres more or less and is subject to all recorded easements and rights of way thereof,

hereinafter called the "Subject Property,"

with the right of ingress and egress for the purpose of constructing, building, repairing, expanding and replacing a water line and associated facilities, connections and appurtenances, for a period not to exceed twenty-four (24) months from the beginning of construction.

Roger D. Bowers and Karen Denise Bowers

Roger D. Bowers
Roger D. Bowers
Karen Bowers
Karen Denise Bowers

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 9TH day of JUNE, 2026 personally appeared, Roger D. Bowers and Karen Denise Bowers, to me known to be the identical persons 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.

Richard T. Buchanan
NOTARY PUBLIC

My Commission Expires: 6/12/29
My Commission Number: 75007036

(SEAL)



STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this _____ day of _____, 20__, the City Council of the City of Stillwater, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during an open meeting, does hereby approve and accept from the named Grantor this Temporary Construction 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)

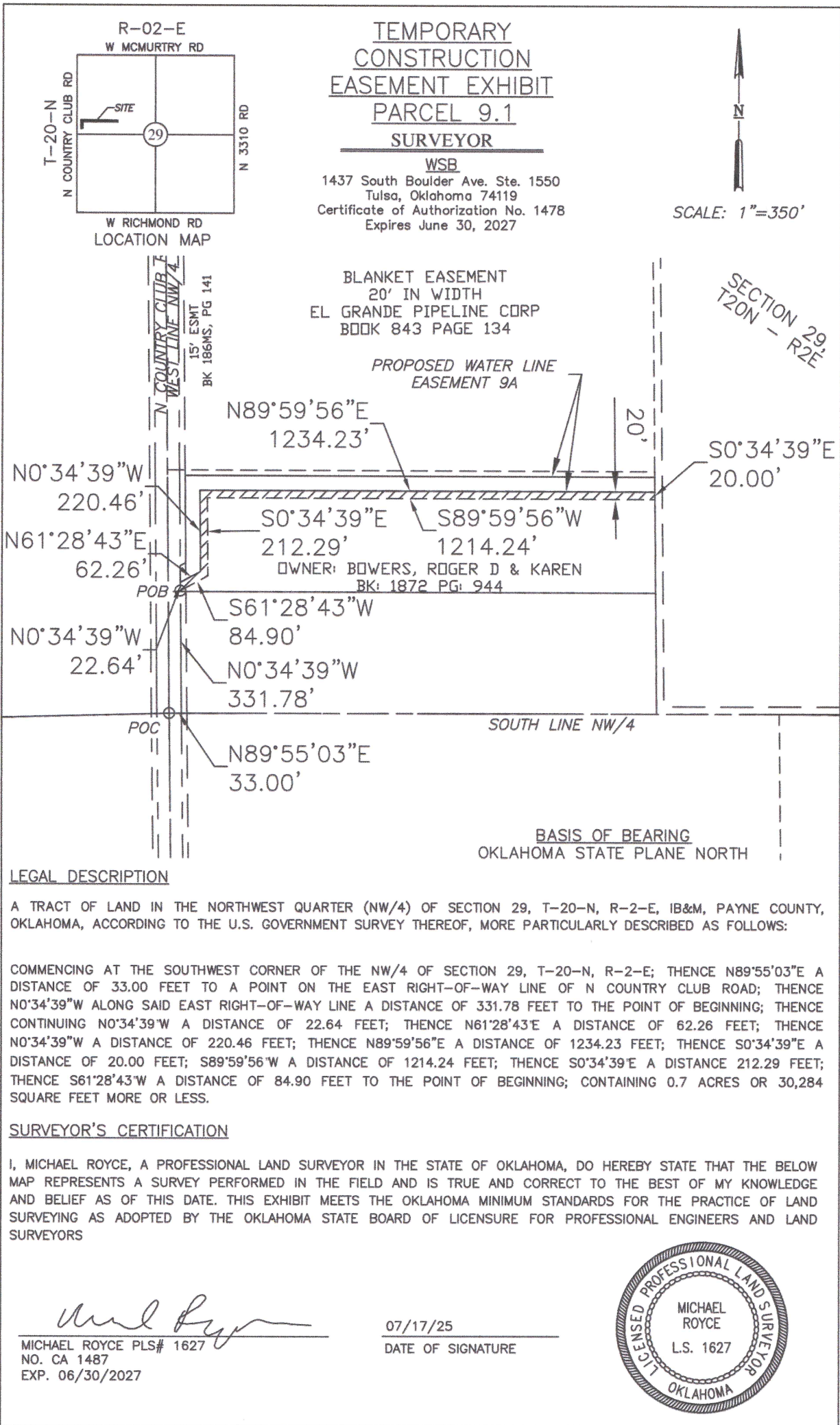
ATTEST:

TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this _____ day of _____, 20__.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

City of Stillwater – Stillwater Lake McMurtry Water Line Project
Project Parcel 9.1
Assessor Parcel 20N02E-29-4-00000-000-0752



WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Cohen L. Brawley and Weston L. Brawley and Sayer Brawley, certifies that they own and possess all rights, title, and interest, to the surface estate of the following described real property situated in Payne County, State of Oklahoma, to-wit:

THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY (20) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SAID SECTION TWENTY-EIGHT (28), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER (SW/COR) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4); THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) 329.8 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) 1326.6 FEET; THENCE SOUTH 329.8 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4); THENCE WEST ALONG THE SOUTH LINE 1329.6 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 heirs, 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 a water line(s) 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.

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 28, T-20-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SECTION 28, T-20-N, R-2-E; THENCE N89°25'36"E ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTH 3310 ROAD; THENCE S0°47'33"E ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 619.40 FEET TO THE POINT OF BEGINNING; THENCE N89°17'10"E A DISTANCE OF 584.42 FEET; THENCE N44°17'10"E A DISTANCE OF 62.57 FEET; THENCE N0°47'33"W A DISTANCE OF 540.42 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WEST MCMURTRY ROAD; THENCE N89°25'36"E ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 40.00 FEET; THENCE S0°47'33"E A DISTANCE OF 556.87 FEET; THENCE S44°17'10"W A DISTANCE OF 95.74 FEET; THENCE S89°17'10"W A DISTANCE OF 600.93 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY OF NORTH 3310 ROAD; THENCE N0°47'33"W ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

The easement contains 48,819 square feet or 1.12 acres more or less and is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the easement 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 water line(s) at any and all times.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of July, 2026.

Cohen L. Brawley and Weston L. Brawley and Sayer Brawley

Cohen Brawley
Cohen L. Brawley

Weston Brawley
Weston L. Brawley

Sayer Brawley
Sayer Brawley

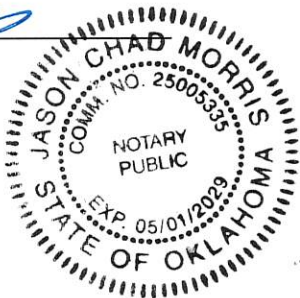
STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 3 day of July, 2026, personally appeared, Cohen L. Brawley and Weston L. Brawley and Sayer Brawley, to me known to be the identical persons 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.

Jason Chad Morris
NOTARY PUBLIC

My Commission Expires: 5/1/28
My Commission Number: 25005335



(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 Grantor this delivered water line 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

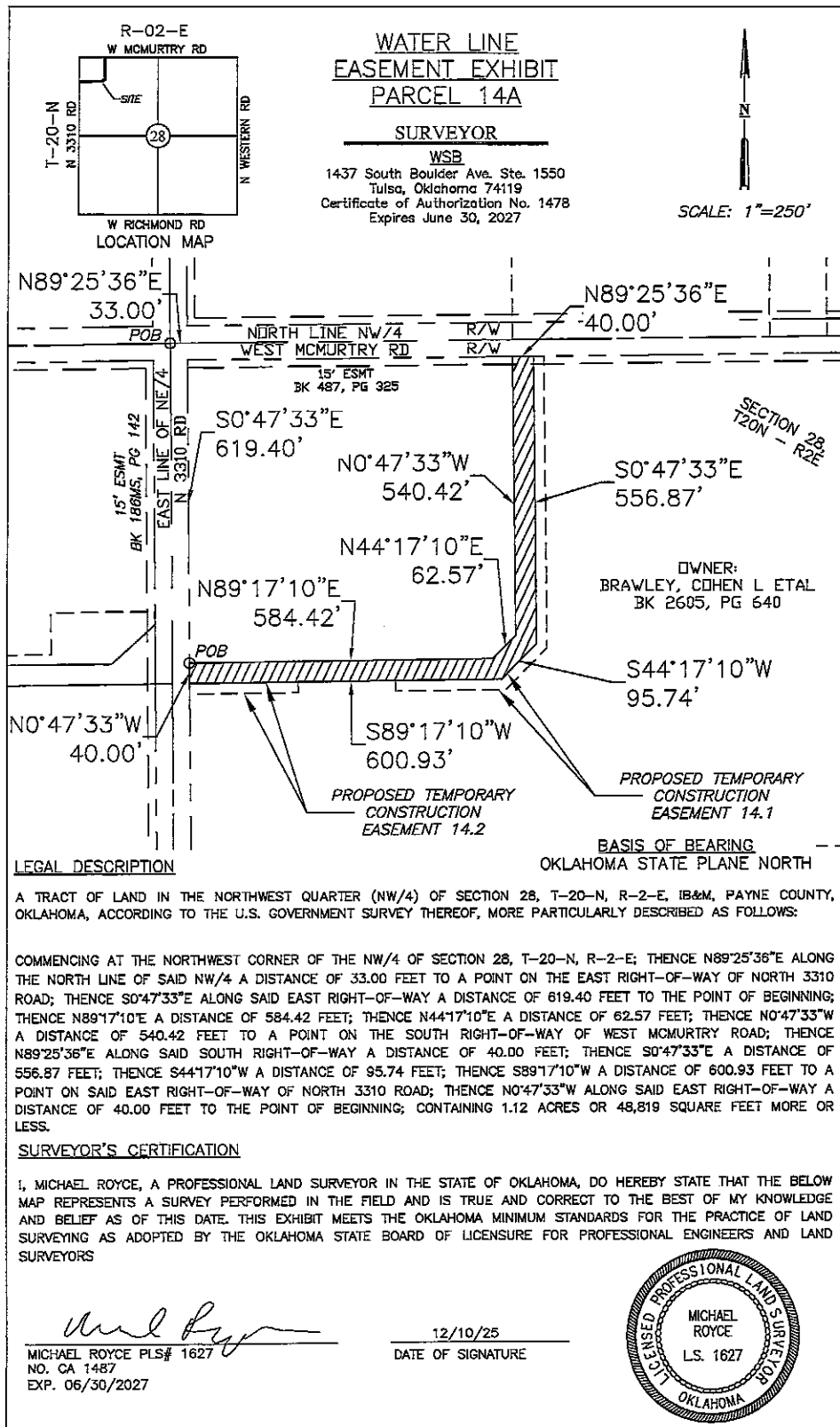


EXHIBIT "B"

Waterline Easement Terms and Conditions

Grantee shall:

- Install 1-16' gate along Sanger Rd. for access to easement and no gate on West McMurtry Rd..

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned certifies that Cohen L. Brawley and Weston L. Brawley and Sayer Brawley, hereinafter called the "Grantor," owns and possesses all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY (20) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SAID SECTION TWENTY-EIGHT (28), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER (SW/COR) OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4); THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) 329.8 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4) 1326.6 FEET; THENCE SOUTH 329.8 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHWEST QUARTER (NW/4); THENCE WEST ALONG THE SOUTH LINE 1329.6 TO THE POINT OF BEGINNING.

and further that the Grantor, its successors and assigns, in consideration of the sum of Ten Dollars (\$10.00), in hand paid and other good and valuable consideration, does hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, herein-after called the "Grantee," its successors and assigns, the following described real estate:

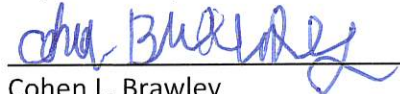
SEE ATTACHED EXHIBIT "A"

The temporary construction easements contains 21,655 square feet or 0.50 acres more or less and is subject to all recorded easements and rights of way thereof,

hereinafter called the "Subject Property,"

with the right of ingress and egress for the purpose of constructing, building, repairing, expanding and replacing a water line and associated facilities, connections and appurtenances, for a period not to exceed twenty-four (24) months from the beginning of construction.

Cohen L. Brawley and Weston L. Brawley and
Sayer Brawley


Cohen L. Brawley


Weston L. Brawley


Sayer Brawley

STATE OF Oklahoma)
) ss.
COUNTY OF Payne)

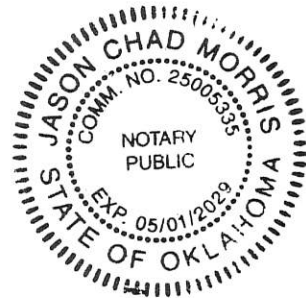
Before me, a Notary Public in and for said County and State on this 3 day of July, 2026 personally appeared, Cohen L. Brawley and Weston L. Brawley and Sayer Brawley, to me known to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument, and acknowledged to 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.

Jason M.
NOTARY PUBLIC

My Commission Expires: 5/1/2029
My Commission Number: 25005775

(SEAL)



STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this _____ day of _____, 20__, the City Council of the City of Stillwater, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during an open meeting, does hereby approve and accept from the named Grantor this Temporary Construction 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 _____, 20__.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

Project: Stillwater Lake McMurtrey
Water Line
County: Payne
Parcel No.: 14.1, 14.2

EXHIBIT "A"

PARCEL 14.1

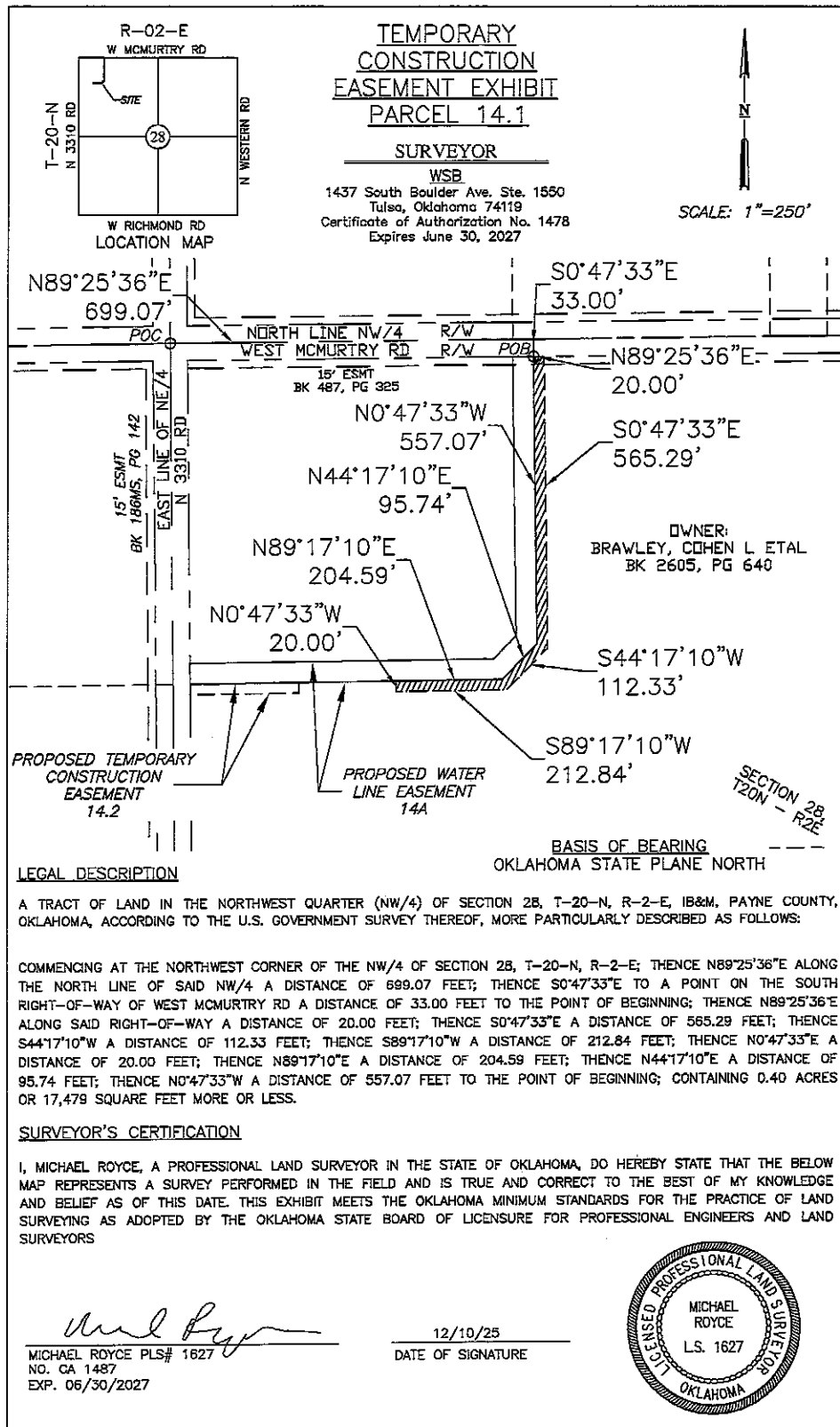
A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 28, T-20-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

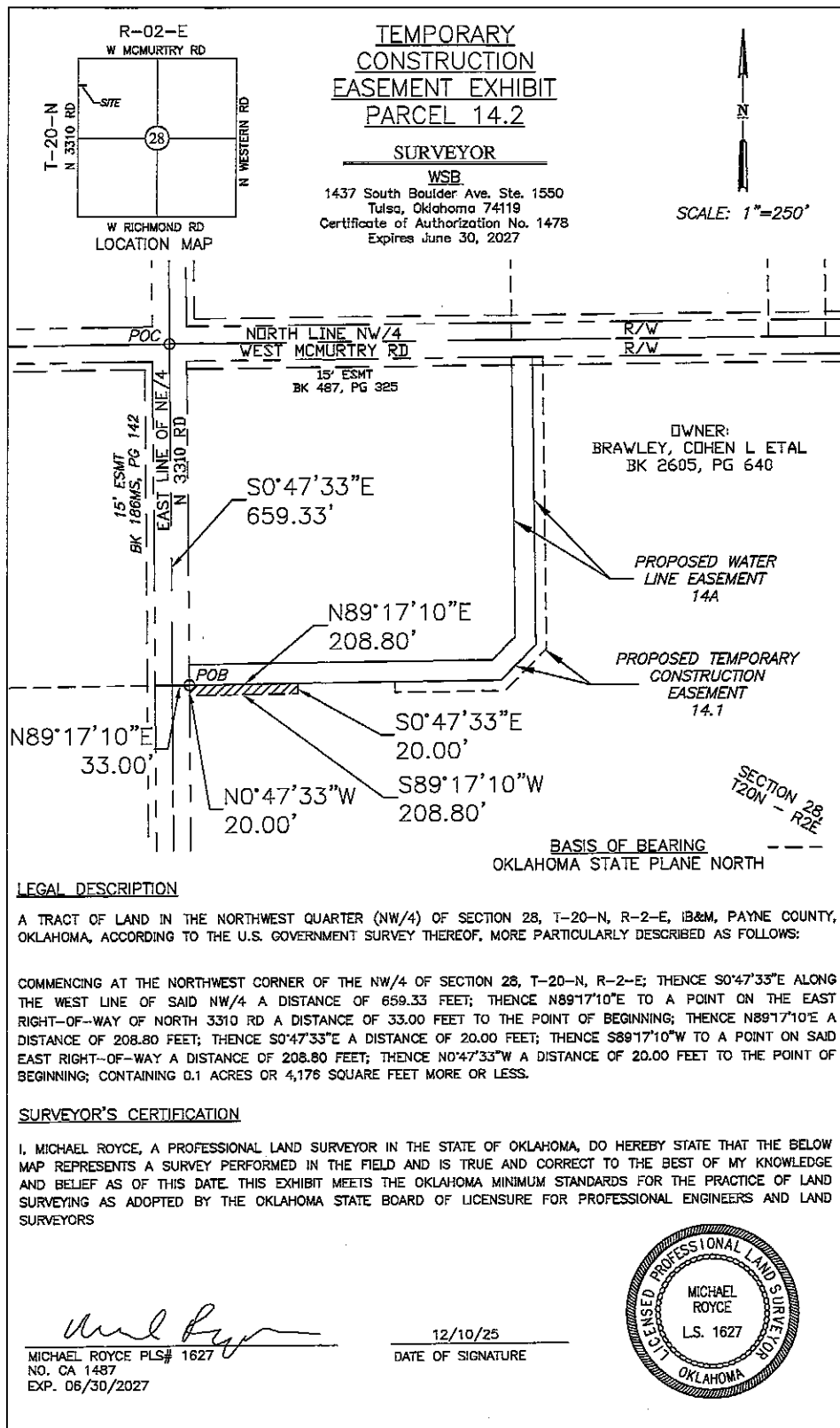
COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SECTION 28, T-20-N, R-2-E; THENCE N89°25'36"E ALONG THE NORTH LINE OF SAID NW/4 A DISTANCE OF 699.07 FEET; THENCE S0°47'33"E TO A POINT ON THE SOUTH RIGHT-OF-WAY OF WEST MCMURTRY RD A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE N89°25'36"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 20.00 FEET; THENCE S0°47'33"E A DISTANCE OF 565.29 FEET; THENCE S44°17'10"W A DISTANCE OF 112.33 FEET; THENCE S89°17'10"W A DISTANCE OF 212.84 FEET; THENCE N0°47'33"E A DISTANCE OF 20.00 FEET; THENCE N89°17'10"E A DISTANCE OF 204.59 FEET; THENCE N44°17'10"E A DISTANCE OF 95.74 FEET; THENCE N0°47'33"W A DISTANCE OF 557.07 FEET TO THE POINT OF BEGINNING; CONTAINING 0.40 ACRES OR 17,479 SQUARE FEET MORE OR LESS.

PARCEL 14.2

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 28, T-20-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SECTION 28, T-20-N, R-2-E; THENCE S0°47'33"E ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 659.33 FEET; THENCE N89°17'10"E TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTH 3310 RD A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE N89°17'10"E A DISTANCE OF 208.80 FEET; THENCE S0°47'33"E A DISTANCE OF 20.00 FEET; THENCE S89°17'10"W TO A POINT ON SAID EAST RIGHT-OF-WAY A DISTANCE OF 208.80 FEET; THENCE N0°47'33"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.1 ACRES OR 4,176 SQUARE FEET MORE OR LESS.





WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Timothy J. Ritter and Terri D. Ritter, joint tenants, certifies that they own and possess all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

THE NORTH 120 ACRES OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY (20) NORTH, RANGE TWO (2) EAST, OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED GOVERNMENT SURVEY THEREOF.

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 heirs, 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 a water line(s) 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.

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 22, T-20-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW/4 SECTION 22, T-20-N, R-2-E; THENCE N89°02'29"E ALONG THE NORTH LINE OF THE SAID SW/4 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF WAY OF NORTH WESTERN ROAD; THENCE S0°56'19"E ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 49.58 FEET TO THE POINT OF BEGINNING; THENCE N89°03'49"E A DISTANCE OF 731.15 FEET; THENCE N44°03'49"E A DISTANCE OF 70.55 FEET TO A POINT ON THE NORTH LINE OF SAID SW/4; THENCE N89°02'29"E ALONG SAID NORTH LINE A DISTANCE OF 1063.41 FEET; THENCE S28°13'05"W A DISTANCE OF 45.81 FEET; THENCE S89°02'29"W A DISTANCE OF 1024.52 FEET; THENCE S44°03'49"W A DISTANCE OF 70.56 FEET; THENCE S89°03'49"W A DISTANCE OF 7470.72 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY OF NORTH WESTERN ROAD; THENCE N0°56'19"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

The easement contains 74,470 square feet or 1.71 acres more or less and is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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 water line(s) at any and all times.

See attached Exhibit "A": Waterline Easement Terms and Conditions

IN WITNESS WHEREOF, I have hereunto set my hand this 3 day of July, 2026.

Timothy J. Ritter and Terri D. Ritter, Joint Tenants



Timothy J. Ritter



Terri D. Ritter

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 7 day of July, 2026, personally appeared, Timothy J. Ritter and Terri D. Ritter, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its joint tenants 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.

Jason Morris
NOTARY PUBLIC

My Commission Expires: 05/01/2029
My Commission Number: 25005335



(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 Grantor this delivered water line 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 .

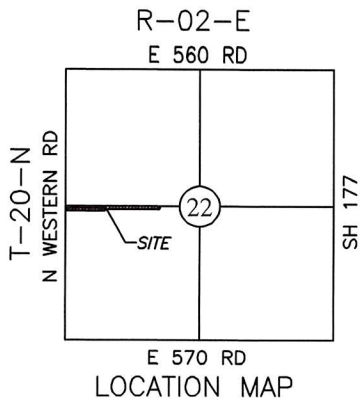
KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

EXHIBIT "A"

Waterline Easement Terms and Conditions

Grantee shall:

- Seed the disturbed ground in Bermuda prior to conclusion of construction.



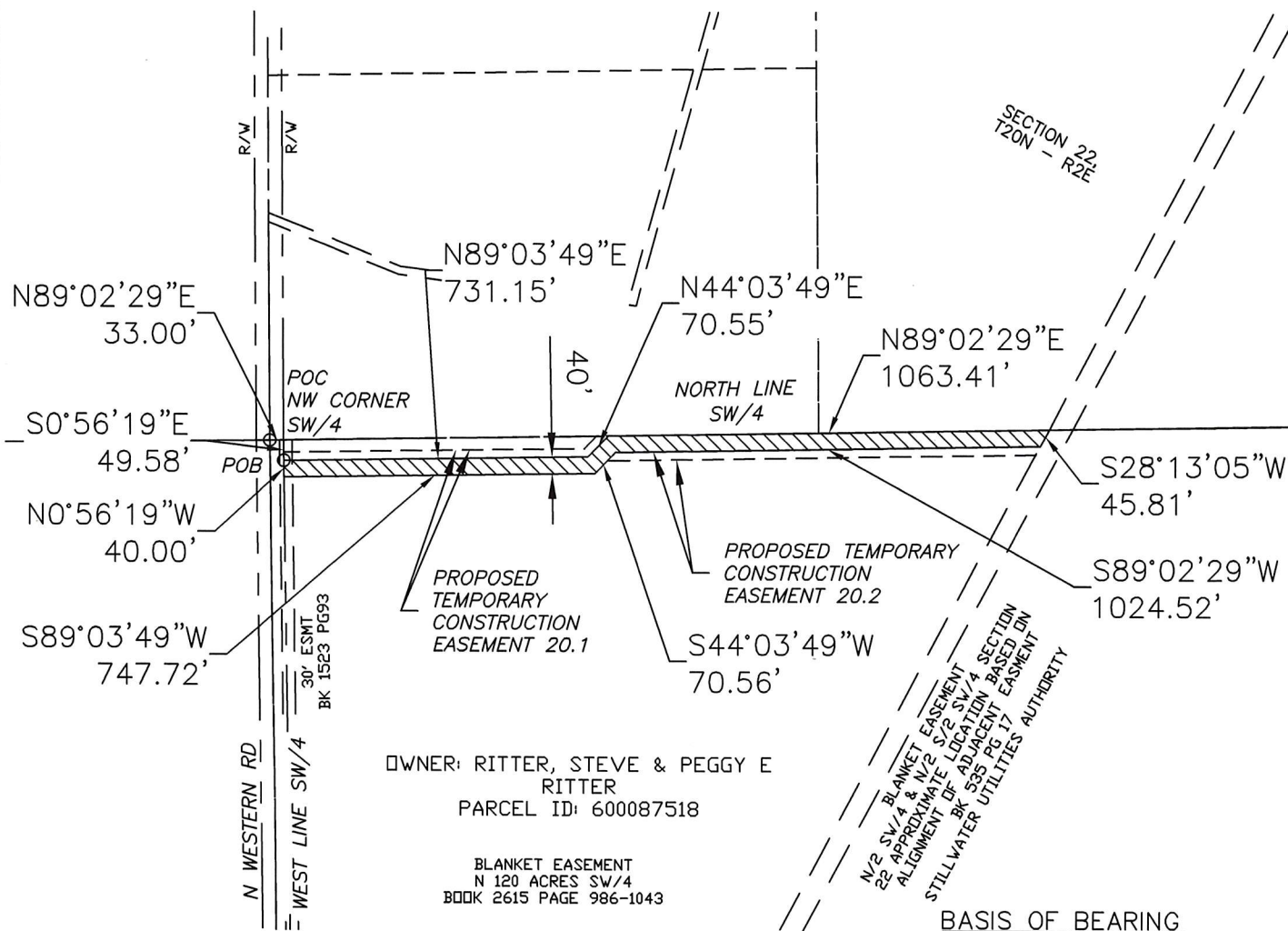
WATER LINE EASEMENT
EXHIBIT
PARCEL 20A

SURVEYOR

WSB
1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



SCALE: 1"=400'



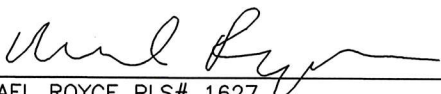
LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 22, T-20-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW/4 SECTION 22, T-20-N, R-2-E; THENCE N89°02'29"E ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTH WESTERN ROAD; THENCE S0°56'19"E ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 49.58 FEET TO THE POINT OF BEGINNING; THENCE N89°03'49"E A DISTANCE OF 731.15 FEET; THENCE N44°03'49"E A DISTANCE OF 70.55 FEET TO A POINT ON THE NORTH LINE OF SAID SW/4; THENCE N89°02'29"E ALONG SAID NORTH LINE A DISTANCE OF 1063.41 FEET; THENCE S28°13'05"W A DISTANCE OF 45.81 FEET; THENCE S89°02'29"W A DISTANCE OF 1024.52 FEET; THENCE S44°03'49"W A DISTANCE OF 70.56 FEET; THENCE S89°03'49"W A DISTANCE OF 747.72 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY OF NORTH WESTERN ROAD; THENCE N0°56'19"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1.71 ACRES OR 74,470 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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


MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

07/23/25
DATE OF SIGNATURE



TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned certifies that Timothy J. Ritter and Terri D. Ritter, joint tenants, hereinafter called the "Grantor," owns and possesses all rights, title, and interest to the following described real property situated in Noble County, State of Oklahoma, to-wit:

THE NORTH 120 ACRES OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY (20) NORTH, RANGE TWO (2) EAST, OF THE INDIAN MERIDIAN, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED GOVERNMENT SURVEY THEREOF.

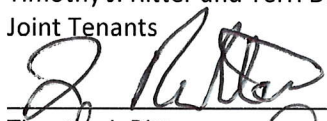
and further that the Grantor, its successors and assigns, in consideration of the sum of Ten Dollars (\$10.00), in hand paid and other good and valuable consideration, does hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, herein-after called the "Grantee," its successors and assigns, the following described real estate:

SEE EXHIBIT "A"

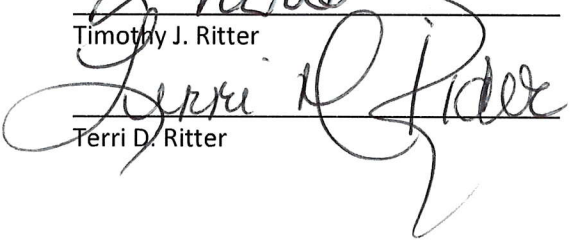
The temporary construction easement contains 36,247 square feet or 0.83 acres more or less and is subject to all recorded easements and rights of way thereof.

hereinafter called the "Subject Property," with the right of ingress and egress for the purpose of constructing, building, repairing, expanding and replacing a water line and associated facilities, connections and appurtenances, for a period not to exceed twenty-four (24) months from the beginning of construction.

Timothy J. Ritter and Terri D. Ritter
Joint Tenants



Timothy J. Ritter



Terri D. Ritter

STATE OF Oklahoma)
Payne) ss.
COUNTY OF Payne)

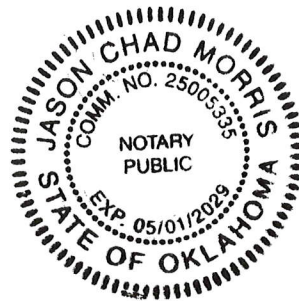
Before me, a Notary Public in and for said County and State on this 3 day of July, 2026 personally appeared, Timothy J. Ritter and Terri D. Ritter, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Joint Tenants, and acknowledged to 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.

Jason Chad Morris
NOTARY PUBLIC

My Commission Expires: 05/01/29
My Commission Number: 25005335

(SEAL)



STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this 3rd day of July, 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 an open meeting, does hereby approve and accept from the named Grantor this Temporary Construction 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 _____, 20__.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

Project: Stillwater Lake McMurtrey
Water Line
County: Payne
Parcel No.: 20.1, 20.2

EXHIBIT "A"

Parcel 20.1

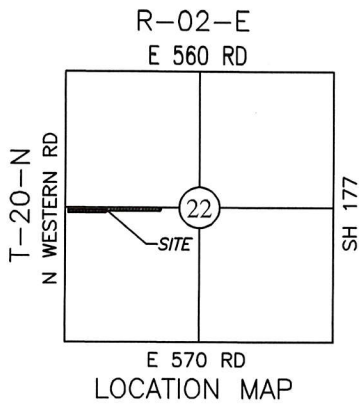
A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 22, T-20-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW/4 SECTION 22, T-20N, R-2-E; THENCE N89°02'29"E ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTH WESTERN ROAD; THENCE S0°56'19"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 29.58 FEET TO THE POINT OF BEGINNING; THENCE N89°03'49"E A DISTANCE OF 722.87 FEET; THENCE N44°03'49"E A DISTANCE OF 42.25 FEET TO A POINT ON THE NORTH LINE OF SAID SW/4; THENCE N89°02'29"E ALONG SAID NORTH LINE A DISTANCE OF 28.30 FEET; THENCE S44°03'49"W A DISTANCE OF 70.56 FEET; THENCE S89°03'49"W A DISTANCE OF 731.15 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY OF NORTH WESTERN ROAD; THENCE N0°56'19"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.36 ACRES OR 15,668 SQUARE FEET MORE OR LESS.

Parcel 20.2

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) SECTION 22, T-20-N, P-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S GOVERNMENT SURVEY THEREOF, MORE OR PARTICURLARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW/4 SECTION 22, T-20-N, R-2-E; THENCE N89°02'29"E ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTH WESTERN ROAD; THENCE S0°56'19"E ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 89.58 FEET; THENCE N89°03'49"E A DISTANCE OF 747.72 FEET; THENCE N44°03'49"E A DISTANCE OF 42.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N44°03'49"E A DISTANCE OF 28.30 FEET; THENCE N89°02'29"E A DISTANCE OF 1024.52 FEET; THENCE S28°13'05"W A DISTANCE OF 22.91 FEET; THENCE S89°02'29"W A DISTANCE OF 1033.37 FEET TO THE POINT OF BEGINNING; CONTAINING 0.47 ACRES OR 20,579 SQUARE FEET MORE OR LESS.

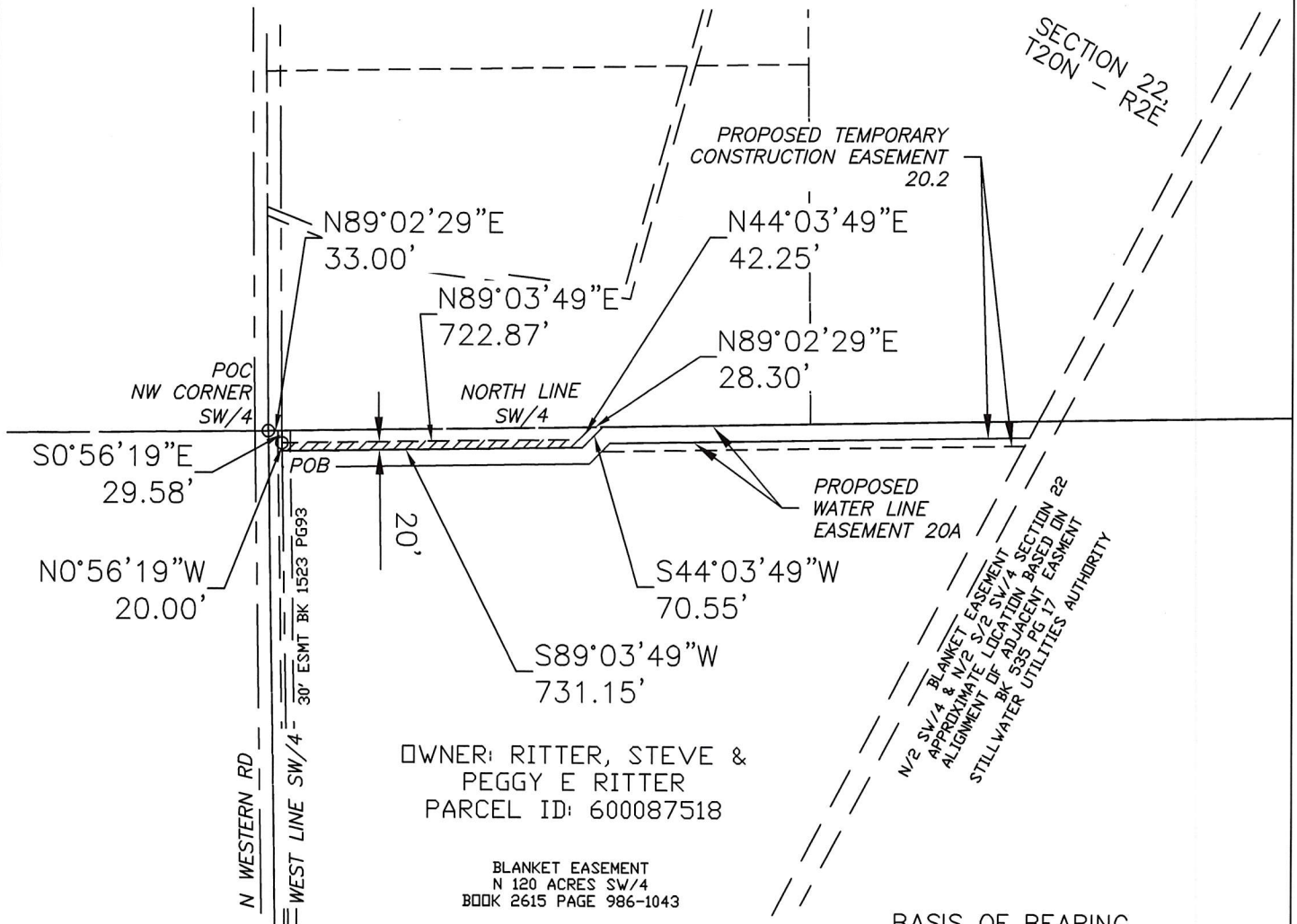


TEMPORARY
CONSTRUCTION
EASEMENT EXHIBIT
PARCEL 20.1
SURVEYOR

WSB
1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



SCALE: 1"=400'



OWNER: RITTER, STEVE &
PEGGY E RITTER
PARCEL ID: 600087518

BLANKET EASEMENT
N 120 ACRES SW/4
BOOK 2615 PAGE 986-1043

LEGAL DESCRIPTION

BASIS OF BEARING
OKLAHOMA STATE PLANE NORTH

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 22, T-20-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW/4 SECTION 22, T-20-N, R-2-E; THENCE N89°02'29"E ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTH WESTERN ROAD; THENCE S0°56'19"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 29.58 FEET TO THE POINT OF BEGINNING; THENCE N89°03'49"E A DISTANCE OF 722.87 FEET; THENCE N44°03'49"E A DISTANCE OF 42.25 FEET TO A POINT ON THE NORTH LINE OF SAID SW/4; THENCE N89°02'29"E ALONG SAID NORTH LINE A DISTANCE OF 28.30 FEET; THENCE S44°03'49"W A DISTANCE OF 70.56 FEET; THENCE S89°03'49"W A DISTANCE OF 731.15 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY OF NORTH WESTERN ROAD; THENCE N0°56'19"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.36 ACRES OR 15,668 SQUARE FEET MORE OR LESS.

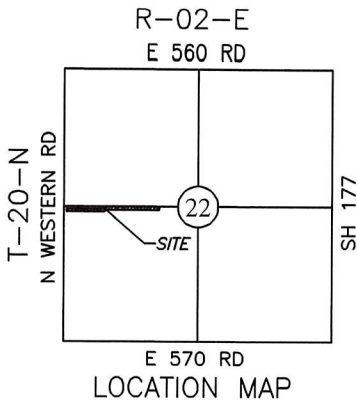
SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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

MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

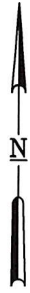
07/28/25
DATE OF SIGNATURE



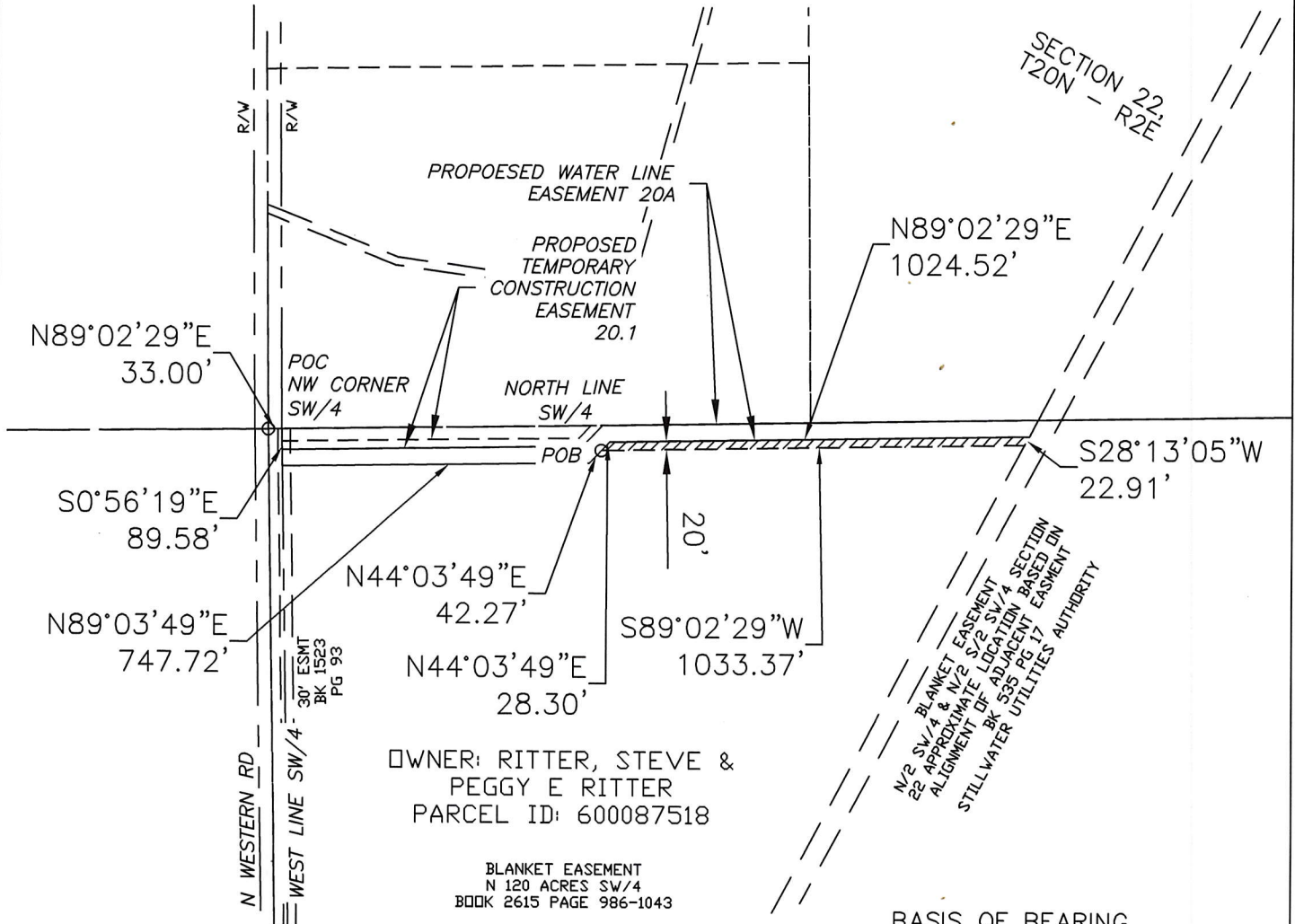


TEMPORARY
CONSTRUCTION
EASEMENT EXHIBIT
PARCEL 20.2
SURVEYOR

WSB
1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



SCALE: 1"=400'



OWNER: RITTER, STEVE &
PEGGY E RITTER
PARCEL ID: 600087518

BLANKET EASEMENT
N 120 ACRES SW/4
BOOK 2615 PAGE 986-1043

BASIS OF BEARING
OKLAHOMA STATE PLANE NORTH

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 22, T-20-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW/4 SECTION 22, T-20-N, R-2-E; THENCE N89°02'29"E ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF NORTH WESTERN ROAD; THENCE S0°56'19"E ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 89.58 FEET; THENCE N89°03'49"E A DISTANCE OF 747.72 FEET; THENCE N44°03'49"E A DISTANCE OF 42.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N44°03'49"E A DISTANCE OF 28.30 FEET; THENCE N89°02'29"E A DISTANCE OF 1024.52 FEET; THENCE S28°13'05"W A DISTANCE OF 22.91 FEET; THENCE S89°02'29"W A DISTANCE OF 1033.37 FEET TO THE POINT OF BEGINNING; CONTAINING 0.47 ACRES OR 20,579 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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

MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

07/28/25

DATE OF SIGNATURE



WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Mark A. Spatz and Megan N. Spatz, Joint Tenants, certifies that they own and possess all rights, title, and interest, to the following described real property situated in Payne County, State of Oklahoma, to-wit:

EXHIBIT "A"

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 heirs, 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 a water line(s) 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.

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 22, T-20-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW/4 SECTION 22, T-20-N, R-2-E; THENCE S89°02'29"W ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 766.40 FEET TO THE POINT OF BEGINNING; THENCE S89°02'29"W ALONG SAID SOUTH LINE A DISTANCE OF 45.81 FEET; THENCE N28°13'05"E A DISTANCE OF 1300.99 FEET; THENCE N51°14'47"E A DISTANCE OF 234.31 FEET TO A POINT ON THE EAST LINE OF SAID NW/4; THENCE S0°38'13"E ALONG SAID EAST LINE A DISTANCE OF 50.84 FEET; THENCE S51°14'47"W A DISTANCE OF 194.78 FEET; THENCE S28°13'05"W A DISTANCE OF 1270.51 FEET TO THE POINT OF BEGINNING.

The easement contains 60,012 square feet or 1.38 acres more or less and is subject to all recorded easements and rights of way thereof.

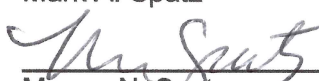
Except as herein granted, the grantors shall continue to have the full use and enjoyment of the properties herein granted or described for appropriate purposes. At no time shall the grantors commit a use, occupation or enjoyment thereof that might cause a hazardous condition and no building, structure 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 water line(s) at any and all times.

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of June, 2025.

Mark A. Spatz and Megan N. Spatz, Joint Tenants



Mark A. Spatz



Megan N. Spatz

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 22ND day of JUNE, 202~~5~~6 personally appeared, Mark A. Spatz and Megan N. Spatz, to me known to be the identical persons 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.

Richard T. Buchanan
NOTARY PUBLIC

My Commission Expires: 6/12/29
My Commission Number: 25007036



(SEAL)

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this _____ day of _____, 2025 , 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 Grantor this delivered water line 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

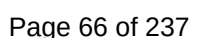
Approved as to form and legality this _____ day of _____, 2025 .

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

EXHIBIT "A"

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY (20) NORTH, RANGE TWO (2) EAST OF THE I.M., PAYNE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22; THENCE N89°39'20"E ALONG THE NORTH LINE OF THE NW/4 A DISTANCE OF 988.75 FEET TO THE NORTHWEST CORNER OF THE E/2 OF THE NE/4 OF THE NW/4 OF THE NW/4 FOR A POINT OF BEGINNING; THENCE CONTINUING N89°39'20"E ALONG THE NORTH LINE OF THE NW/4 A DISTANCE OF 1647.92 FEET TO THE NORTHEAST CORNER OF THE NW/4; THENCE S00°09'33"E ALONG THE EAST LINE OF THE NW/4 A DISTANCE OF 526.81 FEET TO THE NORTHEAST CORNER OF A TRACT RECORDED IN BOOK 2128 PAGES 170-171; THENCE S89°37'16"W ALONG THE NORTH LINE OF THE TRACT RECORDED IN BOOK 2128 PAGES 170-171 A DISTANCE OF 659.54 FEET TO THE NORTHWEST CORNER OF THE TRACT RECORDED IN BOOK 2128 PAGES 170-171 (RECORDED AS 659.63 FEET); THENCE S00°07'09"E ALONG THE WEST LINE OF THE E/2 OF THE NE/4 OF THE NW/4 A DISTANCE OF 791.38 FEET TO THE SOUTHWEST CORNER OF THE SE/4 OF THE NE/4 OF THE NW/4; THENCE N89°35'12"E ALONG THE SOUTH LINE OF THE SE/4 OF THE NE/4 OF THE NW/4 A DISTANCE OF 660.09 FEET TO THE NORTHEAST CORNER OF THE SE/4 OF THE NW/4; THENCE S00°09'33"E ALONG THE EAST LINE OF THE SE/4 OF THE NW/4 A DISTANCE OF 1317.79 FEET TO THE SOUTHEAST CORNER OF THE NW/4; THENCE S89°31'05"W ALONG THE SOUTH LINE OF THE NW/4 A DISTANCE 1322.01 FEET TO THE SOUTHWEST CORNER OF THE SE/4 OF THE NW/4; THENCE N00°04'46"W ALONG THE WEST LINE OF THE E/2 OF THE NW/4 A DISTANCE OF 1979.07 FEET TO THE SOUTHEAST CORNER OF THE E/2 OF THE NE/4 OF THE NW/4 OF THE NW/4; THENCE S89°37'16"W ALONG THE SOUTH LINE OF THE E/2 OF THE NE/4 OF THE NW/4 OF THE NW/4 A DISTANCE OF 329.81 FEET TO THE SOUTHWEST CORNER OR THE E/2 OF THE NE/4 OF THE NW/4 OF THE NW/4; THENCE N00°03'35"W ALONG THE WEST LINE OF THE E/2 OF THE NE/4 OF THE NW/4 OF THE NW/4 A DISTANCE OF 659.89 FEET TO THE POINT OF BEGINNING.



TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned certifies that Mark A. Spatz and Megan N. Spatz, Joint Tenants, hereinafter called the "Grantor," owns and possesses all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

EXHIBIT "A"

and further that the Grantor, its successors and assigns, in consideration of the sum of Ten Dollars (\$10.00), in hand paid and other good and valuable consideration, does hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, herein-after called the "Grantee," its successors and assigns, the following described real estate:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 22, T-20-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW/4 OF SECTION 22, T-20-N, R-2-E; THENCE S89°02'29"W ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 812.21 FEET TO THE POINT OF BEGINNING; THENCE S89°02'29"W ALONG SAID SOUTH LINE A DISTANCE OF 22.91 FEET; THENCE N28°13'05"E A DISTANCE OF 1316.23 FEET; THENCE N51°14'47"E A DISTANCE OF 254.08 FEET TO A POINT ON THE EAST LINE OF SAID NW/4; THENCE S0°38'13"E ALONG SAID EAST LINE A DISTANCE OF 25.42 FEET; THENCE S51°14'47"W A DISTANCE OF 234.31 FEET; THENCE S28°13'05"W A DISTANCE OF 1300.99 FEET TO THE POINT OF BEGINNING.

The temporary construction easements contains 31,056 square feet or 0.71 acres more or less and is subject to all recorded easements and rights of way thereof.

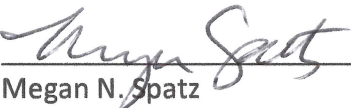
hereinafter called the "Subject Property,"

with the right of ingress and egress for the purpose of constructing, building, repairing, expanding and replacing a water line and associated facilities, connections and appurtenances, for a period not to exceed twenty-four (24) months from the beginning of construction.

Mark A. Spatz and Megan N. Spatz, Joint Tenants



Mark A. Spatz



Megan N. Spatz

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 22nd day of JUNE, 2026, personally appeared, Mark A. Spatz and Megan N. Spatz, to me known to be the identical persons 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: 6/12/29
My Commission Number: 25007036

(SEAL)



STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this _____ day of _____, 20__, the City Council of the City of Stillwater, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during an open meeting, does hereby approve and accept from the named Grantor this Temporary Construction 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

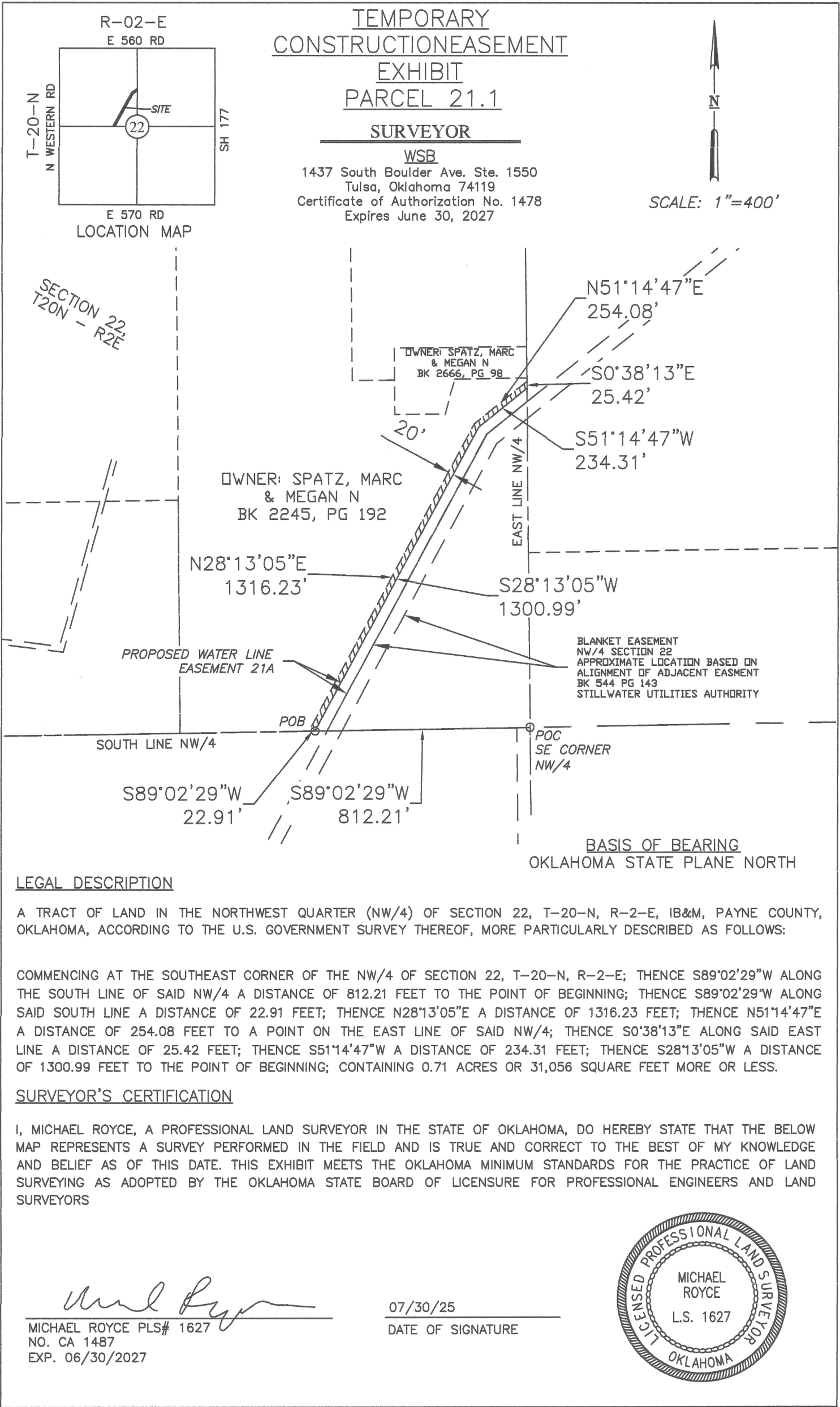
Approved as to form and legality this _____ day of _____, 20__.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

EXHIBIT "A"

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY (20) NORTH, RANGE TWO (2) EAST OF THE I.M., PAYNE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 22; THENCE N89°39'20"E ALONG THE NORTH LINE OF THE NW/4 A DISTANCE OF 988.75 FEET TO THE NORTHWEST CORNER OF THE E/2 OF THE NE/4 OF THE NW/4 OF THE NW/4 FOR A POINT OF BEGINNING; THENCE CONTINUING N89°39'20"E ALONG THE NORTH LINE OF THE NW/4 A DISTANCE OF 1647.92 FEET TO THE NORTHEAST CORNER OF THE NW/4; THENCE S00°09'33"E ALONG THE EAST LINE OF THE NW/4 A DISTANCE OF 526.81 FEET TO THE NORTHEAST CORNER OF A TRACT RECORDED IN BOOK 2128 PAGES 170-171; THENCE S89°37'16"W ALONG THE NORTH LINE OF THE TRACT RECORDED IN BOOK 2128 PAGES 170-171 A DISTANCE OF 659.54 FEET TO THE NORTHWEST CORNER OF THE TRACT RECORDED IN BOOK 2128 PAGES 170-171 (RECORDED AS 659.63 FEET); THENCE S00°07'09"E ALONG THE WEST LINE OF THE E/2 OF THE NE/4 OF THE NW/4 A DISTANCE OF 791.38 FEET TO THE SOUTHWEST CORNER OF THE SE/4 OF THE NE/4 OF THE NW/4; THENCE N89°35'12"E ALONG THE SOUTH LINE OF THE SE/4 OF THE NE/4 OF THE NW/4 A DISTANCE OF 660.09 FEET TO THE NORTHEAST CORNER OF THE SE/4 OF THE NW/4; THENCE S00°09'33"E ALONG THE EAST LINE OF THE SE/4 OF THE NW/4 A DISTANCE OF 1317.79 FEET TO THE SOUTHEAST CORNER OF THE NW/4; THENCE S89°31'05"W ALONG THE SOUTH LINE OF THE NW/4 A DISTANCE 1322.01 FEET TO THE SOUTHWEST CORNER OF THE SE/4 OF THE NW/4; THENCE N00°04'46"W ALONG THE WEST LINE OF THE E/2 OF THE NW/4 A DISTANCE OF 1979.07 FEET TO THE SOUTHEAST CORNER OF THE E/2 OF THE NE/4 OF THE NW/4 OF THE NW/4; THENCE S89°37'16"W ALONG THE SOUTH LINE OF THE E/2 OF THE NE/4 OF THE NW/4 OF THE NW/4 A DISTANCE OF 329.81 FEET TO THE SOUTHWEST CORNER OR THE E/2 OF THE NE/4 OF THE NW/4 OF THE NW/4; THENCE N00°03'35"W ALONG THE WEST LINE OF THE E/2 OF THE NE/4 OF THE NW/4 OF THE NW/4 A DISTANCE OF 659.89 FEET TO THE POINT OF BEGINNING.



(Space above reserved for recording purposes)

PERMANENT ACCESS EASEMENT

Parcel No.: 24A

The undersigned Stevenson Family Irrevocable Trust ("Grantor"), a Irrevocable Trust, certifies that he/she owns and possesses all rights, title, and interest to the following described real property situated in Noble County, State of Oklahoma, to-wit:

A tract of land lying in Government Lots Six (6) and Seven (7), Section Thirty-five (35), Township Twenty North (20N), Range One East (R1E) of the Indian Meridian Noble County, Oklahoma more particularly described as BEGINNING at the Southwest Corner of Government Lot Seven (7) which is located 1323.08 feet along and following the South Section line bearing North 89° 55' 21" East from the Southwest Corner of Section Thirty-five (35), THENCE 1323.07 feet along and following the South Section line bearing North 89° 55' 21" East to the Southeast Corner of Government Lot Seven (7), THENCE 715.98 feet along and following the South Section line and the South line of Government Lot Six (6) bearing North 89° 21' 56" East to a 1/2" rebar capped CA 980, THENCE 1798.32 feet bearing North 00° 40' 43" East to a 1/2" rebar capped CA 980, THENCE 2039.04 feet along and following the North line of Government Lots Six (6) and Seven (7) bearing South 88° 48' 59" West to the Northwest Corner of Government Lot Seven (7), THENCE 1765.92 feet along and following the West line of Government Lot Seven (7) bearing South 00° 42' 24" West to the point of beginning, said tract containing 83.50 acres, more or less.

and further that the undersigned in consideration of one dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the City of Stillwater, Oklahoma, a Municipal Corporation, and its successors and assigns (collectively, "Grantee"), a perpetual and irrevocable easement for ingress and egress in, through, over, under, and across the above-described property (the "Grantor's Property"), for purposes related to Grantee's Stillwater Lake McMurtry Water Line project (the "Access Easement"). The Access Easement shall be limited to that certain part of Grantor's Property described and depicted as the "Access Easement Area" on the attached Exhibit A.

Grantee, its employees, contractors and agents, shall have the right to construct, improve, use, repair, replace, and maintain within the Access Easement Area an access road and the utilities reasonably necessary to serve a raw water pump station and related water transmission facilities located on adjacent property and/or within the Access Easement Area, all in connection with Grantee's Stillwater Lake McMurtry Water Line project.

Grantee shall be responsible for maintaining any portion of the Access Easement Area that it improves hereunder to make it suitable for Grantee's use. Grantor reserves the right to use the Access Easement Area in a manner that is not inconsistent with Grantee's rights hereunder; provided, however, that if Grantor's use of the same causes damage in excess of normal wear and tear, then Grantor shall be responsible for the costs of restoring the same.

Grantor shall not place or permit any structures, fencing, landscaping, or other obstructions within the Access Easement Area that would interfere with Grantee's rights granted herein. Grantee agrees to pay a reasonable sum for actual damages directly caused to Grantor's crops, feed grass, fences, roads, fields, lawns or other improvements by Grantee's exercise of its rights hereunder, to the extent Grantee does not restore the same.

City of Stillwater – Stillwater Lake McMurtry Water Line Project
Project Parcel 24A

Both parties agree the gates are to always remain locked when not in use by an authorized party. The gate at the Airport Road entrance will consist of locks for the Grantor, Grantee, Utilities, Fire and Police Departments. The gate at the access to City Property will consist of locks for the Grantee, Utilities, Fire and Police Departments. The gate will be secured with a multi-user lock system in such a manner so that no authorized user is excluded. Neither gate shall be left unattended while open.

Grantor covenants with Grantee, its successors and assigns, that Grantor is the owner of the above-described premises and has the right to sell and convey an easement in the manner and form aforesaid.

The easement and covenants contained in this instrument shall run with and against the Grantor's Property. It is mutually understood and agreed that this instrument covers all agreements and stipulations between the parties and that the terms herein may only be modified in writing. This instrument shall be governed by the law of Oklahoma.

See attached Exhibit B: Access Easement Terms and Conditions.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed as of the 16th day of July, 2026.

GRANTOR
Rhonda McClure
Rhonda McClure, Successor Co-Trustee

STATE OF Texas)
COUNTY OF Grayson) ss.

Before me, a Notary Public in and for said County and State on this 16th day of July, 2026, personally appeared, Rhonda McClure, to me known to be the identical persons 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.

Damian Kelly Points
NOTARY PUBLIC

My Commission Expires: 5.26.2027
My Commission Number: 130233601

(SEAL)



City of Stillwater – Stillwater Lake McMurtry Water Line Project
Project Parcel 24A

STATE OF)
COUNTY OF) ss.

NOW, on this _____ day of _____, 20____, 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 Grantor this delivered 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 _____, 20__.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

Project: Stillwater Lake McMurtrey

Water Line

County: Noble

Parcel No.: 24A

EXHIBIT "A"

Parcel 24A: Access Easement Area

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, T-20-N, R-1-E, IB&M, NOBLE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

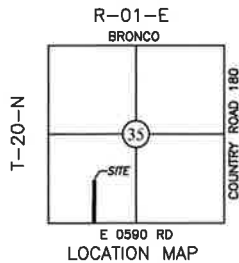
COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 SECTION 35, T-20-N, R-1-E; THENCE S89°55'10"W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 1282.87 FEET; THENCE N0°29'45"E A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S89°55'10"W A DISTANCE OF 40.00 FEET; THENCE N0°29'45"E A DISTANCE OF 1278.54 FEET; THENCE N1°30'01"W A DISTANCE OF 59.32 FEET; THENCE N89°55'10"E A DISTANCE OF 37.00 FEET; THENCE S0°29'45"W A DISTANCE OF 668.28 FEET; THENCE N89°55'10"E A DISTANCE OF 5.00 FEET; THENCE S0°29'45"W A DISTANCE OF 132.00 FEET; THEN S89°55'10"W A DISTANCE OF 5.00 FEET; THENCE S0°29'45"W A DISTANCE OF 435.52 FEET; THENCE N89°55'10"E A DISTANCE OF 5.00 FEET; THENCE S0°29'45"W A DISTANCE OF 102.45 FEET TO THE POINT OF BEGINNING CONTAINING 1.10 ACRES OR 48,008 SQUARE FEET MORE OR LESS.

"EXHIBIT B"

Access Easement Terms and Conditions

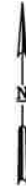
Grantee shall:

- Add the Stevenson property to the new water meter list for a new 1" water meter and as soon as the city opens that option they will be notified. Currently that is estimated to be the summer of 2028. The cost of the meter will be waived so that there is no cost to the Grantor.

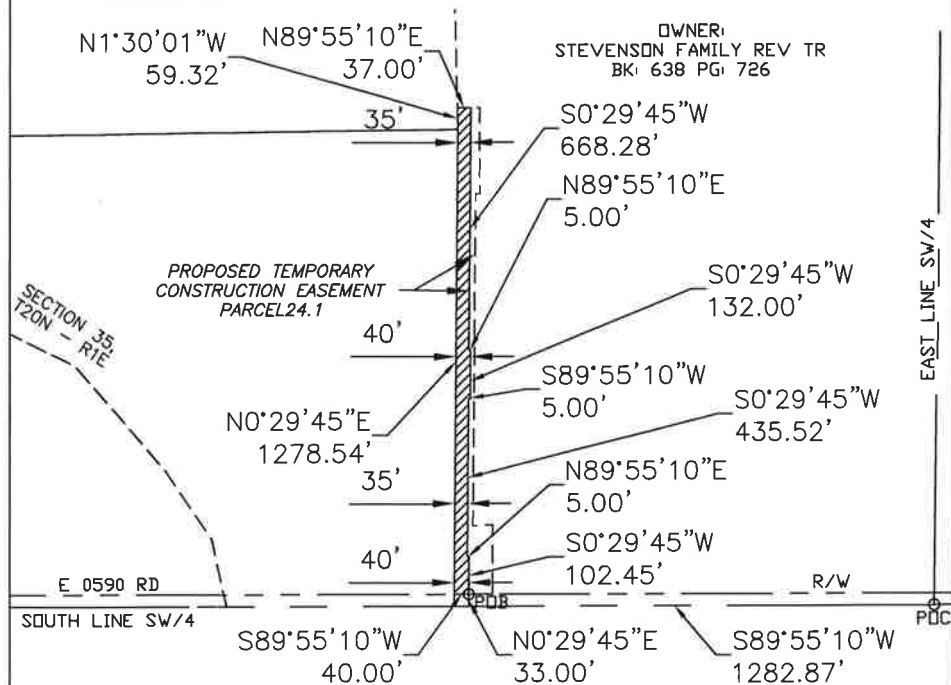


**ACCESS EASEMENT
EXHIBIT
PARCEL 24A**

SURVEYOR
WSB
1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



SCALE: 1"=400'



LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, T-20-N, R-1-E, 18&M, NOBLE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 SECTION 35, T-20-N, R-1-E; THENCE S89°55'10"W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 1282.87 FEET; THENCE N0°29'45"E A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S89°55'10"W A DISTANCE OF 40.00 FEET; THENCE N0°29'45"E A DISTANCE OF 1278.54 FEET; THENCE N1°30'01"W A DISTANCE OF 59.32 FEET; THENCE N89°55'10"E A DISTANCE OF 37.00 FEET; THENCE S0°29'45"W A DISTANCE OF 668.28 FEET; THENCE N89°55'10"E A DISTANCE OF 5.00 FEET; THENCE S0°29'45"W A DISTANCE OF 132.00 FEET; THEN S89°55'10"W A DISTANCE OF 5.00 FEET; THENCE S0°29'45"W A DISTANCE OF 435.52 FEET; THENCE N89°55'10"E A DISTANCE OF 5.00 FEET; THENCE S0°29'45"W A DISTANCE OF 102.45 FEET TO THE POINT OF BEGINNING CONTAINING 1.10 ACRES OR 48,008 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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

MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

1/28/26
DATE OF SIGNATURE



TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned certifies that Stevenson Family Irrevocable Trust, hereinafter called the "Grantor," owns and possesses all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A TRACT OF LAND LYING IN GOVERNMENT LOTS SIX (6) AND SEVEN (7), SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY NORTH (20N), RANGE ONE EAST (R1E) OF THE INDIAN MERIDIAN NOBLE COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT SEVEN (7) WHICH IS LOCATED 1323.08 FEET ALONG AND FOLLOWING THE SOUTH SECTION LINE BEARING NORTH 89° 55' 21" EAST FROM THE SOUTHWEST CORNER OF SECTION THIRTY-FIVE (35), THENCE 1323.07 FEET ALONG AND FOLLOWING THE SOUTH SECTION LINE BEARING NORTH 89° 55' 21" EAST TO THE SOUTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), THENCE 715.98 FEET ALONG AND FOLLOWING THE SOUTH SECTION LINE AND THE SOUTH LINE OF GOVERNMENT LOT SIX (6) BEARING NORTH 89° 21' 56" EAST TO A 1/2" REBAR CAPPED CA 980, THENCE 1798.32 FEET BEARING NORTH 00° 40' 43" EAST TO A 1/2" REBAR CAPPED CA 980, THENCE 2039.04 FEET ALONG AND FOLLOWING THE NORTH LINE OF GOVERNMENT LOTS SIX (6) AND SEVEN (7) BEARING SOUTH 88°48'59" WEST TO THE NORTHWEST CORNER OF GOVERNMENT LOT SEVEN (7), THENCE 1765.92 FEET ALONG AND FOLLOWING THE WEST LINE OF GOVERNMENT LOT SEVEN (7) BEARING SOUTH 00° 42' 24" WEST TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 83.50 ACRES, MORE OR LESS.

and further that the Grantor, its successors and assigns, in consideration of the sum of Ten Dollars (\$10.00), in hand paid and other good and valuable consideration, does hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, herein-after called the "Grantee," its successors and assigns, the following described real estate:

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, T-20-N, R-1-E, IB&M, NOBLE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 SECTION 35, T-20-N, R-1-E; THENCE S89°55'10"W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 1282.87 FEET; THENCE N0°29'45"E A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N0°29'45"E A DISTANCE OF 102.45 FEET; THENCE S89°55'10"W A DISTANCE OF 5.00 FEET; THENCE N0°29'45"E A DISTANCE OF 435.52 FEET; THENCE N89°55'10"E A DISTANCE OF 5.00 FEET; THENCE N0°29'45"E A DISTANCE OF 132.00 FEET; THENCE S89°55'10"W A DISTANCE OF 5.00 FEET; THENCE N0°29'45"E A DISTANCE OF 668.28 FEET; THEN N89°55'10"E A DISTANCE OF 25.00 FEET; THENCE S0°29'45"W A DISTANCE OF 238.85 FEET; THENCE S89°55'10"W A DISTANCE OF 10.00 FEET; THENCE S0°29'45"W A DISTANCE OF 909.39 FEET; THENCE N89°55'10"E A DISTANCE OF 55.00 FEET; THENCE S0°29'45"W A DISTANCE 190.00 FEET; THENCE S89°55'10"W A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

The temporary construction easements contains 31,739 square feet or 0.73 acres more or less and is subject to all recorded easements and rights of way thereof,

hereinafter called the "Subject Property,"

City of Stillwater – Stillwater Lake McMurtry Water Line Project
Project Parcels 24.1
Assessor Parcel 0000-35-020-01E-4-003-00

with the right of ingress and egress for the purpose of constructing, building, repairing, expanding and replacing a water line and associated facilities, connections and appurtenances, for a period not to exceed twenty-four (24) months from the beginning of construction.

Stevenson Family Irrevocable Trust

Rhonda McClure

Rhonda McClure, Successor Co-Trustee

STATE OF Texas)
) ss.
COUNTY OF Grayson)

Before me, a Notary Public in and for said County and State on this 16th day of July, 2026, personally appeared, Rhonda McClure, to me known to be the identical persons 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.

Damian Kelly Points
NOTARY PUBLIC

My Commission Expires: 5-26-2027

My Commission Number: 130233601



(SEAL)
COUNTY OF PAYNE)
) ss.

NOW, on this _____ day of _____, 20__, the City Council of the City of Stillwater, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during an open meeting, does hereby approve and accept from the named Grantor this Temporary Construction 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)

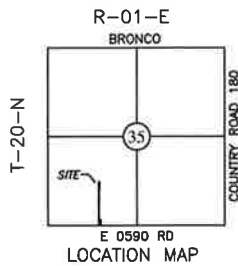
City of Stillwater – Stillwater Lake McMurtry Water Line Project
Project Parces 24.1
Assessor Parcel 0000-35-020-01E-4-003-00

ATTEST:

TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this _____ day of _____, 20__.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA



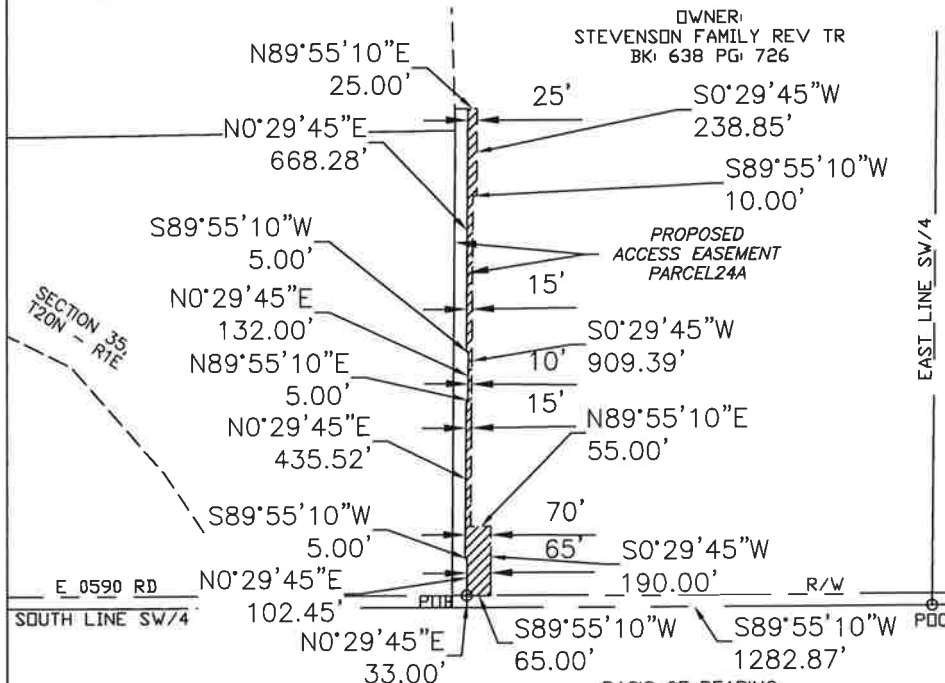
**TEMPORARY
CONSTRUCTION
EASEMENT EXHIBIT
PARCEL 24.1**

SURVEYOR

WSB
1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



SCALE: 1"=400'



LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, T-20-N, R-1-E, IB&M, NOBLE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 SECTION 35, T-20-N, R-1-E; THENCE S89°55'10"W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 1282.87 FEET; THENCE N0°29'45"E A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N0°29'45"E A DISTANCE OF 102.45 FEET; THENCE S89°55'10"W A DISTANCE OF 5.00 FEET; THENCE N0°29'45"E A DISTANCE OF 435.52 FEET; THENCE N89°55'10"E A DISTANCE OF 5.00 FEET; THENCE S89°55'10"W A DISTANCE OF 5.00 FEET; THENCE N0°29'45"E A DISTANCE OF 668.28 FEET; THEN N89°55'10"E A DISTANCE OF 25.00 FEET; THENCE S0°29'45"W A DISTANCE OF 238.85 FEET; THENCE S89°55'10"W A DISTANCE OF 10.00 FEET; THENCE S0°29'45"W A DISTANCE OF 909.39 FEET; THENCE N89°55'10"E A DISTANCE OF 55.00 FEET; THENCE S0°29'45"W A DISTANCE 190.00 FEET; THENCE S89°55'10"W A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.73 ACRES OR 31,739 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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

Michael Royce
MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

1/28/26
DATE OF SIGNATURE



(Space above reserved for recording purposes)

PERMANENT ACCESS EASEMENT

Parcel No.: 25A

The undersigned Trent Lee Creager and Callie Ann Gray ("Grantor"), both single persons, certifies that he/she owns and possesses all rights, title, and interest to the following described real property situated in Noble County, State of Oklahoma, to-wit:

A piece, parcel, and tract of land situated in Lot Eight (8) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Twenty (20) North, Range One (1) East of the Indian Meridian, more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner (SW/cor) of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Twenty (20) North, Range One (1) East of the Indian Meridian; THENCE S 90°00'00" E, along the South line of the Southwest Quarter (SW/4) of Section Thirty-five (35) a distance of 698.00 feet to the POINT OF BEGINNING; THENCE N 12°15'51" W, a distance of 189.12 feet; THENCE N 34°19'03" W, a distance of 230.25 feet; THENCE N 40°56'45" W, a distance of 380.51 feet; THENCE N 63°40'04" W, a distance of 305.72 feet; said point being on the West line of Lot Eight (8); THENCE North 00°20'05" E along the West line of Lot Eight (8), a distance of 495.95 feet; THENCE N 89°12'15" E, a distance of 1327.08 feet; THENCE S 00°29'45" W, a distance of 1312.41 feet to the Southeast Corner (SE/cor) of Lot Eight (8); THENCE S 90°00'00" W a distance of 625.15 feet to the TRUE POINT OF BEGINNING.

and further that the undersigned in consideration of one dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the City of Stillwater, Oklahoma, a Municipal Corporation, and its successors and assigns (collectively, "Grantee"), a perpetual and irrevocable easement for ingress and egress in, through, over, under, and across the above-described property (the "Grantor's Property"), for purposes related to Grantee's Stillwater Lake McMurtry Water Line project (the "Access Easement"). The Access Easement shall be limited to that certain part of Grantor's Property described and depicted as the "Access Easement Area" on the attached.

See Attached Exhibit "A"

Grantee, its employees, contractors and agents, shall have the right to construct, improve, use, repair, replace, and maintain within the Access Easement Area an access road and the utilities reasonably necessary to serve a raw water pump station and related water transmission facilities located on adjacent property and/or within the Access Easement Area, all in connection with Grantee's Stillwater Lake McMurtry Water Line project.

Grantee shall be responsible for maintaining any portion of the Access Easement Area that it improves hereunder to make it suitable for Grantee's use. Grantor reserves the right to use the Access Easement Area in a manner that is not inconsistent with Grantee's rights hereunder; provided, however, that if Grantor's use of the same causes damage in excess of normal wear and tear, then Grantor shall be responsible for the costs of restoring the same.

Grantor shall not place or permit any structures, fencing, landscaping, or other obstructions within the Access Easement Area that would interfere with Grantee's rights granted

City of Stillwater – Stillwater Lake McMurtry Water Line Project
Project Parcel 25A

herein. Grantee agrees to pay a reasonable sum for actual damages directly caused to Grantor's crops, feed grass, fences, roads, fields, lawns or other improvements by Grantee's exercise of its rights hereunder, to the extent Grantee does not restore the same.

Both parties agree the gates are to always remain locked when not in use by an authorized party. The gate at the Airport Road entrance will consist of locks for the Grantor, Grantee, Utilities, Fire and Police Departments. The gate at the access to City Property will consist of locks for the Grantee, Utilities, Fire and Police Departments. The gate will be secured with a multi-user lock system in such a manner so that no authorized user is excluded. Neither gate shall be left unattended while open.

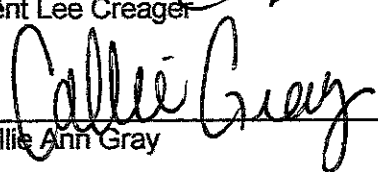
Grantor covenants with Grantee, its successors and assigns, that Grantor is the owner of the above-described premises and has the right to sell and convey an easement in the manner and form aforesaid.

The easement and covenants contained in this instrument shall run with and against the Grantor's Property. It is mutually understood and agreed that this instrument covers all agreements and stipulations between the parties and that the terms herein may only be modified in writing. This instrument shall be governed by the law of Oklahoma.

See attached Exhibit B: Access Easement Terms and Conditions.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed as of the 16TH day of JUNE, 2026.

GRANTOR

Trent Lee Creager

Callie Ann Gray

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 16TH day of JUNE, 2026, personally appeared, TRENT LEE CREAGER AND CALLIE ANN GRAY, to me known to be the identical persons 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: 06/12/29
My Commission Number: 25007036

(SEAL)



City of Stillwater – Stillwater Lake McMurtry Water Project
Project Parcel 25A

STATE OF)
) ss.
COUNTY OF)

NOW, on this ____ day of _____, 20____, 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 Grantor this delivered 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

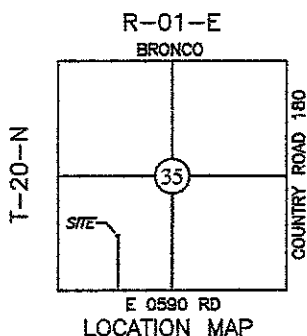
(SEAL)

ATTEST:

TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this ____ day of _____, 20____.

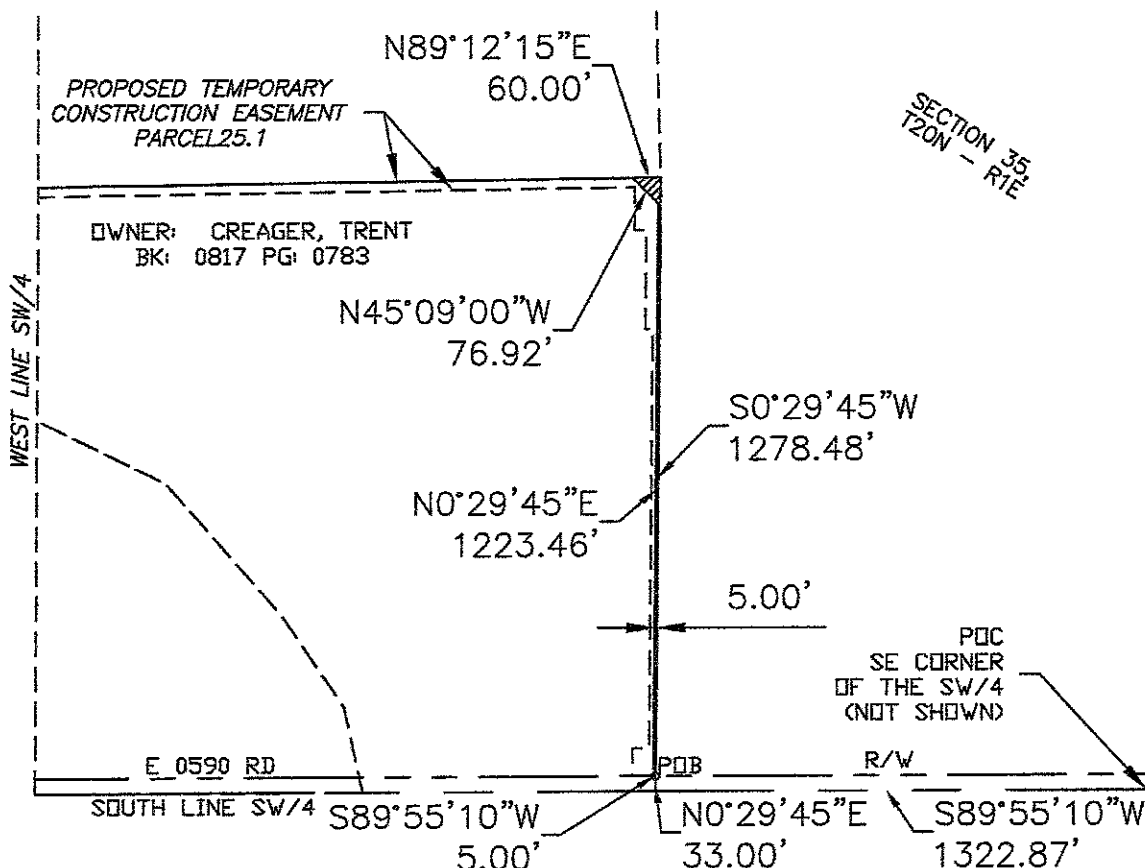
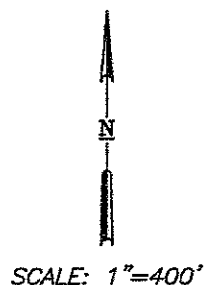
KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA



ACCESS EASEMENT EXHIBIT PARCEL 25A

SURVEYOR

WSB
1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



LEGAL DESCRIPTION

BASIS OF BEARING
OKLAHOMA STATE PLANE NORTH

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, T-20-N, R-1-E, 1B&M, NOBLE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 SECTION 35, T-20-N, R-1-E; THENCE S89°55'10"W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 1322.87 FEET; THENCE N0°29'45"E A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S89°55'10"W A DISTANCE OF 5.00 FEET; THENCE N0°29'45"E A DISTANCE OF 1223.46 FEET; THENCE N45°09'00"W A DISTANCE OF 76.92 FEET; THENCE N89°12'15"E A DISTANCE OF 60.00 FEET; THENCE S0°29'45"W A DISTANCE OF 1278.48 FEET TO THE POINT OF BEGINNING CONTAINING 0.18 ACRES OR 7,905 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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

Michael Royce
MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

1/28/26
DATE OF SIGNATURE



Project: Stillwater Lake McMurtrey

Water Line

County: Noble

Parcel No.: 25A

EXHIBIT "A"

Parcel 25A: Access Easement Area

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, T-20-N, R-1-E, IB&M, NOBLE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 SECTION 35, T-20-N, R-1-E; THENCE S89°55'10"W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 1322.87 FEET; THENCE N0°29'45"E A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S89°55'10"W A DISTANCE OF 5.00 FEET; THENCE N0°29'45"E A DISTANCE OF 1223.46 FEET; THENCE N45°09'00"W A DISTANCE OF 76.92 FEET; THENCE N89°12'15"E A DISTANCE OF 60.00 FEET; THENCE S0°29'45"W A DISTANCE OF 1278.48 FEET TO THE POINT OF BEGINNING CONTAINING 0.18 ACRES OR 7,905 SQUARE FEET MORE OR LESS.

"EXHIBIT B"

Access Easement Terms and Conditions

Grantee shall:

- Remove existing fence along north property line, clear trees, and install new fence of similar design. (i.e. 5-strand barbed wire).
- Add the Creager properties across the road, at 8111 West Airport, to the new water meter list for two new 1" water meters and as soon as the city opens that option he will be notified. Currently that is estimated to be the summer of 2028.

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned certifies that Trent Lee Creager and Callie Ann Gray, both single persons, hereinafter called the "Grantor," owns and possesses all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A PIECE, PARCEL, AND TRACT OF LAND SITUATED IN LOT EIGHT (8) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY (20) NORTH, RANGE ONE (1) EAST OF THE INDIAN MERIDIAN, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER (SW/COR) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY (20) NORTH, RANGE ONE (1) EAST OF THE INDIAN MERIDIAN; THENCE S 90°00'00" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-FIVE (35) A DISTANCE OF 698.00 FEET TO THE POINT OF BEGINNING; THENCE N 12°15'51" W, A DISTANCE OF 189.12 FEET; THENCE N 34°19'03" W, A DISTANCE OF 230.25 FEET; THENCE N 40°56'45" W, A DISTANCE OF 380.51 FEET; THENCE N 63°40'04" W, A DISTANCE OF 305.72 FEET; SAID POINT BEING ON THE WEST LINE OF LOT EIGHT (8); THENCE NORTH 00°20'05" E ALONG THE WEST LINE OF LOT EIGHT (8), A DISTANCE OF 495.95 FEET; THENCE N 89°12'15" E, A DISTANCE OF 1327.08 FEET; THENCE S 00°29'45" W, A DISTANCE OF 1312.41 FEET TO THE SOUTHEAST CORNER (SE/COR) OF LOT EIGHT (8); THENCE S 90°00'00" W A DISTANCE OF 625.15 FEET TO THE TRUE POINT OF BEGINNING.

and further that the Grantor, its successors and assigns, in consideration of the sum of Ten Dollars (\$10.00), in hand paid and other good and valuable consideration, does hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, herein-after called the "Grantee," its successors and assigns, the following described real estate:

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 35, T-20-N, R-1-E, IB&M, NOBLE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW/4 SECTION 35, T-20-N, R-1-E; THENCE S89°55'10"W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 1327.87 FEET; THENCE N0°29'45"E A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE S89°55'10"W A DISTANCE OF 45.00 FEET; THENCE N0°29'45"E A DISTANCE OF 60.00 FEET; THENCE N89°55'10"E A DISTANCE OF 35.00 FEET; THENCE N0°29'45"E A DISTANCE OF 898.27 FEET; THENCE S89°12'15"W A DISTANCE OF 15.00 FEET; THENCE N0°29'45"E A DISTANCE OF 210.00 FEET; THENCE S89°12'15"W A DISTANCE OF 25.00 FEET; THENCE N0°29'45"E A DISTANCE OF 90.00 FEET; THENCE S89°12'15"W A DISTANCE OF 1272.00 FEET; THENCE N0°20'05"E A DISTANCE OF 20.00 FEET; THENCE N89°12'15"E A DISTANCE OF 1267.06 FEET; THENCE S45°09'00"E A DISTANCE OF 76.92 FEET; THENCE S0°29'45"W A DISTANCE OF 1223.46 FEET TO THE POINT OF BEGINNING.

The temporary construction easements contains 46,364 square feet or 1.06 acres more or less and is subject to all recorded easements and rights of way thereof,

hereinafter called the "Subject Property,"

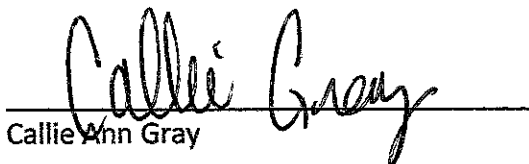
City of Stillwater – Stillwater Lake McMurtry Water Line Project
Project Parces 25.1
Assessor Parcel 0000-35-020-01E-3-007-00

with the right of ingress and egress for the purpose of constructing, building, repairing, expanding and replacing a water line and associated facilities, connections and appurtenances, for a period not to exceed twenty-four (24) months from the beginning of construction.

Trent Lee Creager and Callie Ann Gray



Trent Lee Creager



Callie Ann Gray

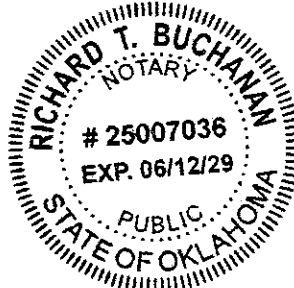
STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 16TH day of JUNE, 2026, personally appeared, Trent Lee Creager, AND CALLIE ANN GRAY, to me known to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument, and acknowledged to me that he executed the same as his 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: 06/12/29
My Commission Number: 25007036



(SEAL)

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this _____ day of _____, 20__, the City Council of the City of Stillwater, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during an open meeting, does hereby approve and accept from the named Grantor this Temporary Construction 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)

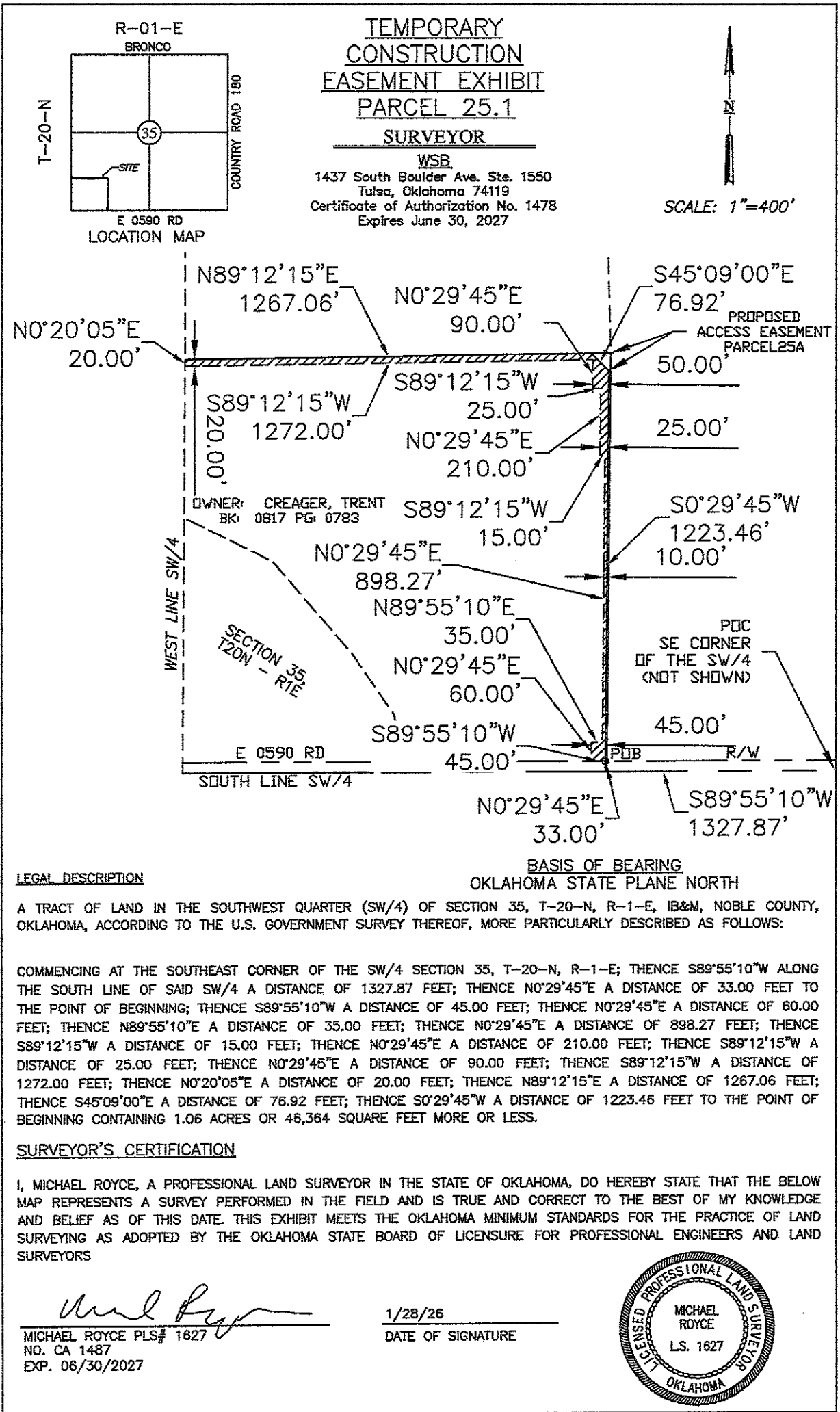
City of Stillwater – Stillwater Lake McMurtry Water Line Project
Project Parces 25.1
Assessor Parcel 0000-35-020-01E-3-007-00

ATTEST:

TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this _____ day of _____, 20__.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA



REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026



Agenda Item:	4.f. CC-26-134
Previous/Related Action:	
Background/Issue:	Independent School District Number 16 owns the property located at 1224 N Husband St. • The first easement to be granted is a 10-foot-wide water easement along Boomer Rd., as shown on the attached exhibit. ○ The proposed water easement contains 3,953 square feet (.0907 acres m/l). • The second easement to be granted is a 20-foot-wide general utility easement proposed to run diagonally through the parking lot, with a 15-foot-wide easement making an L shape to the north and the east, as shown on the attached exhibit. ○ The proposed general utility easement contains 14,059 square feet (0.3228 acres m/l).
Proposal/Solution:	Staff recommends acceptance of this water easement and general utility easement.
Financial Source/Impact:	None.
Related Pillar(s):	Effective Services
Recommended Action/Motion:	Motion to accept the water easement and general utility easement for 1224 N. Husband St.
Prepared By:	Henry Bibelheimer, Senior Planner
Reviewed By:	David Barth Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. General Utility Easement w_Exhibit
2. Water Easement Dedication w_Exhibit

JUN 23 2026

MINUTES

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 23rd day of June 2026.

INDEPENDENT SCHOOL DISTRICT NO. 16

By: Gay Washington
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 23rd day of June 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.

Janni Hooker
NOTARY PUBLIC



My Commission Expires: 7/3/27
My Commission Number: 19006620
(SEAL)

[illegible]

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

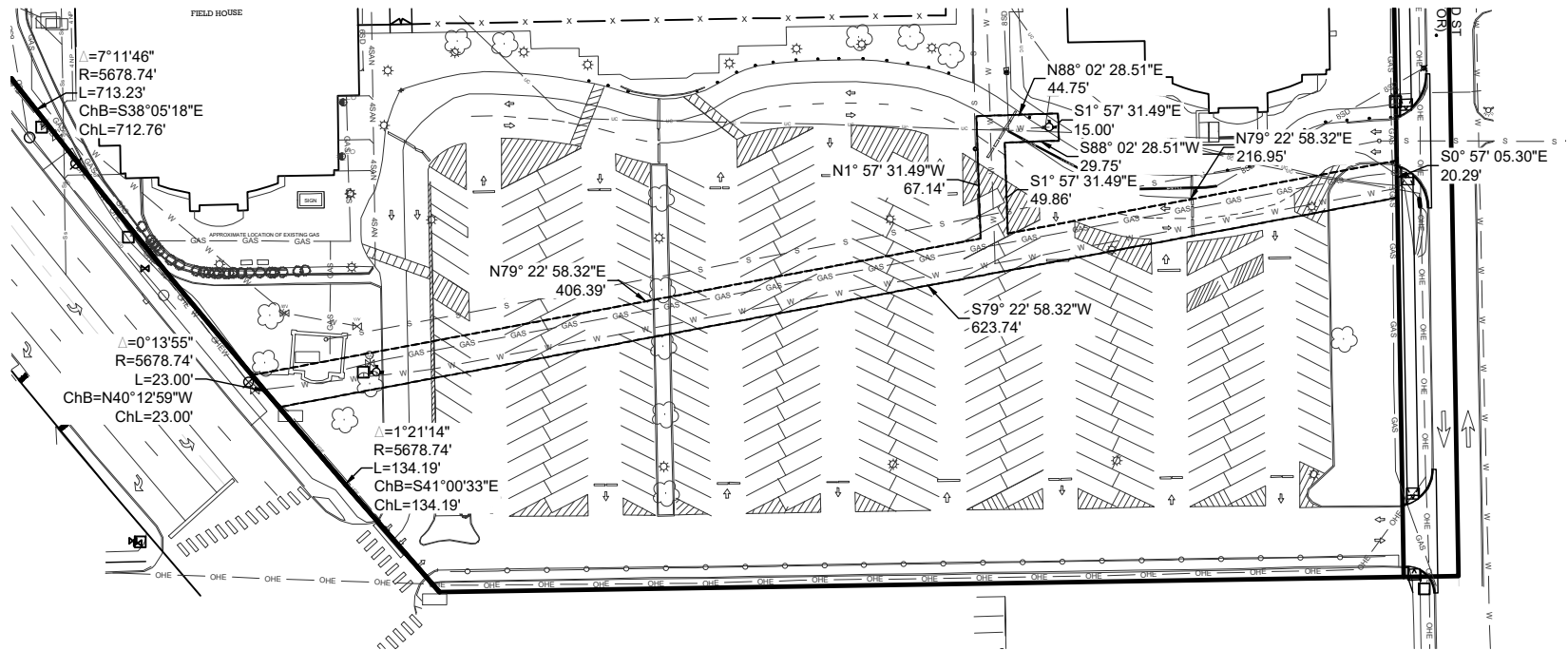
(SEAL)

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



MAY 12 2026

MINUTES

10-FOOT WATER 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:

THE NORTH 395 FEET OF THE SOUTH 875 FEET OF THE WEST 10 FEET OF THE ABOVE-DESCRIBED HIGH SCHOOL ADDITION TRACT.

The easement contains 3,953 square feet or 0.0907 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.

This Water Easement is entered into and granted this 12th day of May 2026.

INDEPENDENT SCHOOL DISTRICT NO. 16

By: *Gay Washington*
Gay Washington, School Board President

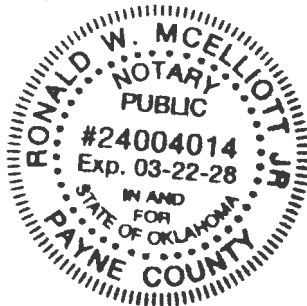
STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 12th day of May, 2026, personally appeared, *Gay Washington*, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Board President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of the Limited Liability Company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

[Signature]
NOTARY PUBLIC

My Commission Expires:
My Commission Number:
(SEAL)



[illegible]

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

REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026



Agenda Item:	4.g. CC-26-135
Previous/Related Action:	
Background/Issue:	• Zeta Tau Alpha Fraternity House Corporation owns the property at 1001 W. University Avenue. • The request is to grant a pedestrian easement for the east 7-feet of the property, as shown on the attached exhibit, to allow for the public to use the 4-foot sidewalk that was built as a part of the recent redevelopment. • The easement contains 735 square feet (.0169 acres m/l).
Proposal/Solution:	Staff recommends acceptance of this pedestrian easement.
Financial Source/Impact:	None.
Related Pillar(s):	Effective Services
Recommended Action/Motion:	Motion to accept the pedestrian easement for 1001 W. University Avenue.
Prepared By:	Henry Bibelheimer, Senior Planner
Reviewed By:	David Barth Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. Pedestrian Easement w_Exhibit

PEDESTRIAN EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Zeta Tau Alpha Fraternity House Corp, a corporation, 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:

LOT ONE (1), IN BLOCK TWO (2) WEST COLLEGE ADDITION TO THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

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 it, 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 pedestrian use 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.

A 7 FOOT PEDESTRIAN EASEMENT LOCATED IN LOT ONE, BLOCK TWO, WEST COLLEGE ADDITION, AN ADDITION TO THE CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT ONE, BLOCK TWO; THENCE, A DISTANCE OF 3.50 FEET, ALONG THE NORTH LINE OF SAID LOT ONE, BLOCK TWO, ON A BEARING OF WEST, TO THE POINT OF BEGINNING; THENCE, SOUTH, PARALLEL TO THE EAST LINE OF SAID LOT ONE, BLOCK TWO, A DISTANCE OF 105.00 FEET TO THE END OF THE EASEMENT.

The easement contains 735 square feet 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, enjoyment and responsibilities 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 at any and all times.

"INSERT GRANTOR'S CORPORATE NAME"

Meghan Parker
BY: , (include legal title information re Manager/President)

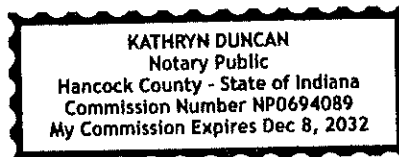
STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this ¹⁰~~11~~/13th day of May, 2020 personally appeared, Meghan Parker 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 he/she executed the same as his/her 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.

Kathryn Duncan
NOTARY PUBLIC

My Commission Expires:
My Commission Number:
(SEAL)



STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this _____ day of _____, 2011, 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 Grantor this delivered pedestrian 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

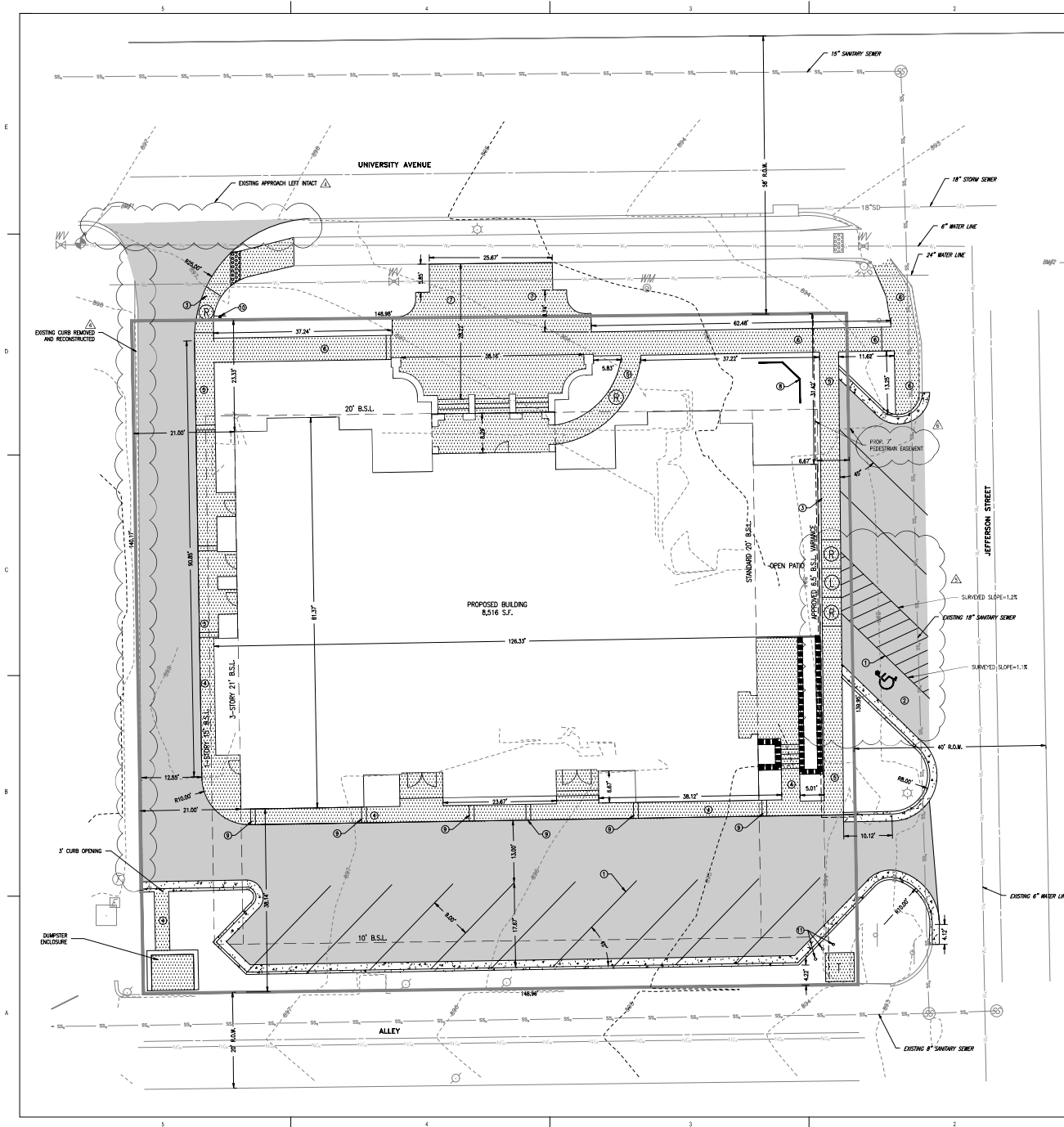
(SEAL)

ATTEST:

TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this _____ day of _____, 2011.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA



LEGAL DESCRIPTION

A tract of land in the Southeast Quarter of the Southeast Quarter, Section 15, Township 19 North, Range 2 East of the Indian Meridian, Payne County, State of Oklahoma, described in the Payne County Clerk's Office in Book 2569, Page 498, being more particularly described as follows:
 Lot One (1), in Block Two (2) West College Addition to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof.
 Said tract contains approximately 0.48 acres, more or less, and is subject to all recorded easements.

BENCHMARK

1. SET MAG NAIL, NORTHING: 408866.62', EASTING: 2242798.32', ELEVATION 897.62'
2. SET MAG NAIL, NORTHING: 408858.17', EASTING: 2243011.07', ELEVATION 892.83'

PROPOSED FEATURES LEGEND

- | | |
|-------------------------------|-----------------------------------|
| PROPOSED CONTOUR | PROPOSED IRRIGATION CONTROL VALVE |
| PROPOSED ASPHALT PAVING | PROPOSED FIRE HYDRANT |
| PROPOSED CONCRETE PAVING | PROPOSED GAS VALVE |
| PROPOSED CURB AND GUTTER | PROPOSED GAS METER |
| PROPOSED OVERHEAD TELECOM | PROPOSED UTILITY POLE |
| PROPOSED UNDERGROUND TELECOM | PROPOSED QTY ANCHOR |
| PROPOSED OVERHEAD ELECTRIC | PROPOSED LIGHT POLE |
| PROPOSED UNDERGROUND ELECTRIC | PROPOSED GROUND LIGHT |
| PROPOSED WATER MAIN | PROPOSED ELECTRIC DEVICE AS NOTED |
| PROPOSED WATER SERVICE | PROPOSED ELECTRIC MANHOLE |
| PROPOSED FINE LINE | PROPOSED SANITARY MANHOLE |
| PROPOSED NATURAL GAS MAIN | PROPOSED SANITARY CLEANOUT |
| PROPOSED NATURAL GAS SERVICE | PROPOSED STORM MANHOLE |
| PROPOSED SANITARY MAIN | PROPOSED HANDICAP SYMBOL |
| PROPOSED SANITARY SERVICE | PROPOSED TRAFFIC CONTROL BOX |
| PROPOSED STORM MAIN | PROPOSED TRAFFIC SIGNAL POLE |
| PROPOSED STORM SERVICE | PROPOSED TRAFFIC BOLLARD |
| PROPOSED SUI FENCE | PROPOSED POLE SIGN |

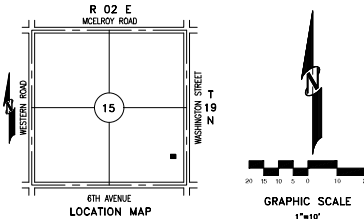
GENERAL SITE PLAN NOTES

KEY NOTES

1. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE CITY OF STILLWATER SPECIFICATIONS. ANY WORK NOT COVERED IN THE CITY OF STILLWATER SPECIFICATIONS SHALL CONFORM TO THE CITY OF OKLAHOMA SPECIFICATIONS FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS OR STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, OKLAHOMA DEPARTMENT OF TRANSPORTATION, 2009 EDITION AND SUPPLEMENTALS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY THE CITY OF STILLWATER, INCLUDING BUT NOT LIMITED TO THE RIGHT-OF-WAY PERMITS DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING AND MAINTAINING BARRICADES AND OTHER TRAFFIC CONTROL DEVICES AS NECESSARY AROUND THE PERIMETER. ANY WORK WITHIN EXISTING RIGHT-OF-WAY WILL REQUIRE A RIGHT-OF-WAY PERMIT. CONTACT DEVELOPMENT SERVICES (405) 742-8213. ANY WORK WHICH WOULD CLOSE OR OBSTRUCT A STREET WILL NEED APPROVAL FOR NOTICE, CONTACT PUBLIC WORKS (405) 742-8263.
3. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB. STANDARD PAVING DIMENSIONS ARE: DRIVE AISLES ARE 13', ALL CURB RADI ARE 12', ALL SIDEWALKS 6' UNLESS OTHERWISE STATED. ALL CONSTRUCTION SHALL CONFORM TO ADA AND ANSI STANDARDS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE HIS ACTIVITIES WITH THE UTILITY COMPANIES TO ENSURE COMPLIANCE WITH THE PROJECT SCHEDULE ESTABLISHED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROTECT EXISTING UTILITY LINES, AND SHALL REPAIR ANY DAMAGES AT HIS OWN EXPENSE.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION, ELEVATION AND/OR SIZE OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON OBSERVED EVIDENCE ONLY. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

PARKING SUMMARY			
PARKING SPACES	STANDARD	HANDICAP	BIKE
ON-SITE	12 (88)	1 (1)	17 (17)
OFF-SITE LEASED SPACES	56		
TOTAL (REQUIRED)	68 (68)	1 (1)	17 (17)

LOT COVERAGE SUMMARY		
TOTAL SITE AREA	TOTAL BUILDING AREA	% OF LOT COVERAGE
20,864 SQ. FT.	8,516 SQ. FT.	41%



TREANORHL
 TREA NORHL
 1500 WEST UNIVERSITY AVENUE
 STILLWATER, OKLAHOMA 74074
 (405) 742-8213

**Zeta Tau Alpha - Oklahoma State University
 New Sorority House**
 1001 West University Avenue Stillwater, OK 74074

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Issued For: RESUB FOR PERMIT
 Date: 10/23/24

NO.	DESCRIPTION	DATE
1	Plan Review Comments	09/23/24
2	Revised Drawings	07/23/24
3	Revised Drawings	05/28/24
4	Revised Drawings	04/25/24

CI101
 SITE PLAN
 TreanorHL, INC. SH0880.1103.02

REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026



Agenda Item:	4.h. CC-26-136
Previous/Related Action:	
Background/Issue:	• Alan and Catherine Kindt own property located at 5823 N Perkins Rd. • The request is to grant a 15-foot-wide electric easement for the electric service line for the property. • The easement contains 14,700 square feet (.34 acres m/l).
Proposal/Solution:	Staff recommends acceptance of this electric easement.
Financial Source/Impact:	None.
Related Pillar(s):	Effective Services
Recommended Action/Motion:	Motion to accept the electric easement for 5823 N. Perkins Road.
Prepared By:	Henry Bibelheimer, Senior Planner
Reviewed By:	David Barth Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. Electric Easement w_Exhibit

ELECTRIC EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Catherine Kindt AND Alan Kindt, a married couple, (hereinafter "the grantors") certify that they own and possess all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

**Misc Tr 25-20N-02E D-757 (10.02acm/l) Beg 135.05'E & 983.19'N Sw/C Nw/4;
N-327.73' E-1331.48' S-327.73' W-1331.48' Pob**

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 heirs, 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 electric lines through, over, under, and across the portions of the above-described property dedicated on said recorded plat or instrument, for the purpose heretofore stated as follows:

From the southwest corner of said NW1/4, N89°10'59"E 135.05feet to the east right of way line of Perkins Road; thence N00°34'48"W, 983.19 on said east right of way line to the point of beginning; thence continuing N00°34'48"W on said east right of way line 327.73 feet; thence N89°00'46"E, 1331.48 feet; thence S00°34'48"E, 327.73 feet; thence S89°00'46"W, 1331.48 feet to the point of beginning.

And

Beginning at a point 100 feet south of the northwest corner of the above described tract of land; thence South along the west line of said tract for a distance of 15 feet; thence East for a distance of 980, thence 15' north, thence 980 feet west to the point of beginning.

The easement contains **14,700** square feet or **.34** 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 electric lines through, over, under, and across said property, together with all necessary and convenient appurtenances on the 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 premises and strip of land for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining said electric lines, 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 electric lines.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the property 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 electric line(s) at any and all times.



GRANTOR


GRANTOR

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 24th day of June, 2024 personally appeared, ALAN KINDT, 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 he/she executed the same as his/her 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.

Misty L. Clift
NOTARY PUBLIC

My Commission Expires:

My Commission Number:

(SEAL)



STATE OF OKLAHOMA)

) ss.

COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 24th day of June, 2026 personally appeared, Catherine Kindt, 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 he/she executed the same as his/her 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.

Misty L. Clift
NOTARY PUBLIC

My Commission Expires:

My Commission Number:

(SEAL)



STATE OF OKLAHOMA)

) ss.

COUNTY OF PAYNE)

NOW, on this _____ day of _____, 20____, 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 electric 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

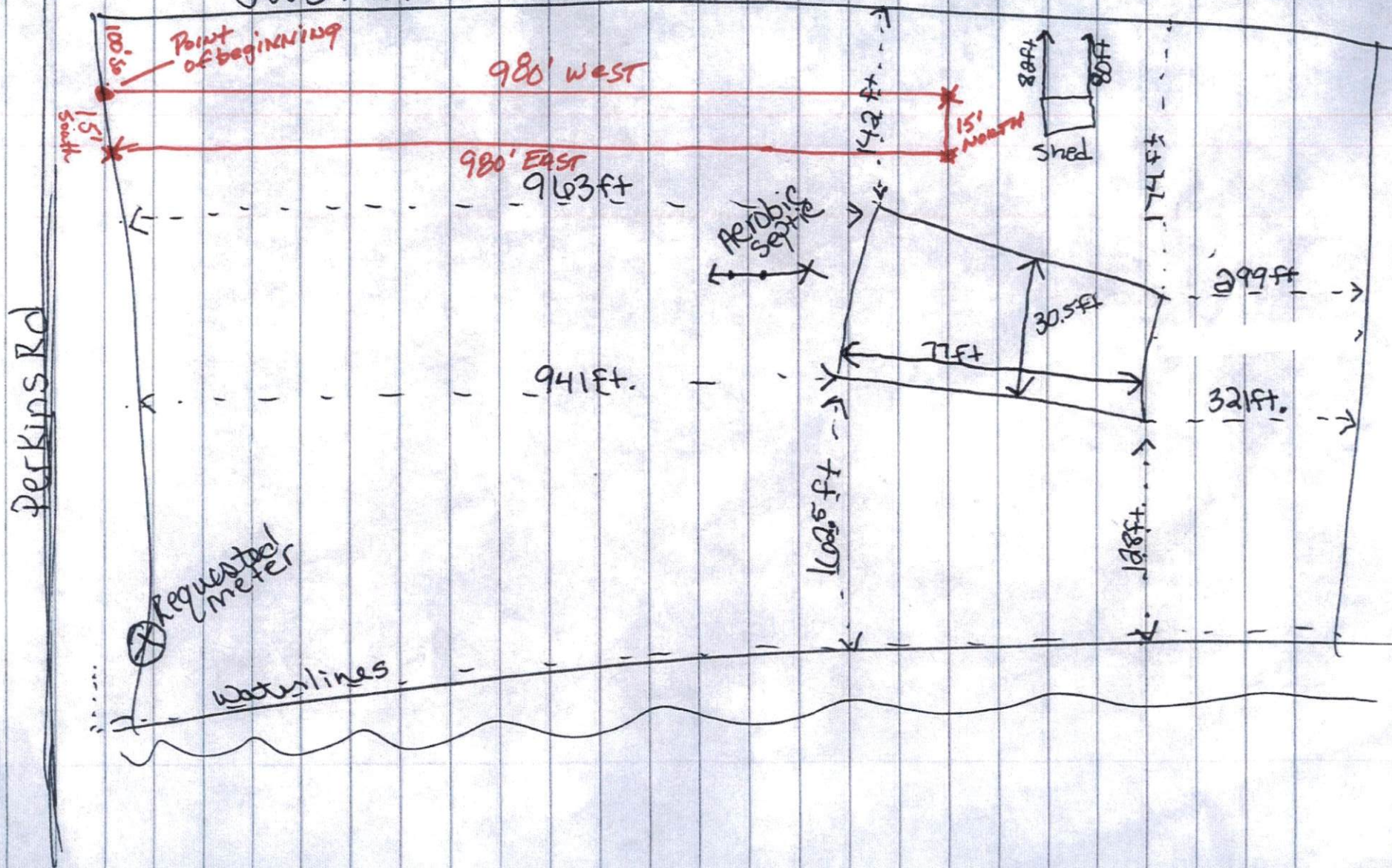
Approved as to form and legality this _____ day of _____, 20█.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

Catherine + Alan Kindt

10 acre Tract

5823 N. Perkins Rd.



REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026



Agenda Item:	4.i. CC-26-137
Previous/Related Action:	
Background/Issue:	• Presley, LLC owns property at 504 S. Gray St. • The request is to grant a pedestrian easement for the east 5 feet of the property, to allow for the public use of the 4-foot sidewalk that was built as a part of a recent development. • The easement contains 250 square feet (.0057 acres m/l).
Proposal/Solution:	Staff recommends acceptance of this pedestrian easement.
Financial Source/Impact:	None.
Related Pillar(s):	Effective Services
Recommended Action/Motion:	Motion to accept the pedestrian easement for 504 S. Gray Street.
Prepared By:	Henry Bibelheimer, Senior Planner
Reviewed By:	David Barth Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. Pedestrian Easement w_Exhibit

Return to:
113 East 8th Avenue
Stillwater, Ok. 74074

PEDESTRIAN EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **Presley, LLC**, an Oklahoma Limited Liability Company, 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:

A TRACT IN THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 648.6 FEET WEST AND 258 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SW/4 SE/4, THENCE WEST 105 FEET, THENCE NORTH 50 FEET, THENCE EAST 105 FEET, THENCE SOUTH 50 FEET TO THE POINT OF BEGINNING, BEING FORMERLY KNOWN AS LOTS NINE (9) AND TEN (10) IN BLOCK THREE (3), OF ORMSBY HEIGHTS ADDITION TO THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA.

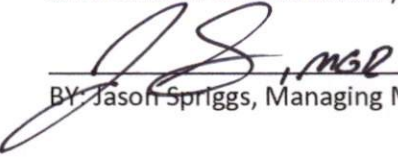
and further that the undersigned, in consideration of the sum of One Dollar (\$1.00), in hand paid and other good and valuable consideration, for them, their heirs, successors, executors, administrators, and assigns do hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, a Municipal Corporation, its successors and assigns, an easement for pedestrian use through, over, under, and across the portions of the above-described property dedicated on said recorded plat, together with the right of ingress and egress to and from same, for the purpose heretofore stated as follows:

THE EAST FIVE (5) FEET OF THE ABOVE REFERENCED TRACT.

The easement contains 250 square feet or 0.0057 acres more or less and is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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 at any and all times.

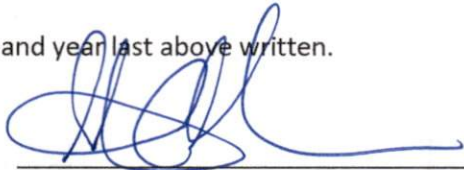
Presley, LLC
an Oklahoma Limited Liability Company


BY Jason Spriggs, Managing Member

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 8TH day of JUNE, 2026, personally appeared, **Jason Spriggs, Managing Member**, 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 he/she executed the same as his/her free and voluntary act and deed and as the 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 Grantor this delivered 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

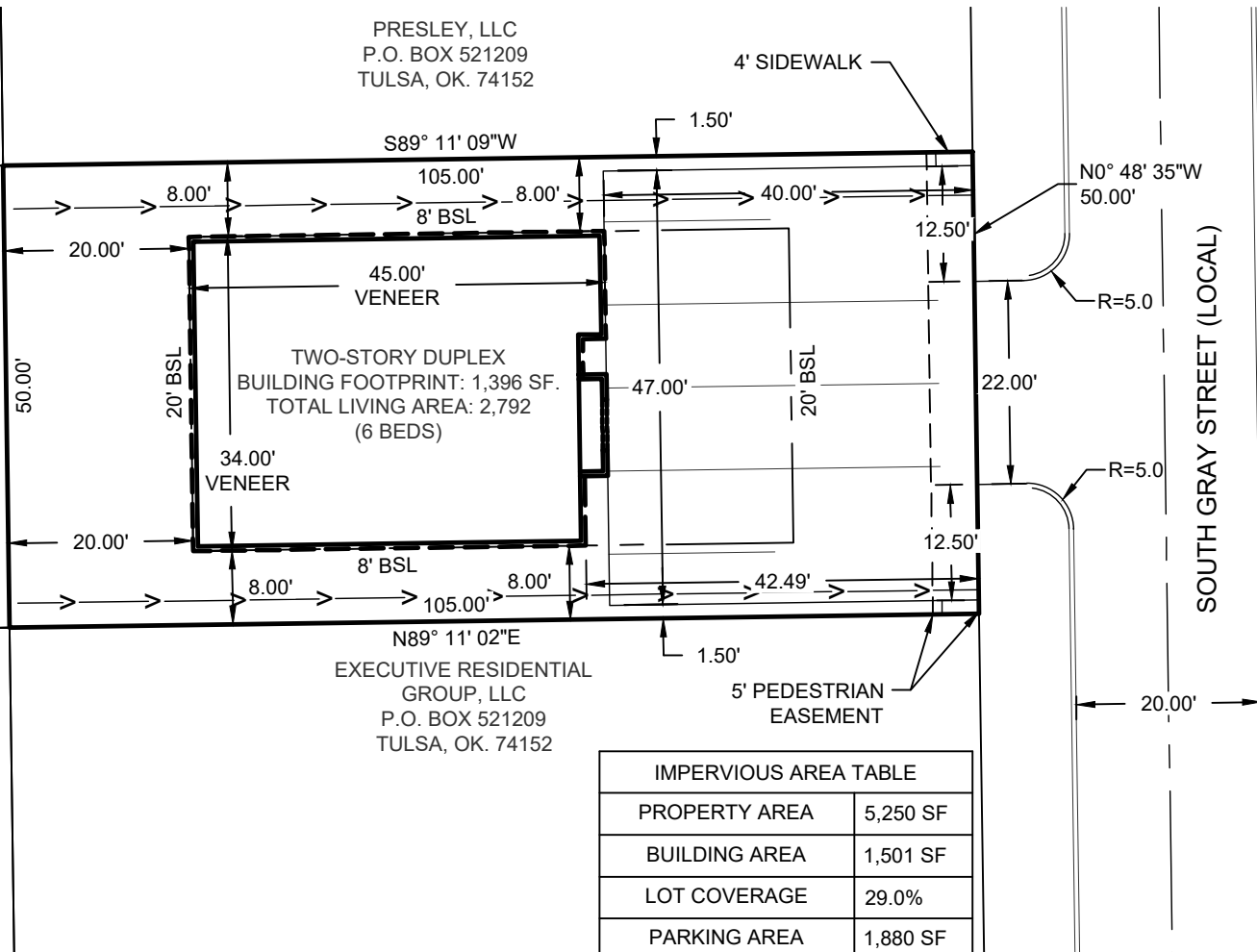
Approved as to form and legality this _____ day of _____, 2026

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

PRESLEY, LLC
P.O. BOX 521209
TULSA, OK. 74152

BUIKSTRA RENTALS, LLC
920 S STANLEY STREET
STILLWATER, OK. 74074

S0° 48' 21"E



N89° 11' 02"E
EXECUTIVE RESIDENTIAL
GROUP, LLC
P.O. BOX 521209
TULSA, OK. 74152

IMPERVIOUS AREA TABLE	
PROPERTY AREA	5,250 SF
BUILDING AREA	1,501 SF
LOT COVERAGE	29.0%
PARKING AREA	1,880 SF
PERCENT IMPERVIOUS	64.4%

DEVELOPER
PRESLEY, LLC
P.O. BOX 521209
TULSA, OK. 74152

ZONING
RESIDENTIAL MULTI-FAMILY
(RTM)

HUD TYPE "A" GRADING
(BACK TO FRONT)

ZONE X, PER FEMA FLOOD MAP
#40119C0227F, 05/16/2007

LEGAL DESCRIPTION
MISC. TR15-19N-02E B-278 (.12ACM/L) BEG
648.6'W & 258'N SE/C SW/4 SE/4; W-105' N-50'
E-105' S-50' POB AKA ORMSBY HTS, BLK 3,
LOTS 9-10

RESIDENTIAL LOT PLAN

504 SOUTH GRAY
STREET

SCALE: 1"=20' @ 8.5x11

DATE: 07/02/2026

JOB NO: LS25-019



Gose &
Associates

ENGINEERING • PLANNING • LAND SERVICES

113 E. 8th Avenue Stillwater, OK 74074 PH (405) 743-4907 CA 1640

www.gose-associates.com

REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026



Agenda Item:	4.j. CC-26-138
Previous/Related Action:	
Background/Issue:	• Robert Owen Kerns, Trustee of the Robert O. Kerns Trust owns property at 799 E Mercury St. • This property is proposed to be developed, and to prepare for this development, the property owner is proposing to dedicate Right-of-Way (ROW) along Marine Drive, grant a 7.5-foot electric easement along Mercury Avenue, and grant a 30-foot sewer easement. The easements and ROW are shown on the attached exhibit, and summarized below: ○ Marine Drive currently has a Street and Road Easement (Book 1008, Page 325) covering Marine Drive and the applicant is proposing to dedicate ROW over the same boundaries of the street and road easement. ▪ This right-of-way dedication contains 1.010 acres (m/l). ○ The 7.5-foot electric easement is proposed along the diagonal portion of Marine Avenue to cover existing electric infrastructure, as shown on the attached exhibit. ▪ This easement contains 2,895 square feet, or 0.067 acres (m/l). ○ The 30-feet sewer easement is proposed to be dedicated on Tract A, to allow sewer infrastructure to be extended to tract B, as shown on the attached exhibit. ▪ This easement contains 8,554 square feet, or 0.196 acres (m/l).
Proposal/Solution:	Staff recommends acceptance of the electric easement, sewer easement, and deed of dedication for permanent ROW.
Financial Source/Impact:	None.
Related Pillar(s):	Effective Services

Recommended Action/Motion:	Motion to accept a deed of dedication for permanent ROW, an electric easement and a sanitary sewer easement for 799 E. Mercury Avenue.
Prepared By:	Henry Bibelheimer, Senior Planner
Reviewed By:	David Barth Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. Electric Easement
2. Sewer Easement
3. Deed of Dedication Permanent Right-of-Way
4. Exhibit

ELECTRIC EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **Robert Owen Kerns, Trustee of the Robert Owen Kerns Trust dated June 12, 1992**, (hereinafter "the grantors") certify that they own and possess all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

TRACT A

A TRACT OF LAND IN THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N/2 S/2 SW/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE NORTH 01°09'42" WEST ALONG THE WEST LINE OF SAID SW/4 FOR 1314.16 FEET TO THE NORTHWEST CORNER OF THE N/2 S/2 SW/4; THENCE SOUTH 89°48'25" EAST ALONG THE NORTH LINE OF SAID N/2 S/2 SW/4 FOR 830.45 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 89°48'25" EAST ALONG SAID NORTH LINE FOR 326.67 FEET; THENCE SOUTH 00°13'41" WEST FOR 657.78 FEET TO A POINT ON THE NORTH LINE OF LOT 11, BLOCK 7, LAKEVIEW RIDGE, FOURTH SECTION, AN ADDITION IN THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERE OF; THENCE NORTH 89°46'19" WEST ALONG THE NORTH LINE OF SAID BLOCK 7 AND THE SOUTH LINE OF THE N/2 S/2 SW/4 FOR 688.62 FEET; THENCE NORTH 01°09'32" WEST FOR 536.31 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 72°17'01" EAST FOR 394.10 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

(this space intentionally left blank)

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 grantors, their heirs, 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 said 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.

A 7.5' WIDE STRIP OF LAND IN THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N/2 S/2 SW/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE NORTH 01°09'42" WEST ALONG THE WEST LINE OF SAID SW/4 FOR 1314.16 FEET TO THE NORTHWEST CORNER OF THE N/2 S/2 SW/4; THENCE SOUTH 89°48'25" EAST ALONG THE NORTH LINE OF SAID N/2 S/2 SW/4 FOR 830.45 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND; THENCE CONTINUING SOUTH 89°48'25" EAST ALONG SAID NORTH LINE FOR 24.39 FEET; THENCE SOUTH 72°17'01" WEST FOR 398.67 FEET; THENCE NORTH 01°09'32" WEST FOR 7.82 FEET; THENCE NORTH 72°17'01" EAST FOR 373.24 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND.

The easement contains 2,895 square feet or 0.067 acres more or less and is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of June, 2026.

By _____
Robert Owen Kerns
Trustee of the Robert Owen Kerns Trust
Dated June 12, 1992,

State of Oklahoma)
) ss.
County of _____)

Before me, the undersigned Notary Public, in and for said County and State, on this ____ day of June, 2026, personally appeared **Robert Owen Kerns, Trustee of the Robert Owen Kerns Trust dated June 12, 1992**, to me known to be the identical person(s) 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: _____

Notary Public

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 electric 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

Return To:
Gose & Associates
113 East 8th Avenue
Stillwater, OK 74074

SANITARY SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **Robert Owen Kerns, Trustee of the Robert Owen Kerns Trust dated June 12, 1992**, (hereinafter "the grantors") certify that they own and possess all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

TRACT A

A TRACT OF LAND IN THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N/2 S/2 SW/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE NORTH 01°09'42" WEST ALONG THE WEST LINE OF SAID SW/4 FOR 1314.16 FEET TO THE NORTHWEST CORNER OF THE N/2 S/2 SW/4; THENCE SOUTH 89°48'25" EAST ALONG THE NORTH LINE OF SAID N/2 S/2 SW/4 FOR 830.45 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 89°48'25" EAST ALONG SAID NORTH LINE FOR 326.67 FEET; THENCE SOUTH 00°13'41" WEST FOR 657.78 FEET TO A POINT ON THE NORTH LINE OF LOT 11, BLOCK 7, LAKEVIEW RIDGE, FOURTH SECTION, AN ADDITION IN THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THERE OF; THENCE NORTH 89°46'19" WEST ALONG THE NORTH LINE OF SAID BLOCK 7 AND THE SOUTH LINE OF THE N/2 S/2 SW/4 FOR 688.62 FEET; THENCE NORTH 01°09'32" WEST FOR 536.31 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 72°17'01" EAST FOR 394.10 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

(this space intentionally left blank)

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 grantors, their heirs, 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 said 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.

A 30' WIDE STRIP OF LAND IN THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N/2 S/2 SW/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID STRIP OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE NORTH 01°09'42" WEST ALONG THE WEST LINE OF SAID SW/4 FOR 1314.16 FEET TO THE NORTHWEST CORNER OF THE N/2 S/2 SW/4; THENCE SOUTH 89°48'25" EAST ALONG THE NORTH LINE OF SAID N/2 S/2 SW/4 FOR 1157.12 FEET; THENCE SOUTH 00°13'41" WEST FOR 471.61 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND; THENCE CONTINUING SOUTH 00°13'41" WEST FOR 30.00 FEET; THENCE NORTH 89°46'37" WEST FOR 284.77 FEET; THENCE NORTH 01°09'32" WEST FOR 30.01 FEET; THENCE SOUTH 89°46'37" EAST FOR 285.50 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND.

The easement contains 8,554 square feet or 0.196 acres more or less and is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of June, 2026.

By 
Robert Owen Kerns
Trustee of the Robert Owen Kerns Trust
Dated June 12, 1992,

State of Oklahoma)
) ss.
County of _____)

Before me, the undersigned Notary Public, in and for said County and State, on this ____ day of June, 2026, personally appeared **Robert Owen Kerns, Trustee of the Robert Owen Kerns Trust dated June 12, 1992**, to me known to be the identical person(s) 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: _____

Notary Public

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 sanitary sewer 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

Return To:
Gose & Associates
113 East 8th Avenue
Stillwater, OK 74074

Return to:
Gose & Associates
113 East 8th Avenue
Stillwater, OK 74074

DEED OF DEDICATION-PERMANENT RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **Robert Owen Kerns, Trustee of the Robert Owen Kerns Trust dated June 12, 1992**, the owner of the legal and equitable title to the following described real estate situated in the City of Stillwater, Payne County, Oklahoma, to wit:

A TRACT OF LAND IN THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N/2 S/2 SW/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE NORTH 01°09'42" WEST ALONG THE WEST LINE OF SAID SW/4 FOR 1314.16 FEET TO THE NORTHWEST CORNER OF THE N/2 S/2 SW/4; THENCE SOUTH 89°48'25" EAST ALONG THE NORTH LINE OF SAID N/2 S/2 SW/4 FOR 830.45 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 89°48'25" EAST ALONG SAID NORTH LINE FOR 1810.19 FEET A FOUND 1/2" IRON PIN AT THE NORTHEAST CORNER OF SAID N/2 S/2 SW/4; THENCE SOUTH 01°00'55" EAST ALONG THE EAST LINE OF SAID N/2 S/2 SW/4 FOR 658.84 FEET TO THE SOUTHEAST CORNER OF SAID N/2 S/2 SW/4; THENCE NORTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID N/2 S/2 SW/4 AND ALONG THE NORTH LINE OF LAKEVIEW RIDGE, SECOND SECTION; LAKEVIEW RIDGE, FIRST SECTION; LAKEVIEW RIDGE, FOURTH SECTION; ALL BEING ADDITIONS IN THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLATS THERE OF FOR 2186.44 FEET; THENCE NORTH 01°09'32" WEST FOR 536.31 FEET TO A FOUND 1/2" IRON PIN; THENCE NORTH 72°17'01" EAST FOR 394.10 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 32.515 ACRES, MORE OR LESS.

for and in consideration of the sum of One Dollar, cash in hand, paid by the City of Stillwater, Oklahoma and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby dedicate to the City of Stillwater for the benefit of the public, forever, the following described property, to wit:

A TRACT OF LAND IN THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N/2 S/2 SW/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE NORTH 01°09'42" WEST ALONG THE WEST LINE OF SAID SW/4 FOR 1314.16 FEET TO THE NORTHWEST CORNER OF THE N/2 S/2 SW/4; THENCE SOUTH 89°48'25" EAST ALONG THE NORTH

LINE OF SAID N/2 S/2 SW/4 FOR 2538.64 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 89°48'25" EAST ALONG SAID NORTH LINE FOR 102.00 FEET A FOUND 1/2" IRON PIN AT THE NORTHEAST CORNER OF SAID N/2 S/2 SW/4; THENCE SOUTH 01°00'55" EAST ALONG THE EAST LINE OF SAID N/2 S/2 SW/4 FOR 658.84 FEET (PREVIOUSLY DESCRIBED AS 657.56 FEET) TO THE SOUTHEAST CORNER OF SAID N/2 S/2 SW/4; THENCE NORTH 89°46'19" WEST ALONG THE SOUTH LINE OF SAID N/2 S/2 SW/4 FOR 40.00 FEET; THENCE NORTH 01°00'55" WEST PARALLEL WITH THE EAST LINE OF SAID N/2 S/2 SW/4 FOR 166.09 FEET (PREVIOUSLY DESCRIBED AS 163.44 FEET; THENCE NORTH 09°27'59" WEST FOR 421.78 FEET TO A POINT THAT IS 102.00 FEET WEST OF THE EAST LINE OF SAID N/2 S/2 SW/4 (PREVIOUSLY DESCRIBED AS 421.86 FEET); THENCE NORTH 01°00'55" WEST PARALLEL WITH THE EAST LINE OF SAID N/2 S/2 SW/4 FOR 76.84 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 1.010 ACRE MORE OR LESS.

together with all the improvements thereon and appurtenances there-unto belonging.

TO HAVE TO HOLD such property unto the City of Stillwater, its successors and assigns, forever.

DATED this ____ day of _____ 2026.

By 
Robert Owen Kerns
Trustee of the Robert Owen Kerns Trust
Dated June 12, 1992,

State of Oklahoma)
) ss.
County of _____)

Before me, the undersigned Notary Public, in and for said County and State, on this ____ day of _____, 2026, personally appeared **Robert Owen Kerns, Trustee of the Robert Owen Kerns Trust dated June 12, 1992**, to me known to be the identical person(s) 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: _____

Notary Public

NOW on the ____ day of _____, 2026, the City Council of the City of Stillwater, State of Oklahoma, a municipal corporation, acting for and on behalf of said municipal corporation, during regular session, does hereby approve and accept from the named Grantor this delivered permanent right of way 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.

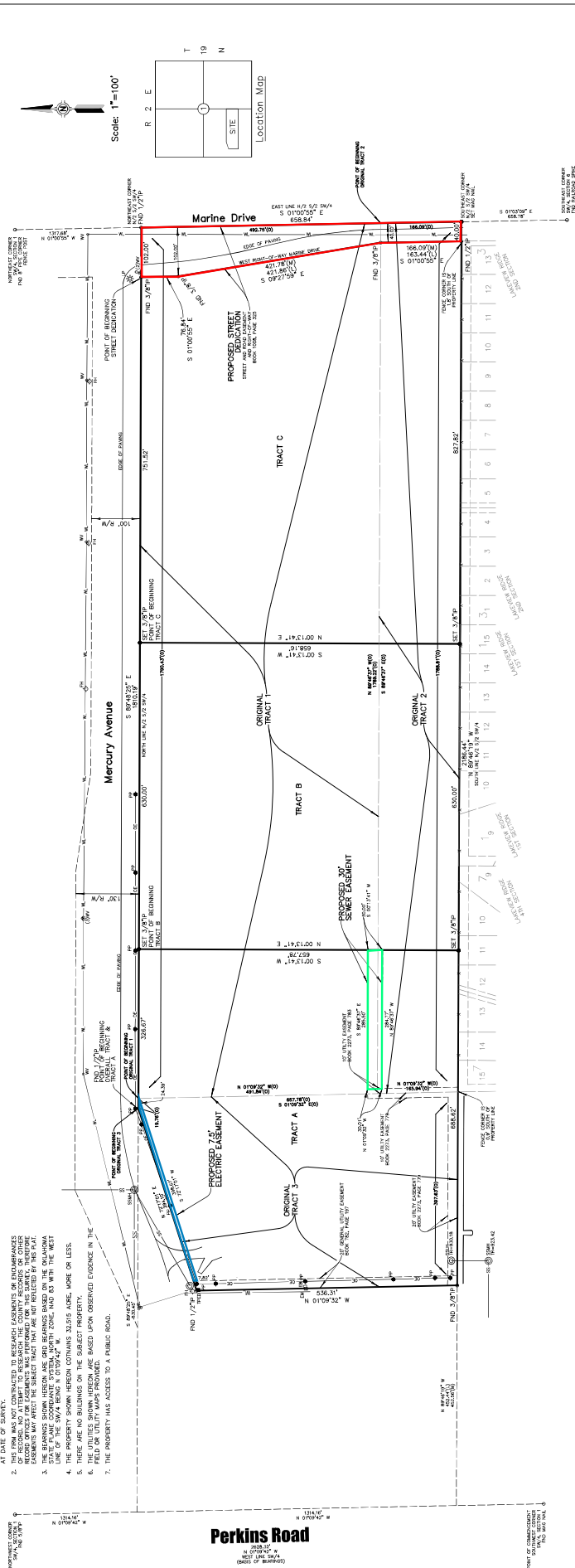
Mayor

(SEAL)
Attest:

Approved as to form and legality:

City Clerk

City Attorney



Notes

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THE FIRM WAS NOT CONTRACTED TO RESEARCH EXISTENCE OR DISCONTINUANCE OF EASEMENTS OR ENCUMBRANCES. THE SURVEYOR HAS CONDUCTED REASONABLE RESEARCH AND HAS FOUND NO EASEMENTS OR ENCUMBRANCES. RESEARCH FOR EASEMENTS WAS PERFORMED FOR THE SURVEY. RESEARCH FOR EASEMENTS MAY AFFECT THE SUBJECT TRACT AND MAY NOT BE REFLECTED BY THE PLAT.
3. THE BEARINGS SHOWN HEREIN ARE OLD BEARINGS BASED ON THE OULAHOMA COUNTY RECORDS. THE BEARINGS WERE OBTAINED FROM THE OULAHOMA COUNTY RECORDS, VOLUME 20, PAGE 68, AND 63 WITH THE WEST LINE OF THE SWA BEING 117°04'41".
4. THE PROPERTY SHOWN HEREIN CONTAINS 32.01 ACRES, MORE OR LESS.
5. THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
6. THE UTILITIES SHOWN HEREIN ARE BASED UPON OBSERVED EVIDENCE IN THE FIELD OR UTILITIES MAPS PROVIDED.
7. THE PROPERTY HAS ACCESS TO A PUBLIC ROAD.

Legal Descriptions

[illegible][illegible][illegible][illegible]

A 60' WIDE STRIP OF LAND IN THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N/2, S/2 SW/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN RESERVE, PAINES COUNTY, MINNESOTA, ADJACENT TO THE U.S. GOVERNMENT SURVEY "DEEDS" STRIP OF AND BEING DESCRIBED AS FOLLOWS:

NORTH ALONG THE WEST LINE OF DEEDS STRIP OF LAND FOR 134.16 FEET; THENCE SOUTH 89°57'52" EAST ALONG THE WEST LINE OF SAID N/2, S/2 SW/4 FOR 152.12 FEET; THENCE SOUTH 00°00'34" WEST FOR 89.94937° EAST FOR 205.50 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND;

SOUTH ALONG THE WEST LINE OF SAID N/2, S/2 SW/4 FOR 134.16 FEET TO THE SOUTHWEST CORNER OF SAID N/2, S/2 SW/4;

EAST ALONG THE SOUTH LINE OF SAID N/2, S/2 SW/4 FOR 152.12 FEET; THENCE SOUTH 00°00'34" WEST FOR 89.94937° EAST FOR 205.50 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND.

[illegible][illegible][illegible]

THE NEW OVERALL TRACT, PROPOSED STREET DEDICATION TRACT, TRACT A, TRACT B, AND TRACT C LEGAL DESCRIPTIONS WERE PREPARED BY CLAYTON CANTELL, OKLAHOMA, PLS. #1802 MAY 8TH, 2026.

RECEIVED
 Div. CC/Invest. 04 09:20 am JUN 15 2006

SUB26-10

AGE	ADIC
	

Part of the N/2 S/2 SW/4
Section 1 T-19-N R-2-

**City of Stillwater
Payne County, Oklahoma**

Survivor's Certification

WE HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND DATE.

I MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

D WST: MAY 4, 2026

NOTED AND SEAL THIS 4TH DAY OF MAY, 2026.

SUB26-10

RECEIVED
By CGibson at 8:29 am, Jun 15, 2026

Crossroads Survey Company, LLC

CA. NO. 6841 EXPIRES 6/30/2026	DATE: 5/8/2026	SURVEY BY: CC/SB
FILE: 1902.01	ORDER: 1902.02	DRAWN BY: CXC
REVISIONS:	06/08/2026 CXC	SCALE: 1"=100'
ADDED EXISTING EASEMENTS	06/12/2026 CXC	CHECKED BY: CXC
ADDED PROPOSED EASEMENTS		SHEET 1 OF 1

REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026



Agenda Item:	4.k. CC-26-139
Previous/Related Action:	
Background/Issue:	• Michael McGill and Lauren McGill own Lot 1 Block 2, Ridgecrest Addition (924 N Star Dr), and approximately the western 171 feet of Lot 2 Block 2, Ridgecrest Addition (916 N Star Dr). • The request is to grant an electric easement over the south 15 feet of the western portion of Block 2, Lot 2, as shown on the attached exhibit. This easement is required to cover the electric service to 916 N Star Dr. • The easement contains 2,581.5 square feet (.059 acres m/l).
Proposal/Solution:	Staff recommends acceptance of this electric easement for 916 N. Star Drive.
Financial Source/Impact:	None.
Related Pillar(s):	Effective Services
Recommended Action/Motion:	Motion to accept the electric easement for 916 N Star Drive.
Prepared By:	Henry Bibelheimer, Senior Planner
Reviewed By:	David Barth Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. Electric Easement w_Exhibit

ELECTRIC EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Michael E. McGill AND Lauren M. McGill, a married couple, (hereinafter "the grantors") certify that they own and possess all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

Lot One (1), Block Two (2), Ridgecrest Addition, First Section to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof; AND a part of Lot Two (2), Block Two (2), Ridgecrest Addition, First Section to the City of Stillwater, Payne County, State of Oklahoma, more particularly described as follows: Commencing at the Northeast corner of said Lot 2; thence South 89°52'46" West along the North line of said Lot 2 a distance of 205.00 feet to the Point of Beginning; thence continuing South 89°52'46" West along the North line of said Lot 2 a distance of 171.70 feet to the Northwest corner of said Lot 2; thence South 00°16'07" East along the West line of said Lot 2 a distance of 100.00 feet to the Southwest corner of said Lot 2; thence North 89°54'38" East along the South line of said Lot 2 a distance of 172.10 feet to a point 205.00 feet West of the Northwest corner of said Lot 2; thence North 00°29'51" West a distance of 100.09 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 heirs, 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 electric lines through, over, under, and across the portions of the above-described property dedicated on said recorded plat or instrument, for the purpose heretofore stated as follows:

A 15.00-foot electric easement lying over, under, across, and along the South 15.00 feet of the above-described portion of Lot Two (2), Block Two (2), Ridgecrest Addition, First Section to the City of Stillwater, Payne County, Oklahoma, said easement being adjacent to and parallel with the South line of said tract and extending from the Southwest corner of said tract Easterly along the South line thereof for a distance of 172.10 feet, more or less.

The easement contains 2581.5 square feet or 0.059 acres more or less and is subject to all recorded easements and rights of way thereof.

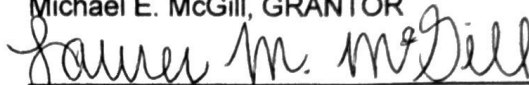
with the right of ingress and egress to and from same, for the purpose of permitting Stillwater to construct and maintain electric lines through, over, under, and across said property, together with all necessary and convenient appurtenances on the premises; and to use and maintain the same and of affording, its officers, agents, employees, and all persons under contract with it, the right to enter upon the premises and strip of land for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining said electric lines, 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 electric lines.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the property 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 electric line(s) at any and all times.



Michael E. McGill, GRANTOR



Lauren M. McGill, GRANTOR

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 26 day of June, 2020 personally appeared, Michael McGill, 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 he/she executed the same as his/her 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: 03.29.2028
My Commission Number: 24004338

(SEAL)

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)



Before me, a Notary Public in and for said County and State on this 26 day of June, 2024 personally appeared, Lauren McGill, 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 he/she executed the same as his/her 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: 03.29.2028

My Commission Number: 24004338

(SEAL)



STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this _____ day of _____, 20____, 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 electric 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 _____, 2011.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

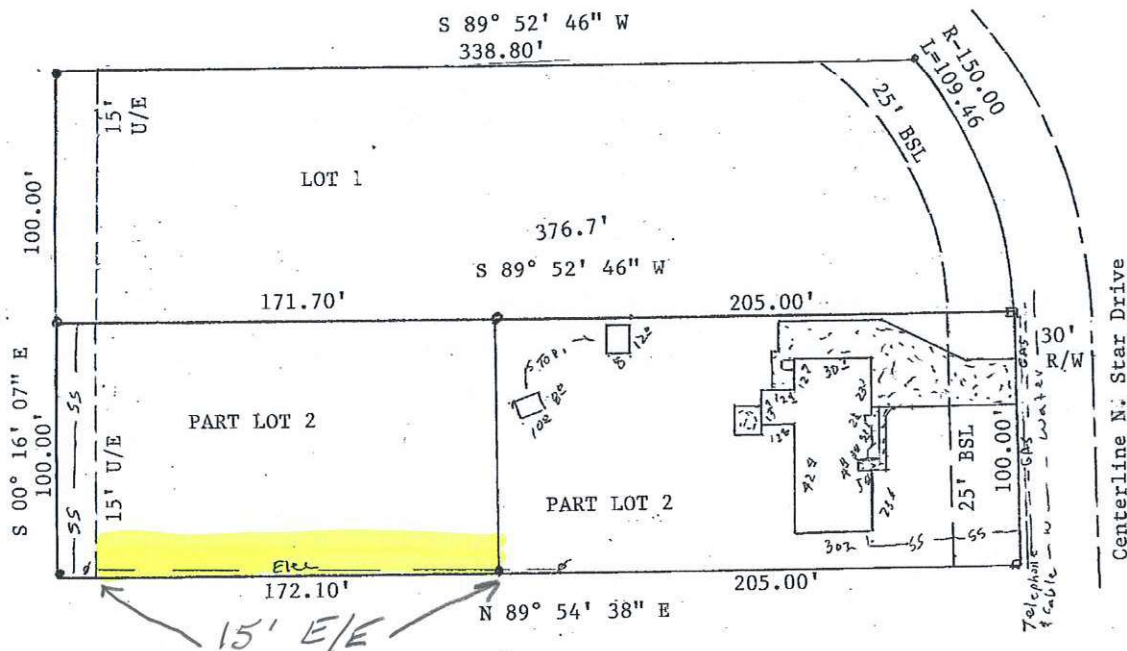
PLAT OF SURVEY

SEE ATTACHED FOR PROPERTY DESCRIPTIONS.

NOTE: According to both owners - sanitary sewer services for both houses connect to public sewer line across street to East.

Property owner - Michael and Laureen M. McGill
recorded Bk. 2869, Pg. 13
924 N. Star Drive,
Stillwater, OK 74075

Property zoned RSS



Property owner - Fred R. & Josephine U. Van Revocable Trust
Recorded Book 1267 at Page 214
916 N. Star Drive, Stillwater, OK 74075

Property zoned RSS



Scale: 1"=60'
Found IP
Set IP

SPEARS & ASSOCIATES 1401 BELL CREEK DRIVE, CUSHING, OK 74023 (918)225-3399

I, Stephen R. Spears, a Registered Land Surveyor in the State of Oklahoma, do hereby state that the above drawing is an accurate representation of a survey made and conditions are as shown, all to the best of my knowledge and ability.

Stephen R. Spears
Stephen R. Spears, OK L.S. 1051
C.A. 2276

4-20-2016
Date



This plat of survey meets the minimum standards of land surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.



REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026

Agenda Item:	4.I. CC-26-140
Previous/Related Action:	• CC-25-03, January 13, 2025 Joint and Crack Sealing on City Streets and Right of Way
Background/Issue:	The City utilizes pavement preservation treatments as part of its ongoing street maintenance and pavement management program. This project will use a combination of crack sealing, crack routing, mastic repairs, and pavement sealcoat/surface treatments to address varying pavement conditions and extend the useful life of City streets. The work will be performed using Statewide Contract SW0816M with Keystone Services, Inc. at established contract unit prices. Locations and treatment types will be selected based on pavement condition and maintenance needs, allowing the City to apply the appropriate preservation treatment to individual streets.
Proposal/Solution:	Staff proposes implementing a citywide pavement preservation program utilizing Statewide Contract SW0816M – Crack Joint Sealant with Keystone Services, Inc. The project will include crack sealing, crack routing, mastic repairs, and pavement sealcoat/surface treatments at selected locations throughout the City. Work will be performed at established statewide contract unit prices, with payment based on actual quantities completed. Treatment types and locations will be selected based on pavement condition and maintenance needs. The proposed authorization is not to exceed \$3,000,000, with a proposal from the Statewide Contractor for an estimated \$2,433,300 as a basis of bid.
Financial Source/Impact:	Sufficient funds are available in the Transportation Sales Tax Fund budget to complete the effort.
Related Pillar(s):	Strong Infrastructure
Recommended Action/Motion:	Approve a contract with Keystone Services, Inc. using the Statewide Contract SW0816M, Solicitation No. EV00000853—Crack Joint Sealant, for citywide pavement preservation services

in an amount not to exceed \$3,000,000, authorize the City Manager to execute all documents; authorize expenditures of \$3,000,000; and approve the associated budget amendment.

Prepared By:	Bill Millis, Director of Engineering
Reviewed By:	Bill Millis Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. copiers_20260728_100303
2. SW0816M Statewide Contractor Proposal

Budget Amendment Request
For Budget Year 2027

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.372.0025
Web: stillwater.org

Date: 07/27/2026

Department: Transportation

Requested by: Bill Millis

Explanation: Expenditures:
Increase budget appropriations for pavement maintenance treatments at selected locations citywide to extend pavement life and improve roadway condition. Funding is from the Transportation Sales Tax Fund.

	Account Name	Account Number (xxxxxxx-xxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Increase:	Citywide Pavement/Construction Co	2604035 - 54009	27TR02260	\$ 0	\$ 3,000,000	\$ 3,000,000
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
Decrease:		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0

Net Change: (will usually result in a total increase or decrease)

\$ 3,000,000

Reviewed by Department Manager: [Signature]

Date: 2026, Jul 28

Reviewed by Finance: [Signature]

Date: 7/27/2026

Approved by CMO: _____

Date: _____

Approved by City Council: ☐ Yes ☐ No

Date: _____

Processed by Finance: _____

Date: _____

Set ID: _____

Date Sent to SA&I: _____

--Print on Yellow Paper--

KEYSTONE Services
Inc.
Over 40 Years of Quality Services

To: City of Stillwater
ATT: Paul Harsch
Ref# SW-816M
CRACK SEAL, MASTIC, Sealcoating
Pricing Sheet/ Nonencumbered

Prices
SW 0816M
7/26/2026

SW0816M Various Locations In Stillwater Ok				Estimated		
Item #	Item ID	Description	Unit	# Units	Price/ Unit	Extension
22	30121500/1000012577	Service Z4 TypeB Bituminous Pavement/Crack Joint Sealant	LBS	198,200.00	\$ 1.35	\$267,570.00
31	30121500/1000012551	Service Z4 Routing Bituminous Pavement/Crack Joint Sealant	LF	300,000.00	\$ 0.24	\$72,000.00
40	30121500/1000012568	Service Z4 Traffic Cntrl 2 Lane	SD	70.00	\$ 995.00	\$69,650.00
49	30121500/1000012564	Service Z4 Traffic Cntrl 4Lane	SD	25.00	\$ 1,200.00	\$30,000.00
62	30121500/ mastic (Value Add)	Mastic	LBS	67,800.00	\$ 3.60	\$244,080.00
63	Optional Product (Value Added)	Liquid Road	SY	291,667.00	\$ 6.00	<u>\$1,750,002.00</u>
						\$2,433,302.00

The above quantities are estimates only.

Routing will NOT occur on concrete streets removal of existing material is NOT a part of this estimate. That would be a joint rehabilitation project.

Pricing is subject to adjustment in accordance with OMES SW0816M price adjustment provision and any approved manufacturer material cost increases. Keystone Services shall not be obligated to perform work at prices that do not reflect approved adjustments

*** Contractor Retains the Right to Terminate for Unforeseen Cost Increases out of the control of the contractor.
(all of the products are petroleum based and are effected by the oil and fuel prices)

Notwithstanding any other provision of this agreement, the contractor shall have the right to terminate this agreement, in whole or in part, upon written notification to the City if circumstances outside the contractors reasonable control result in a material increase in the cost of labor, material, supplies, fuel, transportation, or other cost necessary to perform the work. Termination under this provision shall not constitute a default by the Contractor, and the Contractor Shall not be held responsible for damages, penalties, or additional costs arising solely from such termination.



REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026

Agenda Item:	4.m. CC-26-141
Previous/Related Action:	• CC-26-15, January 26, 2026, Statewide Contract--Traffic Striping
Background/Issue:	The City periodically performs pavement marking and striping projects as part of its street maintenance program. This project will refresh worn pavement markings and provide new markings on recently resurfaced streets. Maintaining these markings improves visibility, supports regulatory requirements, and provides clear guidance for roadway users.
Proposal/Solution:	Staff proposes implementing a citywide pavement marking and striping program utilizing Statewide Contract SW0776 – Traffic Striping. The project will provide new markings on recently resurfaced streets and refresh worn markings at other selected locations, including associated removal and traffic control as needed. Work will be performed under SW0776 at established unit prices, with payment based on actual quantities completed. During its meeting on July 23, 2026, the Transportation Project Advisory Committee (TPAC) recommended proceeding with the project. The proposed authorization is not to exceed \$400,000, with a proposal from the Statewide Contractor for an estimated \$349,600 as the basis of bid.
Financial Source/Impact:	Sufficient funds are available in the Transportation Sales Tax Fund budget to complete the effort.
Related Pillar(s):	Strong Infrastructure
Recommended Action/Motion:	Approve a contract with Action Safety Supply Co., L.L.C. using the Statewide Contract SW0776, Solicitation No. 0900000516 — Traffic Striping, for citywide pavement marking and striping

services in an amount not to exceed \$400,000, authorize the City Manager to execute all documents; authorize expenditures of \$400,000; and approve the associated Budget Amendment.

Prepared By:	Bill Millis, Director of Engineering
Reviewed By:	Bill Millis Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. copiers_20260728_100310
2. SW0776 Statewide Contractor Proposal



Budget Amendment Request

For Budget Year 2027

Department of Finance
723 S. Lewis Street/P.O. Box 1449
Stillwater, OK 74076-1449

Office: 405.372.0025
Web: stillwater.org

Date: 07/27/2026

Department: Transportation

Requested by: Bill Millis

Explanation:

Expenditures:

Increase budget appropriations for funding new and refreshed pavement markings at selected locations citywide to improve roadway safety and visibility. Funding is from the Transportation Sales Tax Fund.

	Account Name	Account Number (xxxxxxxx-xxxxx)	Project Number	Current Budget Amount	Amount of Change	New Budget Amount
Increase:	Citywide Pavement Markings/Constr	2604035 - 54009	27TR01260	\$ 0	\$ 400,000	\$ 400,000
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
Decrease:		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0
		-				\$ 0

Net Change: (will usually result in a total increase or decrease)

\$ 400,000

Reviewed by Department Manager: [Signature]

Date: 2026 Jul 28

Reviewed by Finance: [Signature]

Date: 7/27/2026

Approved by CMO: _____

Date: _____

Approved by City Council: ☐ Yes ☐ No

Date: _____

Processed by Finance: _____

Date: _____

Set ID: _____

Date Sent to SA&I: _____

--Print on Yellow Paper--

ACTION SAFETY SUPPLY CO., L.L.C.
6804 MELROSE LANE
P.O. BOX 270238
OKLAHOMA CITY, OK. 73137-0238
(405) 787-2244

BRANCH OFFICE
TULSA (918) 234-8222
FAX (405) 789-1474
sales@actionsafetysupply.com

TRAFFIC CONTROL PROPOSAL

PROJECT #: City of Stillwater_City Wide Stripe Project 2026
Paul Harsch_paul.harsch@stillwaterok.gov_405-533-8443

*****Prices based on statewide stripe contract SW776*****

ITEM	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL
6	Traffic Stripe (Plastic) (White) (4" Wide) (.090)	LF	99,810.000	\$0.61	\$60,884.10
9	Traffic Stripe (Plastic) (Yellow) (4" Wide) (.090)	LF	79,380.000	\$0.61	\$48,421.80
12	Traffic Stripe (Plastic) (White) (6" Wide) (.090)	LF	10,530.000	\$0.91	\$9,582.30
18	Traffic Stripe (Plastic) (White) (8" Wide) (.090)	LF	520.000	\$1.06	\$551.20
21	Traffic Stripe (Plastic) (Yellow) (8" Wide) (.090)	LF	800.000	\$1.06	\$848.00
23	Traffic Stripe (Plastic) (White) (12" Wide) (.120)	LF	220.000	\$3.00	\$660.00
24	Traffic Stripe (Plastic) (Yellow) (12" Wide) (.120)	LF	140.000	\$2.66	\$372.40
25	Traffic Stripe (Plastic) (White) (24" Wide) (.120)	LF	3,960.000	\$12.90	\$51,084.00
26	Traffic Stripe (Plastic) (Arrow) (Single)	EA	106.000	\$55.12	\$5,842.72
27	Traffic Stripe (Plastic) (Arrow) (Double)	EA	3.000	\$55.12	\$165.36
28	Traffic Stripe (Plastic) (Word)	EA	39.000	\$39.22	\$1,529.58
31	Traffic Stripe (Multi-Polymer) (White) (4" Wide)	LF	49,860.000	\$0.71	\$35,400.60
32	Traffic Stripe (Multi-Polymer) (Yellow) (4" Wide)	LF	39,690.000	\$0.71	\$28,179.90
33	Traffic Stripe (Multi-Polymer) (Black) (4" Wide)	LF	29,430.000	\$0.79	\$23,249.70
34	Traffic Stripe (Multi-Polymer) (White) (6" Wide)	LF	5,220.000	\$1.06	\$5,533.20
37	Traffic Stripe (Multi-Polymer) (White) (8" Wide)	LF	260.000	\$1.78	\$462.80
38	Traffic Stripe (Multi-Polymer) (Yellow) (8" Wide)	LF	400.000	\$1.62	\$648.00
39	Traffic Stripe (Multi-Polymer) (White) (12" Wide)	LF	110.000	\$3.24	\$356.40
40	Traffic Stripe (Multi-Polymer) (Yellow) (12" Wide)	LF	70.000	\$2.91	\$203.70
41	Traffic Stripe (Multi-Polymer) (White) (24" Wide) (Stop Bar)	LF	840.000	\$16.99	\$14,271.60
42	Traffic Stripe (Multi-Polymer) (White) (24" Wide) (X Walk)	LF	1,140.000	\$20.23	\$23,062.20
43	Traffic Stripe (Multi-Polymer) (Arrow) (Single)	EA	53.000	\$95.49	\$5,060.97
44	Traffic Stripe (Multi-Polymer) (Arrow) (Double)	EA	1.000	\$95.49	\$95.49
45	Traffic Stripe (Multi-Polymer) (Word)	EA	20.000	\$63.12	\$1,262.40
124	Pavement Marking Removal (4" Wide)	LF	89,910.000	\$0.10	\$8,991.00
125	Pavement Marking Removal (6" Wide)	LF	15,750.000	\$0.10	\$1,575.00
126	Pavement Marking Removal (Symbol, Word, Arrow)	EA	124.000	\$5.50	\$682.00
128	Pavement Marking Removal (8" Wide)	LF	1,440.000	\$1.10	\$1,584.00
129	Pavement Marking Removal (12" Wide)	LF	540.000	\$0.17	\$91.80
130	Pavement Marking Removal (24" Wide)	LF	7,830.000	\$2.42	\$18,948.60
				Total	\$349,600.82

Thank you,

By: Courtlan T. Harris, Office Operations Manager

REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026



Agenda Item:	4.n. CC-26-142
Previous/Related Action:	• SUA -17-11; Professional Services Agreement (PSA) with Garver for Project 13WG18 – Yost Booster Pump Station, Tower and Water Line Replacement Project. • SUA-26-04; Amendment 3 for additional design and tanks demolition. • SUA-26-30; Appropriation of funds for easement acquisition. • CC-26-121; Acceptance of permanent and temporary construction easements from five (5) properties for the Yost Tower and Waterline Project.
Background/Issue:	Yost Tower and Water Line Replacement Project includes construction of an Elevated Storage Tank (EST), an 8-inch new water line from the Water Treatment Plant (WTP) to the new water tower, and several pressure-reducing valves (PRV) in the Yost Pressure Zone. The new waterline, the new tower, and PRVs are proposed outside public right-of-way on various public and private properties which require permanent and temporary construction easements. Staff have completed landowner negotiations for the attached temporary construction easements: • A tract in the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) Section Nineteen (19), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Jackie R. & Shawn K. Henneha; • A tract in the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) Section Fifteen (15), Township Nineteen (19) North, Range One (1) East of the Indian Meridian, Payne County, Oklahoma, from Luis D. Montes & Alyson L. Greiner; • A tract in the North Half (N/2) of the Southwest Quarter (SW/4) Section Nineteen (19), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Kyle D. &

	Nikole L. Kelty, TTEE.
Proposal/Solution:	The above-mentioned easements are necessary for construction of the project. Including this action, the City will have acquired 8 easements out 13 easements necessary for the project
Financial Source/Impact:	No additional appropriations are necessary for this action.
Related Pillar(s):	Strong Infrastructure
Recommended Action/Motion:	Accept Temporary Construction Easements for the Yost Tower and Water Line Project: • A tract in the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) Section Nineteen (19), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Jackie R. & Shawn K. Henneha; • A tract in the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) Section Fifteen (15), Township Nineteen (19) North, Range One (1) East of the Indian Meridian, Payne County, Oklahoma, from Luis D. Montes & Alyson L. Greiner; • A tract in the North Half (N/2) of the Southwest Quarter (SW/4) Section Nineteen (19), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Kyle D. & Nikole L. Kelty, TTEE.
Prepared By:	Bill Millis, Director of Engineering
Reviewed By:	Bill Millis Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. Jackie R. & Shawn K. Henneha TCE
2. Luis D. Montes & Alyson L. Greiner TCE
3. Kyle D. & Nikole L. Kelty, TTEE TCE

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned certifies that, Jackie R. & Shawn K. Henneha hereinafter called the "Grantor," owns and possesses all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A tract in the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) Section Nineteen (19), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, more particularly described as follow, to-wit:

Lot 5 of South Winds Block 1, described in Book 1182, Pages 45-49.

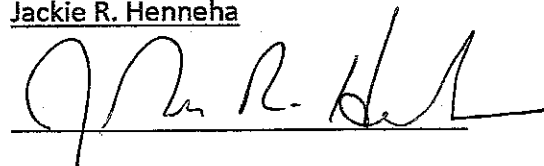
And further that the Grantor, its successors and assigns, in consideration of the sum of Ten Dollars (\$10.00), in hand paid and other good and valuable consideration, does hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, herein-after called the "Grantee," its successors and assigns, the following described real estate:

BEING A TEMPORARY EASEMENT, LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER OF SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE SOUTHEAST CORNER (SE/COR) OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION NINETEEN (19); THENCE NORTH 0°46'24" WEST A DISTANCE OF 25 FEET; THENCE SOUTH 90°0'0" WEST 40 FEET; THENCE SOUTH 0°46'24" EAST A DISTANCE OF 25 FEET; THENCE NORTH 90°0'0" EAST 40 FEET TO THE POINT OF BEGINNING (P.O.B.). CONTAINING 1,000 SQUARE FEET OR 0.02 ACRES, MORE OR LESS

hereinafter called the "Subject Property," with the right of ingress and egress for the purpose of installing a pressure reducing valve and vault on an existing water line. Absent extraordinary circumstances beyond the control of the Grantee, this Easement shall terminate upon the earlier of the following: (a) the completion of the valve and vault installation at which time the Grantee shall provide written notice of completion to the Grantor; or (b) 60 days from the date the Grantee or its agent begins construction activities within the temporary construction easement area.

Jackie R. Henneha



Shawn K. Henneha

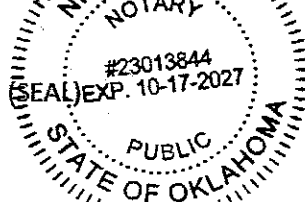
STATE OF Oklahoma)
) ss.
COUNTY OF Payne)

Before me, a Notary Public in and for said County and State on this 16 day of July, 2026 personally appeared, Jackie Henneha, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its owner, and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed of the prop. for the uses and purposes therein set forth.
for trap, 45 easement access

Given under my hand and seal the day and year last above written.

Nicole White
NOTARY PUBLIC

My Commission Expires: 10-17-2027
My Commission Number: 23013844



STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this _____ day of _____, 20__, the City Council of the City of Stillwater, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during an open meeting, does hereby approve and accept from the named Grantor this Temporary Construction 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 _____, 20__.

KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned certifies that, Luis D. Montes & Alyson L. Greiner hereinafter called the "Grantor," owns and possesses all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A tract in the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) Section Fifteen (15), Township Nineteen (19) North, Range One (1) East of the Indian Meridian, Payne County, Oklahoma, more particularly described as follow, to-wit:

South half of Lot 26 in the Tan-Tar-A Subdivision, as conveyed in Book 716, Page 100.

And further that the Grantor, its successors and assigns, in consideration of the sum of Ten Dollars (\$10.00), in hand paid and other good and valuable consideration, does hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, herein-after called the "Grantee," its successors and assigns, the following described real estate:

BEING A TEMPORARY EASEMENT, LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF THE SOUTH HALF OF LOT 26 IN THE TAN-TAR-A SUBDIVISION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING (P.O.C.) AT THE SOUTHEAST CORNER (SE/COR) OF THE SOUTH HALF OF THE ABOVE DESCRIBED LOT; THENCE SOUTH 89°43'0" WEST A DISTANCE OF FIFTY FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE SOUTH 89°43'0" WEST A DISTANCE OF 85 FEET; THENCE NORTH 0°0'0" EAST A DISTANCE OF 50 FEET; THENCE NORTH 89°43'0" EAST A DISTANCE OF 85 FEET; THENCE SOUTH 0°0'0" WEST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING (P.O.B.). CONTAINING 4,250 SQUARE FEET OR 0.10 ACRES, MORE OR LESS

hereinafter called the "Subject Property," with the right of ingress and egress for the purpose of abandoning, demolishing, and removing existing underground and above ground equipment and appurtenances associated with the Tan-Tar-A water standpipe. Absent extraordinary circumstances beyond the control of the Grantee, this Easement shall terminate upon the earlier of the following: (a) the completion of the standpipe removal at which time the Grantee shall provide written notice of completion to the Grantee; or (b) 90 days from the date the Grantee or its agent begins demolition activities within the temporary construction easement area.

Luis D. Montes & Alyson L. Greiner



By: Luis D. Montes



By: Alyson L. Greiner

City of Stillwater – Yost Tower and Water Line Project
Tan Tar A Standpipe
Assessor Parcel 600002046



STATE OF OK)
) ss.
 COUNTY OF Payne)

Before me, a Notary Public in and for said County and State on this 13 day of July, 2026, personally appeared, _____, 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 _____ executed the same as _____ free and voluntary act and deed of the _____ for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Barbara Goodnight
 NOTARY PUBLIC

My Commission Expires:
 My Commission Number:

{SEAL}

STATE OF OKLAHOMA)
) ss.
 COUNTY OF PAYNE)

NOW, on this _____ day of _____, 20____, the City Council of the City of Stillwater, State of Oklahoma, a municipal corporation, acting for and in behalf of said municipal corporation, during an open meeting, does hereby approve and accept from the named Grantor this Temporary Construction 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 _____, 20____.

 KIMBERLY CARNLEY, CITY ATTORNEY
 CITY OF STILLWATER, OKLAHOMA

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned certifies that, Kyle D. and Nikole L. Kelty, TTEE hereinafter called the "Grantors," own and possess all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A tract in the North Half (N/2) of the Southwest Quarter (SW/4) Section Nineteen (19), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, more particularly described as follow, to-wit:

BEGINNING AT A POINT 330 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER; THENCE WEST 1126.29 FEET; THENCE SOUTH 1317.52 FEET; THENCE EAST 765.49 FEET; THENCE NORTH 333.4 FEET; THENCE WEST 151.52 FEET; THENCE NORTH 320 FEET; THENCE EAST 300 FEET; THENCE SOUTH 290 FEET; THENCE EAST 1326.89 FEET; THENCE NORTH 59 DEGREES EAST 213.53 FEET; THENCE NORTH TO THE POINT OF BEGINNING. AND, BEGINNING AT A POINT 988.7 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTH HALF ; THENCE SOUTH 88 DEGREES WEST 1825.89 FEET; THENCE NORTH 320 FEET; THENCE NORTH 88 DEGREES EAST 300 FEET; THENCE SOUTH 290 FEET; THENCE NORTH 88 DEGREES EAST 1326.89 FEET; THENCE NORTH 59 DEGREES EAST 213.53 FEET; THENCE SOUTH 102 FEET TO THE POINT OF BEGINNING.

AND, BEGINNING AT A POINT 998.7 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTH HALF OF SECTION 19; THENCE SOUTH 88° WEST A DISTANCE OF 1,825.89 FEET; THENCE NORTH A DISTANCE OF 320 FEET; THENCE NORTH 88° EAST A DISTANCE OF 300 FEET; THENCE SOUTH A DISTANCE OF 290 FEET; THENCE NORTH 88° EAST A DISTANCE OF 1,326.89 FEET; THENCE NORTH 59° EAST A DISTANCE OF 213.53 FEET; THENCE SOUTH A DISTANCE OF 102 FEET TO THE POINT OF BEGINNING.

And further that the Grantors, their successors and assigns, in consideration of the sum of Ten Dollars (\$10.00), in hand paid and other good and valuable consideration, does hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, herein-after called the "Grantee," its successors and assigns, the following described real estate:

BEING A TEMPORARY EASEMENT, LOCATED IN THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) SECTION NINETEEN (19), TOWNSHIP TWENTY (20) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF SECTION 19; THENCE SOUTH 998.7 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88° WEST A DISTANCE OF 170 FEET; THENCE NORTH A DISTANCE OF 100 FEET; THENCE NORTH 88° EAST OF DISTANCE OF 170 FEET; THENCE SOUTH A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING. CONTAINING 17,000 SQUARE FEET OR 0.4 ACRES, MORE OR LESS.

hereinafter called the "Subject Property,"

with the right of ingress and egress for the purpose of abandoning, demolishing, and removing existing underground and above ground equipment and appurtenances associated with the Reisbeck Water Tower, for a period not to exceed twenty-four (24) months from the beginning of construction.

Kyle D. and Nikole L. Kelty, TTEE

[Signature]
By: Kyle D. Kelty

[Signature]
By: Nikole L. Kelty

STATE OF Oklahoma)
) ss.
COUNTY OF Payne)

Before me, a Notary Public in and for said County and State on this 1st day of July, 2026, personally appeared, Kyle and Nikole, 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 _____ executed the same as _____ free and voluntary act and deed of the _____ for the uses and purposes therein set forth.

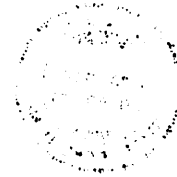
Given under my hand and seal the day and year last above written.

[Signature]
NOTARY PUBLIC

My Commission Expires: 5/30/27
My Commission Number: 23007359



COUNTY OF PAYNE



REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026



Agenda Item:	4.o. CC-26-143
Previous/Related Action:	• CC 24-54; Task Order Agreement with Black and Veatch for Engineering Services for FY25 Water and Sewer Capital Projects. • SUA-2025-5, CC-2025-21, SUA-2025-6; authorizing an FAP loan from the Oklahoma Water Resources Board (OWRB). • SUA – 25-36; Appropriation of funds for easement acquisition • CC-26-10, CC-26-25, CC-26-45 and CC-26-104; Acceptance of permanent and temporary construction easements from five (5) properties for Airport Waterline Project.
Background/Issue:	The TO-01 Projects include replacement of water lines along N Airport Industrial Access Road, W. Airport Road, Land Run Drive, and Wright Drive in the vicinity of Stillwater Regional Airport. The new waterlines are proposed within the existing easements, the City-owned and private properties. Staff have completed landowner negotiations for the attached permanent and temporary construction easements: • Parcels 10A, 10B and 10.1, being part of Lot One (1), Section Three (3), Township Nineteen (19) North, Range Two (2), East of the Indian Meridian, Payne County, Oklahoma, from North Country Commons, LLC.
Proposal/Solution:	The above-mentioned easements are necessary for construction of the project. Including this action, the City will have acquired 7 easements out 9 easements necessary for the project.
Financial Source/Impact:	No additional appropriations are necessary for this action.
Related Pillar(s):	Strong Infrastructure
Recommended Action/Motion:	Accept Permanent and Temporary Construction Easements for TO-01, Airport Water Line Project:

- Parcels 10A, 10B and 10.1, being part of Lot One (1), Section Three (3), Township Nineteen (19) North, Range Two (2), East of the Indian Meridian, Payne County, Oklahoma, from North Country Commons, LLC.

Prepared By:	Bill Millis, Director of Engineering
Reviewed By:	Bill Millis Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. North Country Commons, LLC Easement Docs

WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, North Country Commons, LLC., an Oklahoma Limited Liability Company, 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:

A Part of Lot One (1), in Section Three (3), Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, according to the U.S. Government survey thereof, being more particularly described as follows: Beginning at the Northeast Corner of said Lot One (1), (otherwise described as the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of said Section 3); Thence West 660 feet; Thence South 528 feet; Thence East 194 feet; Thence North 200 feet; Thence East 466 feet; Thence North 328 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 heirs, 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 a water line(s) 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.

PARCEL 10A

A TRACT OF LAND IN GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER (NE/4) OF SECTION 03, T-19-N, R-2-E, 18&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NE/4 OF SECTION 03, T-19-N, R-2-E; THENCE S89°30'25"W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 660.28 FEET; THENCE S0°29'35"E A DISTANCE OF 51.00 FEET TO A POINT ON THE WATER LINE EASEMENT FILED IN BOOK MIS081 PAGE 161 ALSO BEING THE POINT OF BEGINNING; THENCE N89°31'33"E ALONG SAID WATERLINE EASEMENT A DISTANCE OF 11.64 FEET; THENCE S44°31'33"W A DISTANCE OF 16.33 FEET; THENCE N0°29'39"W A DISTANCE OF 11.56 FEET TO THE POINT OF BEGINNING, CONTAINING 67 SQUARE FEET MORE OR LESS.

PARCEL 10B

A TRACT OF LAND IN GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER (NE/4) OF SECTION 03, T-19-N, R-2-E, 18&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NE/4 OF SECTION 03, T-19-N, R-2-E; THENCE S89°30'25"W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 42.43 FEET; THENCE S0°29'35"E A DISTANCE OF 56.81 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF N WASHINGTON RD; THENCE S0°29'35"E ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 88.75 FEET; THENCE S89°59'45"W A DISTANCE OF 39.94 FEET; THENCE N0°42'26"W A DISTANCE OF 16.61 FEET; THENCE N23°06'33"E A DISTANCE OF 20.80 FEET; THENCE N0°42'26"W A DISTANCE OF 58.35 FEET; THENCE N89°31'33"E A DISTANCE OF 24.67 FEET TO A POINT ON SAID RIGHT-OF-WAY; THENCE S50°20'35"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 8.69 FEET TO THE POINT OF BEGINNING, CONTAINING 3,173 SQUARE FEET MORE OR LESS.

The above-described easement is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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 water line(s) at any and all times.

Stillwater - Airport Water Line
Parcel 10A, 10B

North Country Commons, LLC


Howard Aufleger, Manager

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

Before me, a Notary Public in and for said County and State on this 22 day of July, 2026, personally appeared, Howard Aufleger, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such LLC, 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: 03/24/30
My Commission Number: 14002605
(SEAL)



When Recorded Return To:
Water Utilities Department
City of Stillwater
PO Box 1449
Stillwater, OK 74076

Stillwater - Airport Water Line
Parcel 10A,10B

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this_____ day of _____, 20___, 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 Grantor this delivered water line 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)

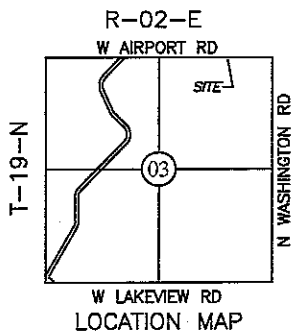
ATTEST:

TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this_____ day of _____, 2025.

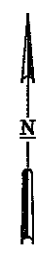
KIMBERLY CARNLEY, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

Stillwater - Airport Water Line
Parcel 10A,10B



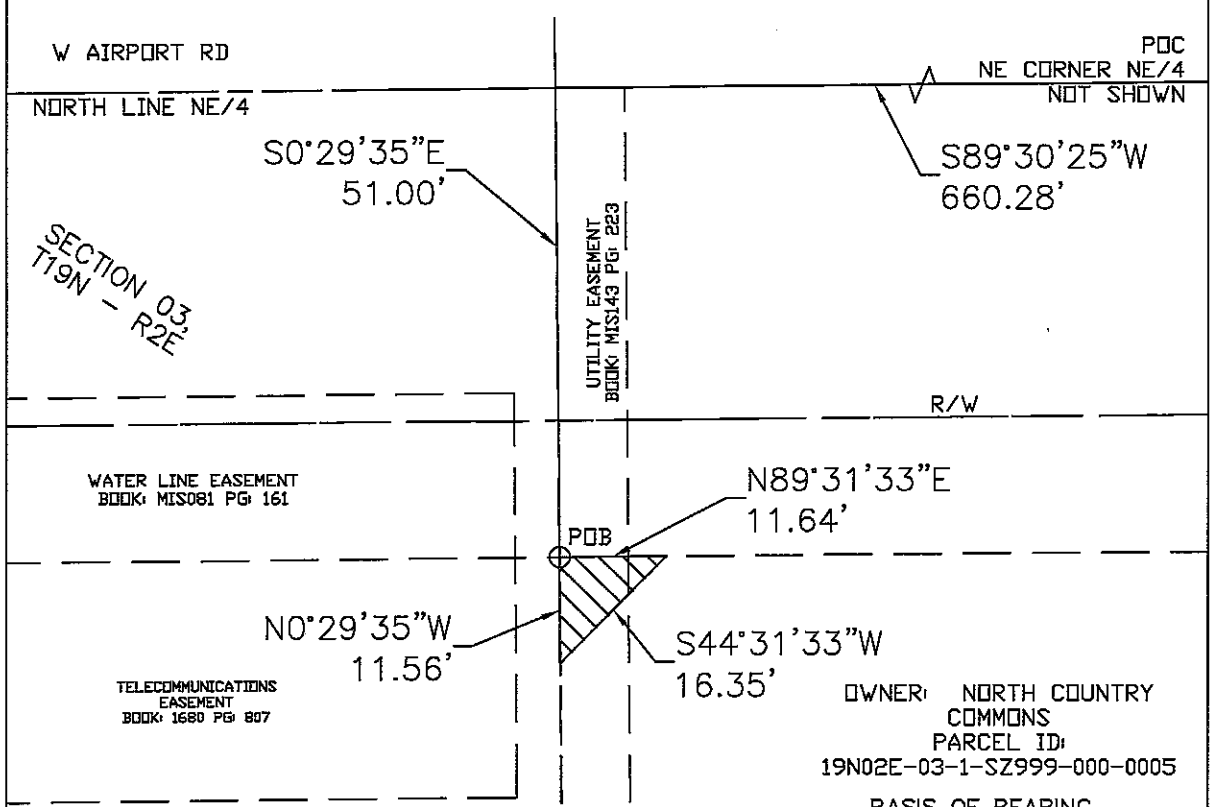
EASEMENT EXHIBIT
PARCEL 10A

SURVEYOR
WSB
1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



BEFORE GROSS 216,972 SF 4.98 ACRES
PROPOSED EASEMENT 67 SF 0.002 ACRES
EXISTING EASEMENT (OVERLAPPING) 59 SF 0.001 ACRES

SCALE: 1"=20'



LEGAL DESCRIPTION

A TRACT OF LAND IN GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER (NE/4) OF SECTION 03, T-19-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

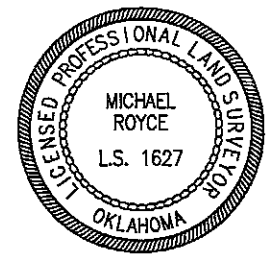
COMMENCING AT THE NORTHEAST CORNER OF NE/4 OF SECTION 03, T-19-N, R-2-E; THENCE S89°30'25\"/>

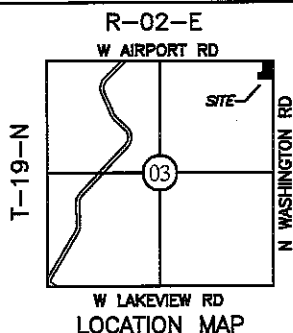
SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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

MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

04/08/26
DATE OF SIGNATURE





EASEMENT EXHIBIT PARCEL 10B

SURVEYOR

WSB

1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



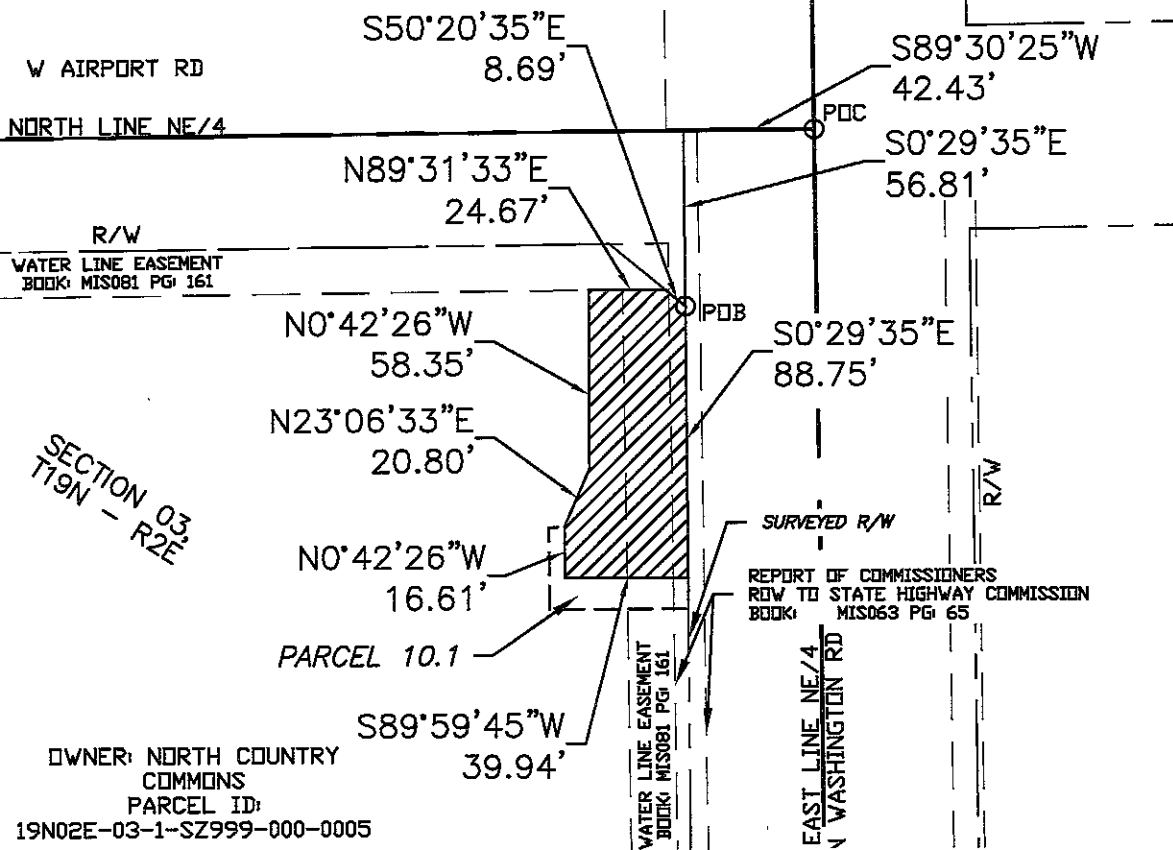
SCALE: 1"=60'

BEFORE GROSS 216,972 SF 4.98 ACRES

PROPOSED EASEMENT 3,173 SF 0.07 ACRES

EXISTING EASEMENT (OVERLAPPING) 1,416 SF 0.03 ACRES

EXISTING RIGHT-OF-WAY (OVERLAPPING) 458.61 SF 0.01 ACRES



LEGAL DESCRIPTION

A TRACT OF LAND IN GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER (NE/4) OF SECTION 03, T-19-N, R-2-E, 1B&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NE/4 OF SECTION 03, T-19-N, R-2-E; THENCE S89°30'25"W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 42.43 FEET; THENCE S0°29'35"E A DISTANCE OF 56.81 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF N WASHINGTON RD; THENCE S0°29'35"E ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 88.75 FEET; THENCE S89°59'45"W A DISTANCE OF 39.94 FEET; THENCE N0°42'26"W A DISTANCE OF 16.61 FEET; THENCE N23°06'33"E A DISTANCE OF 20.80 FEET; THENCE N0°42'26"W A DISTANCE OF 58.35 FEET; THENCE N89°31'33"E A DISTANCE OF 24.67 FEET TO A POINT ON SAID RIGHT-OF-WAY; THENCE S50°20'35"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 8.69 FEET TO THE POINT OF BEGINNING, CONTAINING 3,173 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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

MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

04/08/26

DATE OF SIGNATURE



TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, North Country Commons, LLC., an Oklahoma Limited Liability Company, 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:

A Part of Lot One (1), in Section Three (3), Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, according to the U.S. Government survey thereof, being more particularly described as follows: Beginning at the Northeast Corner of said Lot One (1), (otherwise described as the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of said Section 3); Thence West 660 feet; Thence South 528 feet; Thence East 194 feet; Thence North 200 feet; Thence East 466 feet; Thence North 328 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 heirs, successors, executors, administrators, and assigns hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, a Municipal Corporation, its successors and assigns, a temporary construction easement for the installation of utilities 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 to wit:

PARCEL 10.1

A TRACT OF LAND IN GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER (NE/4) OF SECTION 03, T-19-N, R-2-E, B&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NE/4 OF SECTION 03, T-19-N, R-2-E; THENCE S0°42'26"E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 145.93 FEET; THENCE S89°59'45"W A DISTANCE OF 42.98 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF N WASHINGTON RD; THENCE S0°29'35"E ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 10.00 FEET; THENCE S89°59'45"W A DISTANCE OF 50.25 FEET; THENCE N0°42'26"W A DISTANCE OF 26.61 FEET; THENCE N89°59'45"E A DISTANCE OF 5.00 FEET; THENCE S0°42'26"E A DISTANCE OF 16.61 FEET; THENCE N89°59'45"E A DISTANCE OF 45.14 FEET TO THE POINT OF BEGINNING, CONTAINING 535 SQUARE FEET MORE OR LESS.

The above-described easement 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, his/her/their 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 utilities during construction.

It is a condition of this temporary construction easement that it shall not be filed for record and that all rights conveyed to the City of Stillwater by this instrument shall terminate upon completion of the project.

IN WITNESS WHEREOF, I have hereunto set my hand this 22 day of July, 2021

North Country Commons, LLC


Howard Aufleger, Manager

Stillwater - Airport Water Line
Parcel 10.1

1 of 3

STATE OF OK)
COUNTY OF Payne) ss.

Before me, a Notary Public in and for said County and State on this 22 day of July, 2020, personally appeared, Howard Aufleger to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of the LLC for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Lacie Jones
NOTARY PUBLIC

My Commission Expires: 03/24/30
My Commission Number: 14002605

(SEAL)



Stillwater - Airport Water Line
Parcel 10.1

[illegible]

NOW, on this _____ day of _____, 20____, 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 Grantor this delivered 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)

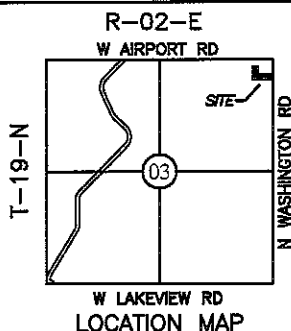
ATTEST:

TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this _____ day of _____, 20__.

JOHN E. DORMAN, CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

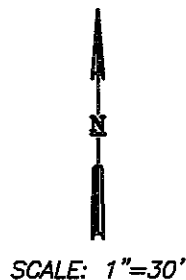
Stillwater - Airport Water Line
Parcel 10.1



EASEMENT EXHIBIT PARCEL 10.1

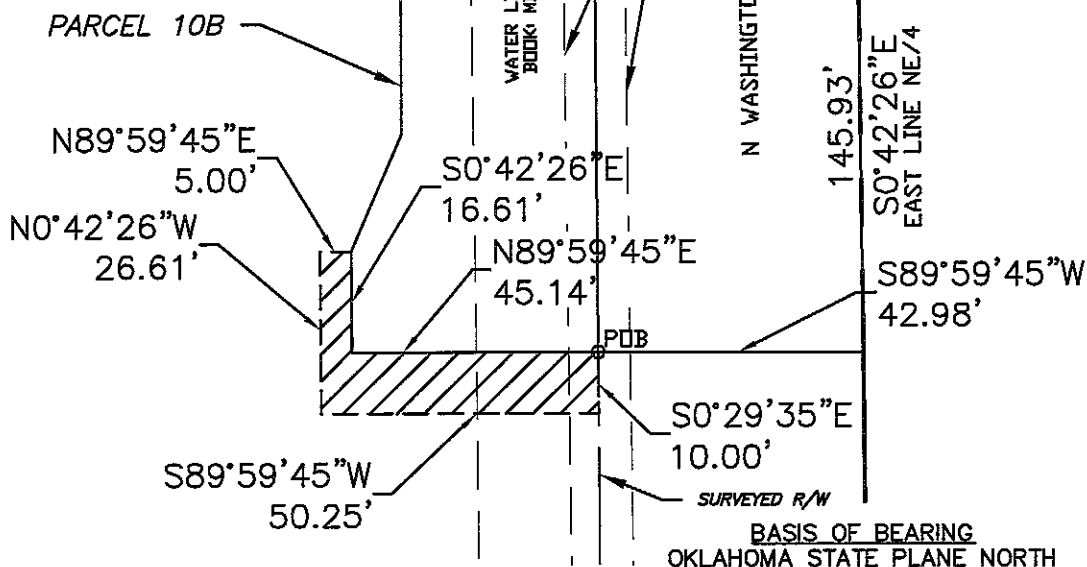
SURVEYOR

WSB
1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



BEFORE GROSS 216,972 SF 4.98 ACRES
PROPOSED EASEMENT 535 SF 0.01 ACRES
EXISTING EASEMENT (OVERLAPPING) 150 SF 0.003 ACRES
EXISTING RIGHT-OF-WAY (OVERLAPPING) 47.77 SF 0.001 ACRES

OWNER: NORTH COUNTRY
COMMONS
PARCEL ID:
19N02E-03-1-SZ999-000-0005



LEGAL DESCRIPTION

A TRACT OF LAND IN GOVERNMENT LOT 1 OF THE NORTHEAST QUARTER (NE/4) OF SECTION 03, T-19-N, R-2-E, IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF NE/4 OF SECTION 03, T-19-N, R-2-E; THENCE S0°42'26"E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 145.93 FEET; THENCE S89°59'45"W A DISTANCE OF 42.98 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF N WASHINGTON RD; THENCE S0°29'35"E ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 10.00 FEET; THENCE S89°59'45"W A DISTANCE OF 50.25 FEET; THENCE N0°42'26"W A DISTANCE OF 26.61 FEET; THENCE N89°59'45"E A DISTANCE OF 5.00 FEET; THENCE S0°42'26"E A DISTANCE OF 16.61 FEET; THENCE N89°59'45"E A DISTANCE OF 45.14 FEET TO THE POINT OF BEGINNING, CONTAINING 535 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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

MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

04/08/26
DATE OF SIGNATURE



REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026



Agenda Item:	4.p. CC-26-144
Previous/Related Action:	• SUA-18-40; Professional Services Agreement (PSA) with RJN for design • SUA-21-13; Amendment 1 to RJN PSA • CC-18-61 Master Services Agreement (MSA) with Keystone/Bancroft • SUA-22-24; Budget Amendment appropriating funds for easement acquisition • SUA-25-07; Amendment 2 to RJN PSA for additional, land acquisition and construction administration services. • CC-26-123; Acceptance of permanent easements from three (3) properties for West College Sewer Project.
Background/Issue:	West College Sewer Line Replacement and Manhole Rehabilitation, Phase 2 Project includes the design and construction of approximately 11,108 linear feet of sanitary sewer improvements within the West College area. The sanitary sewer lines will be constructed within public right-of-way and private properties. The new sanitary sewer lines will require 24 easements. Staff have completed landowner negotiations for the attached permanent easements: • Parcel 14A, being part of Lot Six (6), Block Five (5), Second Section Hamilton Addition to the City of Stillwater, Payne County, Oklahoma, from Darcy A. Rankin; • Parcel 36A, being part of Lot Seven (7), Block One (1), Duck Addition to the City of Stillwater, Payne County, Oklahoma, from M Properties, LLC; • Parcel 39A, being part of Lot Eight (8), Block One (1), Duck Addition to the City of Stillwater, Payne County, Oklahoma, from M Properties, LLC; • Parcel 45A, being part of Lot Seven (7), in Block Five (5), Second Section Hamilton Addition to the City of Stillwater, Payne County, Oklahoma, from Denise Talley Homes, LLC.
Proposal/Solution:	The above-mentioned easements are necessary for construction

	of the project. Including this action, city will have acquired 7 easements out of 24 easements necessary for the project.
Financial Source/Impact:	No additional appropriations are necessary for this action.
Related Pillar(s):	Strong Infrastructure
Recommended Action/Motion:	Accept Permanent Easements for West College Sewer Line Replacement and Manhole Rehabilitation, Phase 2 Project: • Parcel 14A, being part of Lot Six (6), Block Five (5), Second Section Hamilton Addition to the City of Stillwater, Payne County, Oklahoma, from Darcy A. Rankin; • Parcel 36A, being part of Lot Seven (7), Block One (1), Duck Addition to the City of Stillwater, Payne County, Oklahoma, from M Properties, LLC; • Parcel 39A, being part of Lot Eight (8), Block One (1), Duck Addition to the City of Stillwater, Payne County, Oklahoma, from M Properties, LLC; • Parcel 45A, being part of Lot Seven (7), in Block Five (5), Second Section Hamilton Addition to the City of Stillwater, Payne County, Oklahoma, from Denise Talley Homes, LLC.
Prepared By:	Bill Millis, Director of Engineering
Reviewed By:	Bill Millis Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. Darcy A. Rankin Easement Docs
2. M Properties Easement Docs - 39A
3. M Properties, LLC Easement Docs 36A
4. Denise Talley Homes, LLC Easement Docs

SANITARY SEWER LINE EASEMENT – PARCEL 44.A

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Darcy A. Rankin, a single person certifies that she owns and possesses all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

Lot Six (6), Block Five (5), SECOND SECTION HAMILTON ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof; as filed in Book 2577 on Page 152.

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 heirs, 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 sewer lines through, over, under, and across the portions of the above-described property dedicated on said recorded plat or instrument, for the purpose heretofore stated as follows:

*A sanitary sewer easement located in Lot 6, Block 5, SECOND SECTION HAMILTON ADDITION, City of Stillwater, Payne County, State of Oklahoma, being generally described as follows:
The West 5.00 feet of the East 10.00 feet of said Lot 6.*

The easement contains 300 square feet or 0.007 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 utilities through, over, under, and across said property, together with all necessary and convenient appurtenances on the 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 premises and strip of land for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining said utilities, 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 utilities.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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.



Darcy A. Rankin

STATE OF OK)
COUNTY OF Payne) ss.

Before me, a Notary Public in and for said County and State on this 20 day of July, 2020, personally appeared Darcy A. Rankin, 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 she executed the same as her 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.

Lacie Jones

NOTARY PUBLIC

(SEAL)

My Commission Expires:

03/24/30

My Commission Number:

14002605



STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this_____ day of _____, 20____, 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 Grantor this delivered 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

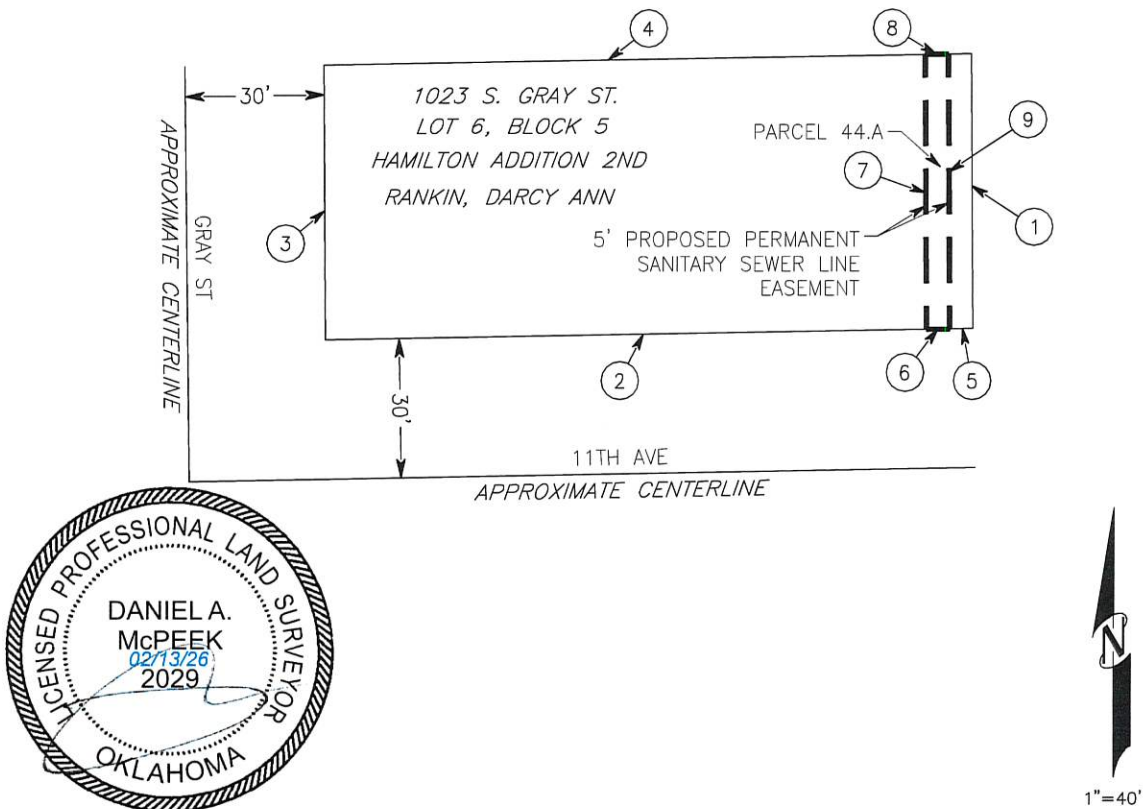
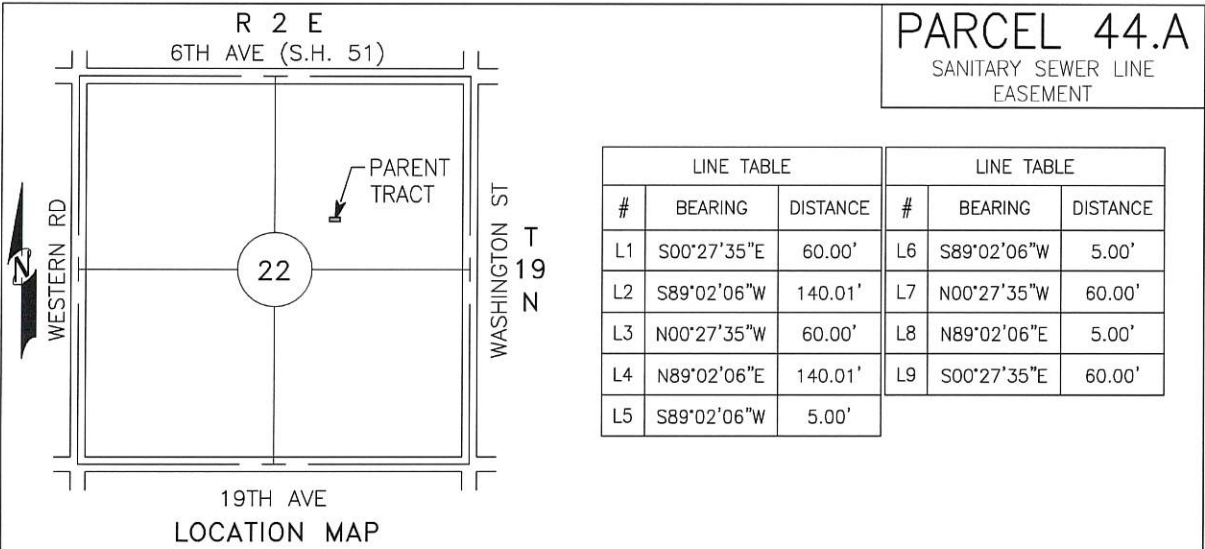
Approved as to form and legality this_____ day of _____, 20_____.

CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

When Recorded Return To:

Water Utilities Department
City of Stillwater
PO Box 1449
Stillwater, OK 74076

Parcel 44A West College Sewer Line Replacement & Manhole Rehabilitation, Phase 2



1. SEE PARCEL 44.A PAGE 1 FOR EASEMENT DESCRIPTION.
2. ALL CALLS, LOCATIONS, AND INFORMATION SHOWN ARE DERIVED FROM DATA PROVIDED BY THE CITY OF STILLWATER, PROJECT NUMBER 19SL01 – WEST COLLEGE PHASE 2, EYLER AND MANHOLE REHABILITATION PROJECT.
3. PREPARED BY BANCROFT DESIGN, INC., LOCATED AT 923 SOUTH LOWRY STREET, STILLWATER, OKLAHOMA, CERTIFICATE OF AUTHORIZATION NUMBER 9205, EXPIRES JUNE 30, 2026, HAVING A PHONE NUMBER OF 405-743-3355.

SANITARY SEWER LINE EASEMENT – PARCEL 39.A

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned M Properties, LLC, a Limited Liability Company, 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:

Lot Eight (8), Block One (1), DUCK ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof; as filed in Book 2006 on Page 828.

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 heirs, 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 sewer lines through, over, under, and across the portions of the above-described property dedicated on said recorded plat or instrument, for the purpose heretofore stated as follows:

*A sanitary sewer easement located in Lot 8, Block 1, DUCK ADDITION, City of Stillwater, Payne County, State of Oklahoma, being generally described as follows:
The East 22.50 feet of the South 5.00 feet of the North 10.00 feet of said Lot 8.*

The easement contains 113 square feet or 0.01 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 utilities through, over, under, and across said property, together with all necessary and convenient appurtenances on the 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 premises and strip of land for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining said utilities, 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 utilities.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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.

M Properties, LLC

Michael P. Martin, Manager

Member

STATE OF OK)
COUNTY OF Payne) ss.

Before me, a Notary Public in and for said County and State on this 22 day of July, 2020, personally appeared Michael P. Martin, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its manager ^{member} and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed and as the free and voluntary act and deed of the LLC for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



Lacie Jones
NOTARY PUBLIC

(SEAL)

My Commission Expires: 03/24/30
My Commission Number: 14002605

STATE OF OKLAHOMA)
) ss.
COUNTY OF PAYNE)

NOW, on this _____ day of _____, 20____, 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 Grantor this delivered 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:

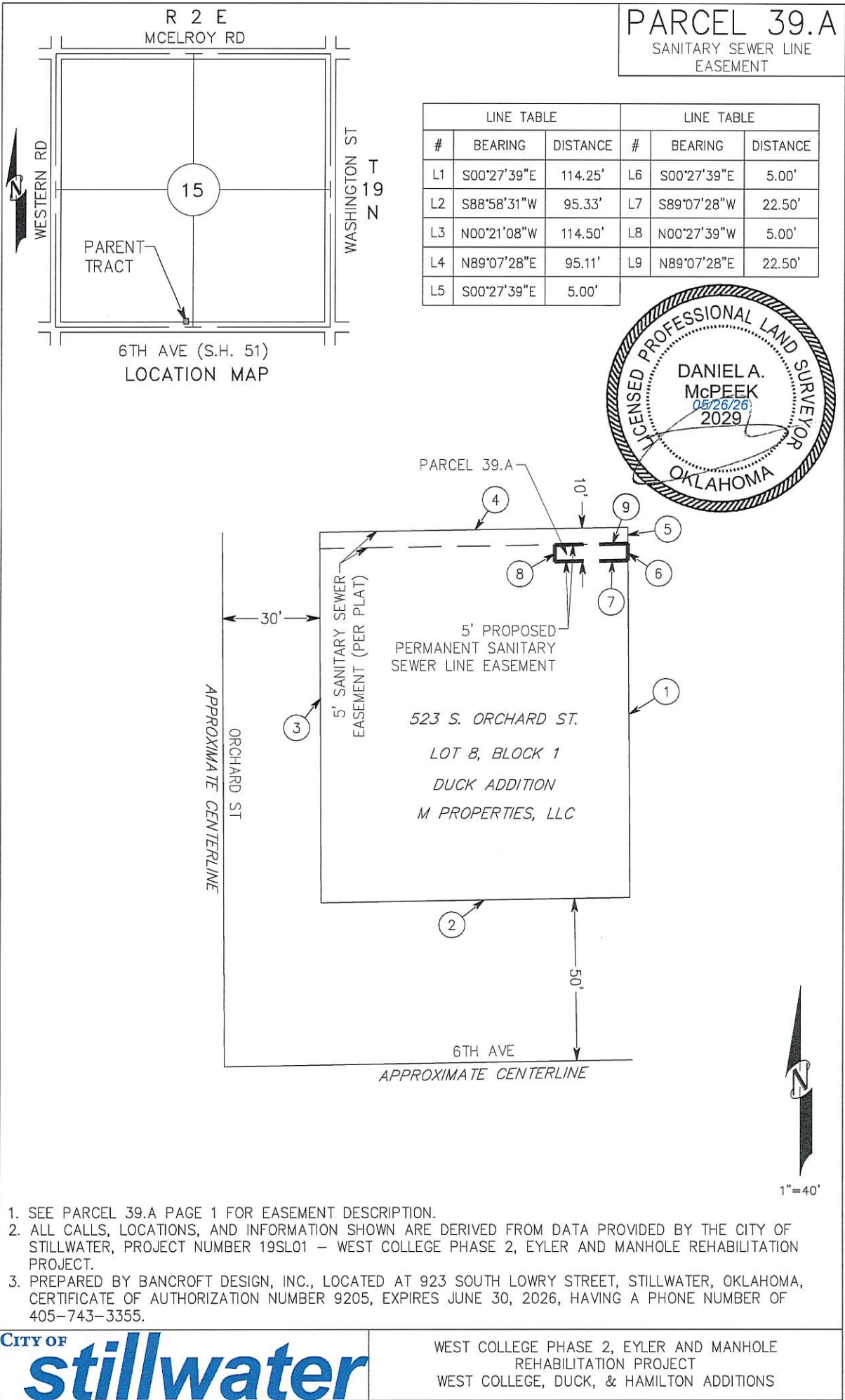
TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this _____ day of _____, 20____.

CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

When Recorded Return To:

Water Utilities Department
City of Stillwater
PO Box 1449
Stillwater, OK 74076



SANITARY SEWER LINE EASEMENT – PARCEL 36.A

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned M PROPERTIES, LLC, certifies that they own and possess all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

Lot Seven (7), Block One (1), DUCK ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof, as filed in Book 2311 on Page 948.

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 heirs, 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 sewer lines through, over, under, and across the portions of the above-described property dedicated on said recorded plat or instrument, for the purpose heretofore stated as follows:

A sanitary sewer easement located in Lot 7, Block 1, DUCK ADDITION, City of Stillwater, Payne County, State of Oklahoma, being generally described as follows:

The West 5.00 feet of the East 10.00 feet of said Lot 7, less and except, the South 5.00 feet of said Lot 7.

The easement contains 325 square feet or 0.01 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 utilities through, over, under, and across said property, together with all necessary and convenient appurtenances on the 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 premises and strip of land for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining said utilities, 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 utilities.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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.

M Properties, LLC

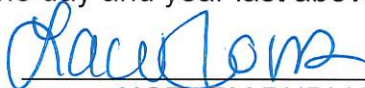

Michael P. Martin, Manager/member

STATE OF OK)
COUNTY OF Payne) ss.

Before me, a Notary Public in and for said County and State on this 22 day of July, 2026, personally appeared Michael P. Martin, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its manager and member and acknowledged to me that he/she/they executed the same as his/her/their free and voluntary act and deed and as the free and voluntary act and deed of the LLC for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.




NOTARY PUBLIC

(SEAL)

My Commission Expires: 03/24/30
My Commission Number: 14002605

[illegible]

NOW, on this _____ day of _____, 20____, 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 Grantor this delivered 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:

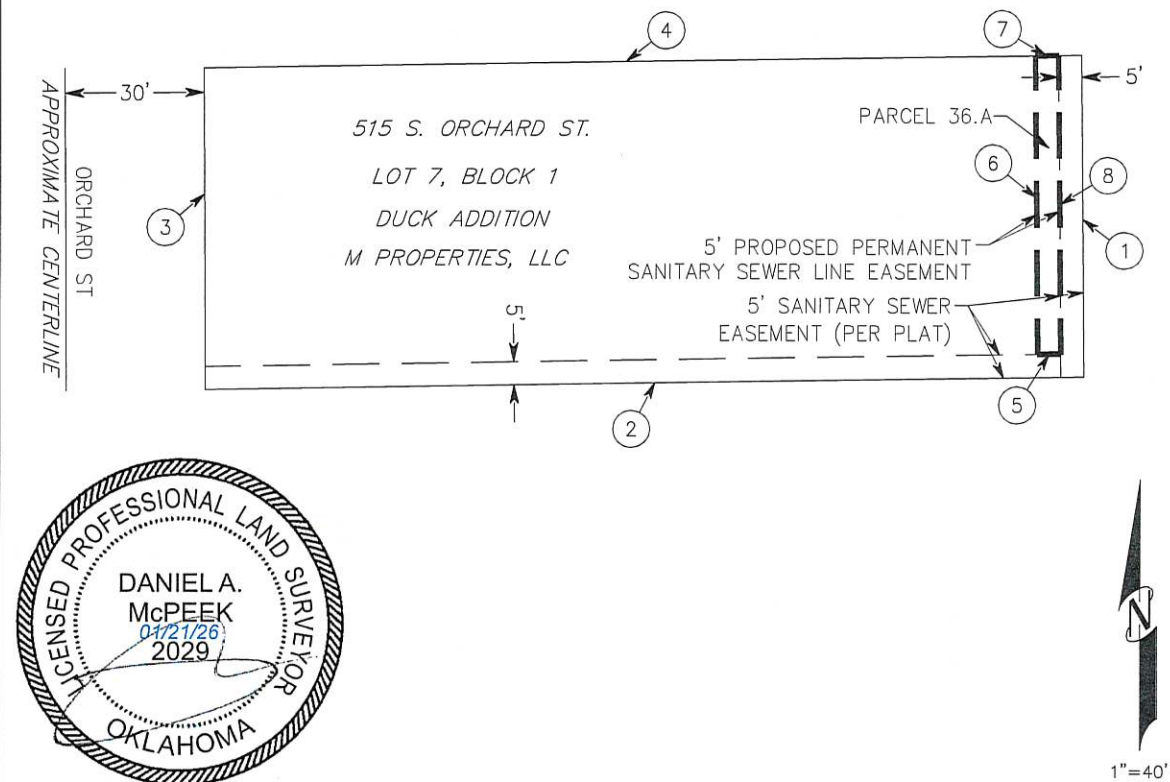
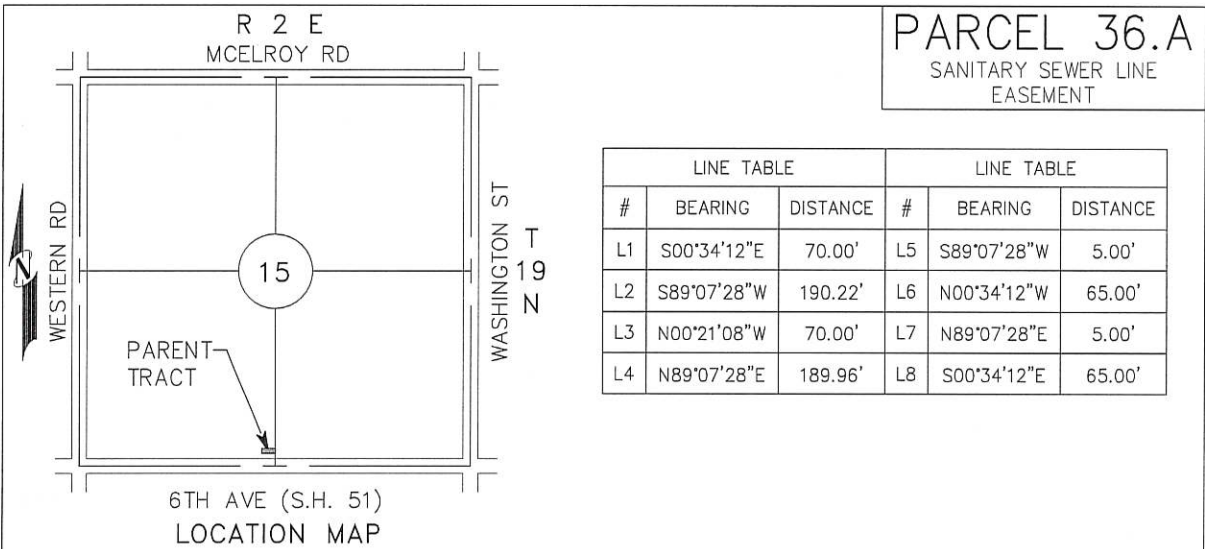
TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this _____ day of _____, 20____.

CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

When Recorded Return To:

Water Utilities Department
City of Stillwater
PO Box 1449
Stillwater, OK 74076



DANIEL A.
McPEEK
01721/26
2029
OKLAHOMA

1. SEE PARCEL 36.A PAGE 1 FOR EASEMENT DESCRIPTION.

2. ALL CALLS, LOCATIONS, AND INFORMATION SHOWN ARE DERIVED FROM DATA PROVIDED BY THE CITY OF STILLWATER, PROJECT NUMBER 19SL01 – WEST COLLEGE PHASE 2, EYLER AND MANHOLE REHABILITATION PROJECT.

3. PREPARED BY BANCROFT DESIGN, INC., LOCATED AT 923 SOUTH LOWRY STREET, STILLWATER, OKLAHOMA, CERTIFICATE OF AUTHORIZATION NUMBER 9205, EXPIRES JUNE 30, 2026, HAVING A PHONE NUMBER OF 405-743-3355.

CITY OF **stillwater**

WEST COLLEGE PHASE 2, EYLER AND MANHOLE
REHABILITATION PROJECT
WEST COLLEGE, DUCK, & HAMILTON ADDITIONS

SANITARY SEWER LINE EASEMENT – PARCEL 45.A

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Denise Talley Homes, LLC, certifies that it owns possesses all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

Lot Seven (7), in Block Five (5), SECOND SECTION HAMILTON ADDITION to the City of Stillwater, Payne County, State of Oklahoma, according to the recorded plat thereof, as filed in Book 2551 on Page 807.

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 heirs, 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 sewer lines through, over, under, and across the portions of the above-described property dedicated on said recorded plat or instrument, for the purpose heretofore stated as follows:

*A sanitary sewer easement located in Lot 7, Block 5, SECOND SECTION HAMILTON ADDITION, City of Stillwater, Payne County, State of Oklahoma, being generally described as follows:
The West 5.00 feet of the East 10.00 feet of said Lot 7.*

The easement contains 300 square feet or 0.01 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 utilities through, over, under, and across said property, together with all necessary and convenient appurtenances on the 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 premises and strip of land for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining said utilities, 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 utilities.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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.

Denise Talley
Denise Talley, Manager

STATE OF OK)
COUNTY OF Payne) ss.

Before me, a Notary Public in and for said County and State on this 20 day of July, 2026, personally appeared Denise Talley, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its manager and acknowledged to me that she executed the same as her free and voluntary act and deed and as the free and voluntary act and deed of such LLC, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Lacie Jones
NOTARY PUBLIC

(SEAL)

My Commission Expires: 03/24/30
My Commission Number: 14002605



[illegible]

NOW, on this _____ day of _____, 20____, 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 Grantor this delivered 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:

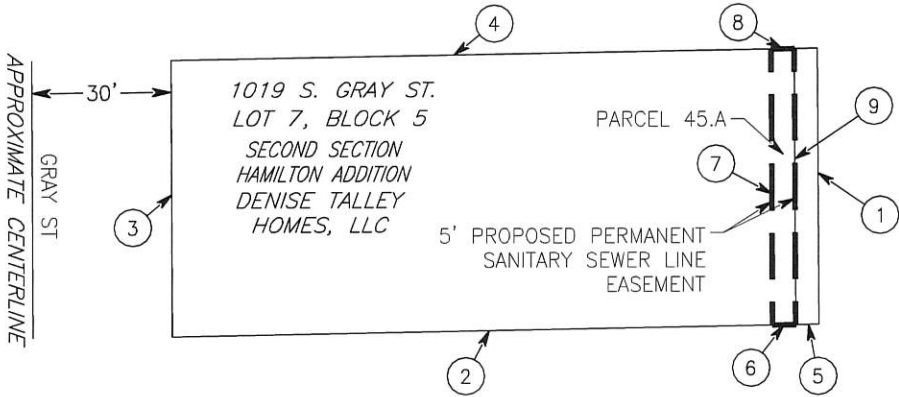
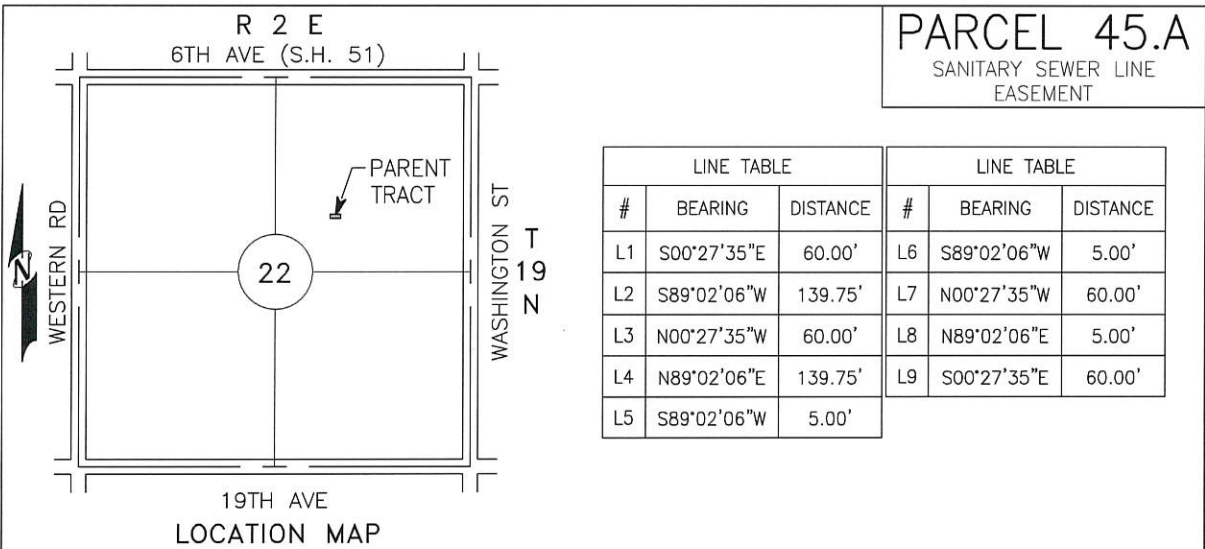
TERESA KADAVY, CITY CLERK
CITY OF STILLWATER, OKLAHOMA

Approved as to form and legality this _____ day of _____, 20____.

CITY ATTORNEY
CITY OF STILLWATER, OKLAHOMA

When Recorded Return To:

Water Utilities Department
City of Stillwater
PO Box 1449
Stillwater, OK 74076



1"=40'

1. SEE PARCEL 45.A PAGE 1 FOR EASEMENT DESCRIPTION.
2. ALL CALLS, LOCATIONS, AND INFORMATION SHOWN ARE DERIVED FROM DATA PROVIDED BY THE CITY OF STILLWATER, PROJECT NUMBER 19SL01 – WEST COLLEGE PHASE 2, EYLER AND MANHOLE REHABILITATION PROJECT.
3. PREPARED BY BANCROFT DESIGN, INC., LOCATED AT 923 SOUTH LOWRY STREET, STILLWATER, OKLAHOMA, CERTIFICATE OF AUTHORIZATION NUMBER 9205, EXPIRES JUNE 30, 2026, HAVING A PHONE NUMBER OF 405-743-3355.

REPORT TO: CITY COUNCIL

MEETING DATE: AUGUST 3, 2026



Agenda Item:	4.q. CC-26-145
Previous/Related Action:	• CC 24-54; Task Order Agreement with Black and Veatch for Engineering Services for FY25 Water and Sewer Capital Projects. • SUA-2025-5, CC-2025-21, SUA-2025-6; authorizing an FAP loan from the Oklahoma Water Resources Board (OWRB). • SUA-26-29; Appropriation of funds for easement acquisition. • CC-26-122; Acceptance of permanent and temporary construction easements from four (4) properties for the Northeast Transmission Main Project.
Background/Issue:	The TO-01 Projects include the construction of a new 24-inch transmission waterline from the Water Treatment Plant (WTP) to the N. Perkins Water Tower. The new 24-inch Northeast Pressure Zone Transmission Main will be constructed on private properties outside the public right-of-way. Staff have completed landowner negotiations for the below-referenced permanent and temporary construction easements (attached): • Parcels 9A and 9.1, being in the North Half (N/2) of the South Half (S/2) of the Southwest Quarter (SW/4) of Section (24), Township Twenty 20 North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from C & C Asphalt, LLC; • Parcels 15A and 15.1, being in the Northwest Quarter (NW/4) of Section 25, Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Oahu Development, LLC; • Parcels 16A and 16.1, being in the Northwest Quarter (NW/4) of Section 25, Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Lanai Development, LLC; • Parcels 17A and 17.1, being in the Northwest Quarter (NW/4) of Section 25, Township Twenty (20) North,

	Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Kauai Development, LLC.
Proposal/Solution:	The above-mentioned easements are necessary for construction of the project. Including this action, the City will have acquired 8 easements out of 16 easements necessary for the project.
Financial Source/Impact:	No additional appropriations are necessary for this action.
Related Pillar(s):	Strong Infrastructure
Recommended Action/Motion:	Accept Permanent and Temporary Construction Easements for TO-01, Northeast Transmission Main Project: • Parcels 9A and 9.1, being in the North Half (N/2) of the South Half (S/2) of the Southwest Quarter (SW/4) of Section (24), Township Twenty 20 North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from C & C Asphalt, LLC; • Parcels 15A and 15.1, being in the Northwest Quarter (NW/4) of Section 25, Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Oahu Development, LLC; • Parcels 16A and 16.1, being in the Northwest Quarter (NW/4) of Section 25, Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Lanai Development, LLC; • Parcels 17A and 17.1, being in the Northwest Quarter (NW/4) of Section 25, Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, Oklahoma, from Kauai Development, LLC.
Prepared By:	Bill Millis, Director of Engineering
Reviewed By:	Bill Millis Brady Moore Teresa Kadavy
Submitted By:	Brady Moore, City Manager

Attachments

1. C & C Asphalt LLC Easement Docs
2. Oahu Development LLC Easement Docs
3. Lanai Development LLC Easement Docs
4. Kauai Development LLC Easement Docs

WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned C & C Asphalt, LLC an Oklahoma Limited Liability Company, certifies that it own(s) and possess(es) all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

The North Half (N/2) of the South Half (S/2) of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, LESS AND EXCEPT the Highway Right-of-way

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 heirs, 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 a water line(s) 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.

LEGAL DESCRIPTION PARCEL 9A

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 24, T-20-N R-02-E IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, T-20-N, R-02-E; THENCE N00°56'06"W ALONG THE WEST LINE OF SAID SW/4 A DISTANCE OF 653.45 FEET; THENCE N89°08'36"E A DISTANCE OF 131.80 FEET TO A POINT ON THE RIGHT-OF-WAY FILED IN BOOK 192 MISC PAGE 384 ALSO BEING THE POINT OF BEGINNING; THENCE N0°20'24"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 538.11 FEET; THENCE N20°13'01"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 85.44 FEET; THENCE S0°20'24"E A DISTANCE OF 617.84 FEET; THENCE S89°08'36"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; CONTAINING 17,339 SQUARE FEET OR 0.40 ACRES MORE OR LESS.

The above-described easement is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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 water line(s) at any and all times.

IN WITNESS WHEREOF, I have hereunto set my hand this 18 day of July, 2026.

C & C Asphalt, LLC,
an Oklahoma Limited Liability Company

[Signature]
Jason C. Childress, Manager

STATE OF OK)
) ss.
COUNTY OF payne)

Before me, a Notary Public in and for said County and State on this 18 day of July, 2026, personally appeared, Jason C. Childress to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its manager and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such LLC, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

[Signature]
NOTARY PUBLIC

My Commission Expires: 28 July 2027
My Commission Number: 11006845



When Recorded Return To:
City of Stillwater/Water Utilities
PO Box 1449
Stillwater, OK 74076

Stillwater - NEPZ
Parcel 9A

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 Grantor this delivered 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)

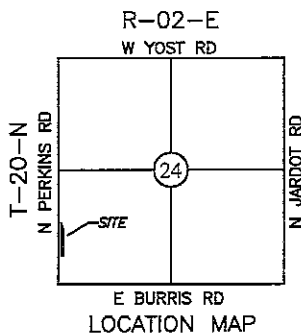
ATTEST:

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

Stillwater - NEPZ Parcel 9A



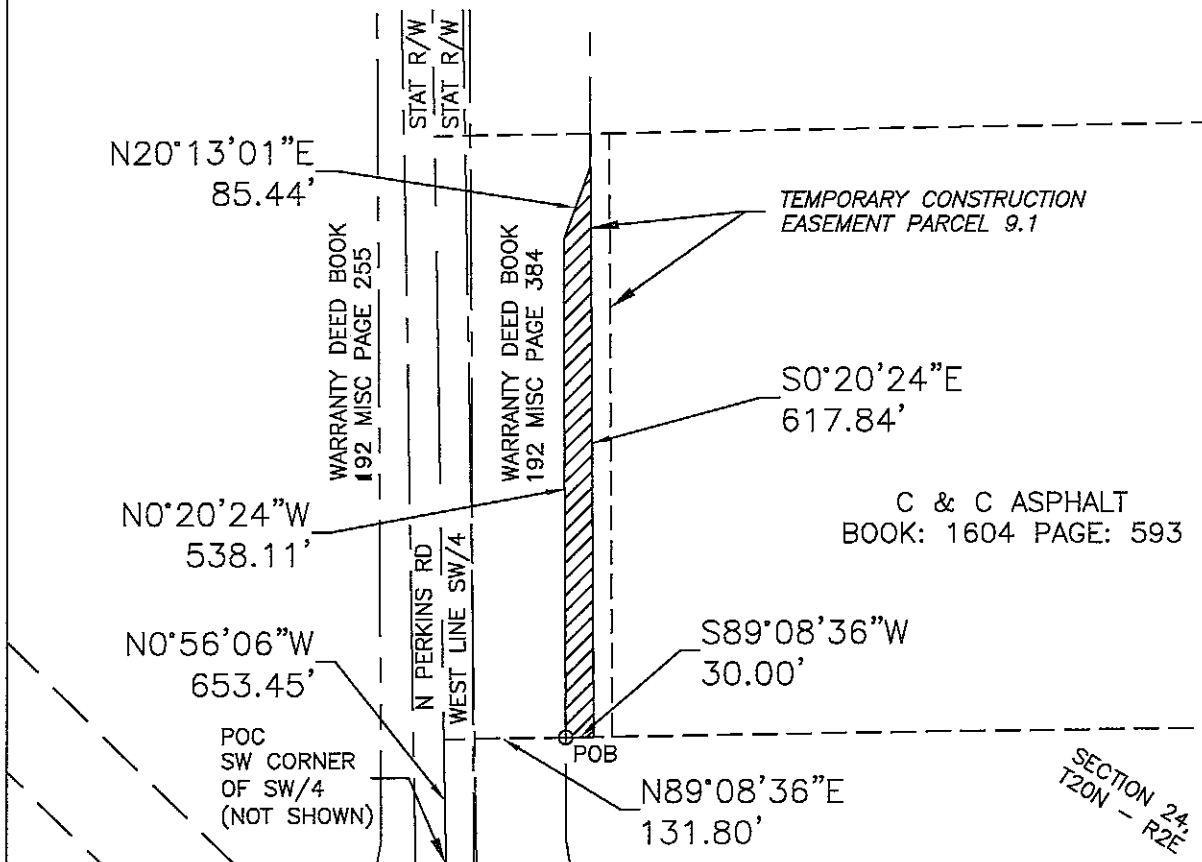
WATER LINE
EASEMENT EXHIBIT
PARCEL 9A

SURVEYOR

WSB
1437 South Boulder Ave. Sta. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



SCALE: 1"=200'



BASIS OF BEARING
OKLAHOMA STATE PLANE NORTH

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 24, T-20-N R-02-E IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, T-20-N, R-02-E; THENCE N00°56'06"W ALONG THE WEST LINE OF SAID SW/4 A DISTANCE OF 653.45 FEET; THENCE N89°08'36"E A DISTANCE OF 131.80 FEET TO A POINT ON THE RIGHT-OF-WAY FILED IN BOOK 192 MISC PAGE 384 ALSO BEING THE POINT OF BEGINNING; THENCE N0°20'24"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 538.11 FEET; THENCE N20°13'01"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 85.44 FEET; THENCE S0°20'24"E A DISTANCE OF 617.84 FEET; THENCE S89°08'36"W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; CONTAINING 17,339 SQUARE FEET OR 0.40 ACRES MORE OR LESS.

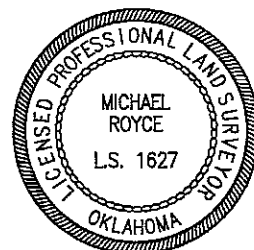
SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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

MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

2/3/26

DATE OF SIGNATURE



TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned C & C Asphalt, LLC an Oklahoma Limited Liability Company, certifies that it own(s) and possess(es) all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

The North Half (N/2) of the South Half (S/2) of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, LESS AND EXCEPT the Highway Right-of-way

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 heirs, successors, executors, administrators, and assigns hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, a Municipal Corporation, its successors and assigns, a temporary construction easement for the installation of utilities 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 to wit:

LEGAL DESCRIPTION PARCEL 9.1

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 24, T-20-N R-02-E IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, T-20-N, R-02-E; THENCE N00°56'06"W ALONG THE WEST LINE OF SAID SW/4 A DISTANCE OF 653.45 FEET; THENCE N89°08'36"E A DISTANCE OF 161.80 FEET TO THE POINT OF BEGINING; THENCE N0°20'24"W A DISTANCE OF 653.86 FEET; THENCE N88°38'07"E A DISTANCE OF 20.00 FEET; THENCE S0°20'24"E A DISTANCE OF 654.03 FEET; THENCE S89°08'36"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; CONTAINING 13,079 SQUARE FEET OR 0.30 ACRES MORE OR LESS.

The above-described easement is subject to all recorded easements and rights of way thereof.

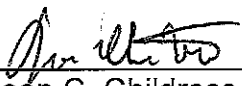
Except as herein granted, the grantor shall continue to have the full use and enjoyment of the properties herein granted or described for appropriate purposes. At no time shall the grantor commit a use, occupation or enjoyment thereof that might cause a hazardous condition and no building, structure or obstruction shall be located or constructed on said easement by the grantor, his/her/their 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 utilities during construction.

Stillwater - NEPZ Parcel 9.1

It is a condition of this temporary construction easement that it shall not be filed for record and that all rights conveyed to the City of Stillwater by this instrument shall terminate upon completion of the project.

IN WITNESS WHEREOF, I have hereunto set my hand this 18 day of July, 2026.

C & C Asphalt, LLC,
an Oklahoma Limited Liability Company



Jason C. Childress, Manager

STATE OF OK)
) ss.
COUNTY OF payne)

Before me, a Notary Public in and for said County and State on this 18 day of July, 2026, personally appeared, Jason C. Childress to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its manager and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such LLC, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Irish Bledsoe
NOTARY PUBLIC
My Commission Expires: 28 July 2027
My Commission Number: 11006845



Stillwater - NEPZ
Parcel 9.1

STATE OF OKLAHOMA)
) ss.

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 Grantor this delivered 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

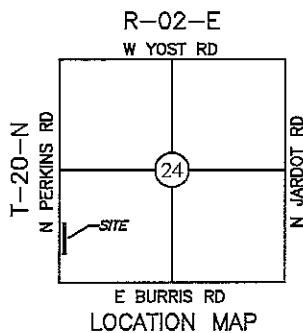
(SEAL)

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



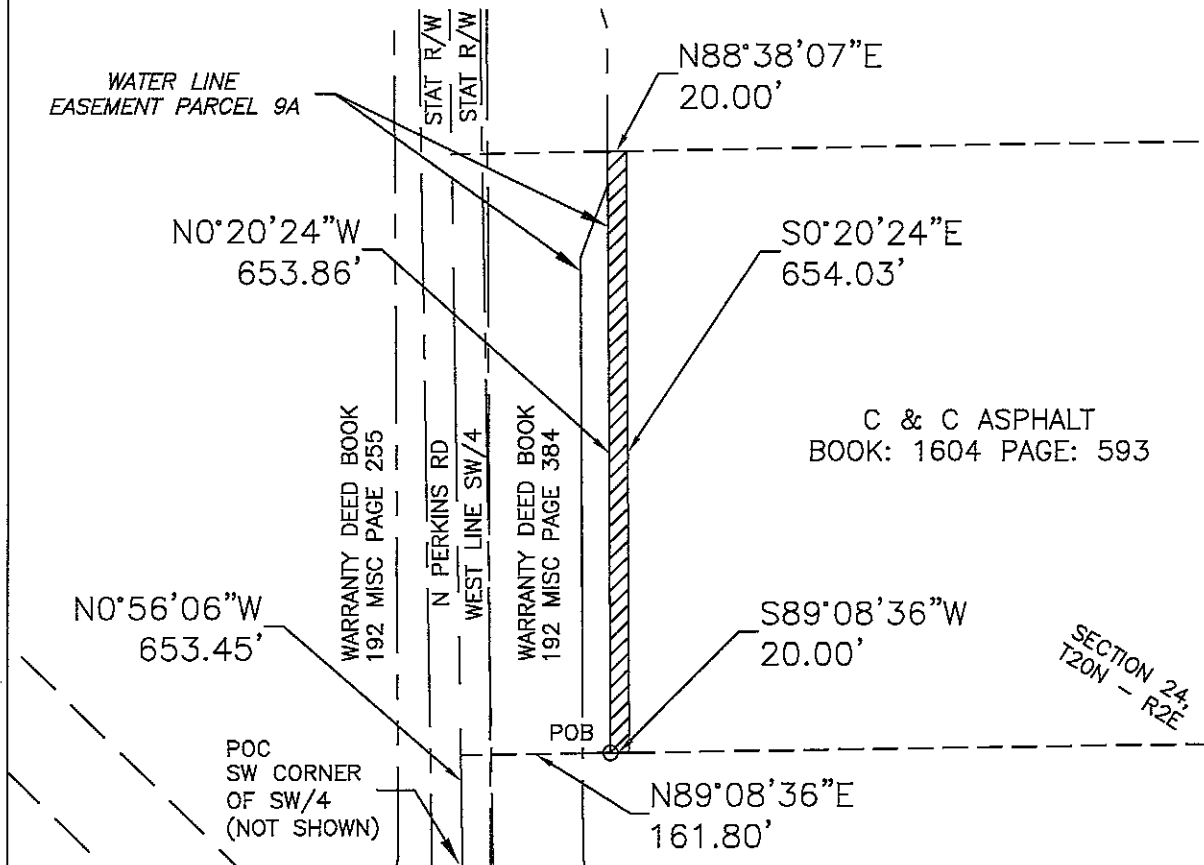
TEMPORARY
CONSTRUCTION
EASEMENT EXHIBIT
PARCEL 9.1

SURVEYOR

WSB
1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



SCALE: 1"=200'



LEGAL DESCRIPTION

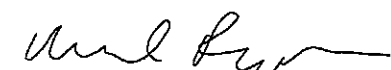
BASIS OF BEARING
OKLAHOMA STATE PLANE NORTH

A TRACT OF LAND IN THE SOUTHWEST QUARTER (SW/4) OF SECTION 24, T-20-N R-02-E IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

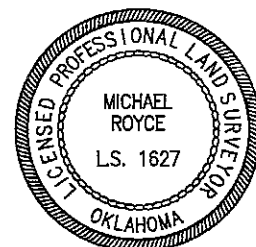
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, T-20-N, R-02-E; THENCE N00°56'06"W ALONG THE WEST LINE OF SAID SW/4 A DISTANCE OF 653.45 FEET; THENCE N89°08'36"E A DISTANCE OF 161.80 FEET TO THE POINT OF BEGINNING; THENCE N0°20'24"W A DISTANCE OF 653.86 FEET; THENCE N88°38'07"E A DISTANCE OF 20.00 FEET; THENCE S0°20'24"E A DISTANCE OF 654.03 FEET; THENCE S89°08'36"W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; CONTAINING 13,079 SQUARE FEET OR 0.30 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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


MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

2/3/26
DATE OF SIGNATURE



WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Oahu Development, LLC an Oklahoma Limited Liability Company, certifies that it own(s) and possess(es) all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4;
THENCE, N 89°10'59" E, (BEING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION), ALONG THE SOUTH LINE OF THE NW/4, A DISTANCE OF 135.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD.
THENCE, N 00°34'48" W, ALONG THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD, A DISTANCE OF 655.46 FEET TO A SET ½" IRON PIN, BEING THE POINT OF BEGINNING.
THENCE, N 00°34'48" W, ALONG THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD, A DISTANCE OF 327.73 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AT BOOK 1545 PAGE 336;
THENCE, N 89°00'46" E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 1331.48 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;
THENCE, S 00°34'48" E, A DISTANCE OF 327.73 FEET TO A SET ½" IRON PIN;
THENCE, S 89°00'41" W, A DISTANCE OF 1331.48 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 10.02 ACRES, more or less.**

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 heirs, 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 a water line(s) 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.

LEGAL DESCRIPTION PARCEL 15A

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, T-20-N R-02-E IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 OF SECTION 25, T-20-N, R-02-E; THENCE N1°01'09"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 983.27 FEET; THENCE N89°09'34"E A DISTANCE OF 142.19 FEET TO A POINT ON THE RIGHT-OF-WAY FILED IN BOOK 192 MISC PAGE 384 ALSO

Page 1 of 4

Stillwater - NEPZ Parcel 15A

BEING THE POINT OF BEGINNING; THENCE CONTINUING N89°09'34"E A DISTANCE OF 30.00 FEET; THENCE S0°34'48"E A DISTANCE OF 327.58 FEET; THENCE S89°09'33"W A DISTANCE OF 30.00 FEET TO A POINT ON SAID RIGHT-OF-WAY; THENCE N0°34'48"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 327.58 FEET TO THE POINT OF BEGINNING; CONTAINING 9,827 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

The above-described easement is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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 water line(s) at any and all times.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of July, 2026.

Oahu Development, LLC by
Managing Member: Robert A. Eddington and
Norma Eddington Revocable Trust, dated June
12, 2006
By: Robert A. Eddington
Robert A. Eddington, Co-Trustee

Oahu Development, LLC by
Managing Member: Robert A. Eddington and
Norma Eddington Revocable Trust, dated June
12, 2006
By: Norma Eddington
Norma Eddington, Co-Trustee

Stillwater - NEPZ
Parcel 15A

STATE OF OK)
COUNTY OF Payne) ss.

Before me, a Notary Public in and for said County and State on this 16 day of July, 2026, personally appeared, Robert A. Eddington and Norma Eddington, Co-Trustees of the Robert A. Eddington and Norma Eddington Revocable Trust, dated June 12, 2006, Managing Members of Oahu Development, LLC 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.

Lacie Jones

NOTARY PUBLIC

My Commission Expires: 03/24/30
My Commission Number: 14002605

(SEAL)



When Recorded Return To:
City of Stillwater/Water Utilities
PO Box 1449
Stillwater, OK 74076

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 Grantor this delivered 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)

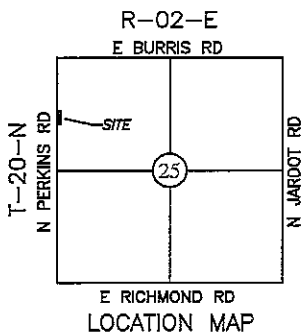
ATTEST:

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

Stillwater - NEPZ Parcel 15A



WATER LINE
EASEMENT EXHIBIT
PARCEL 15A

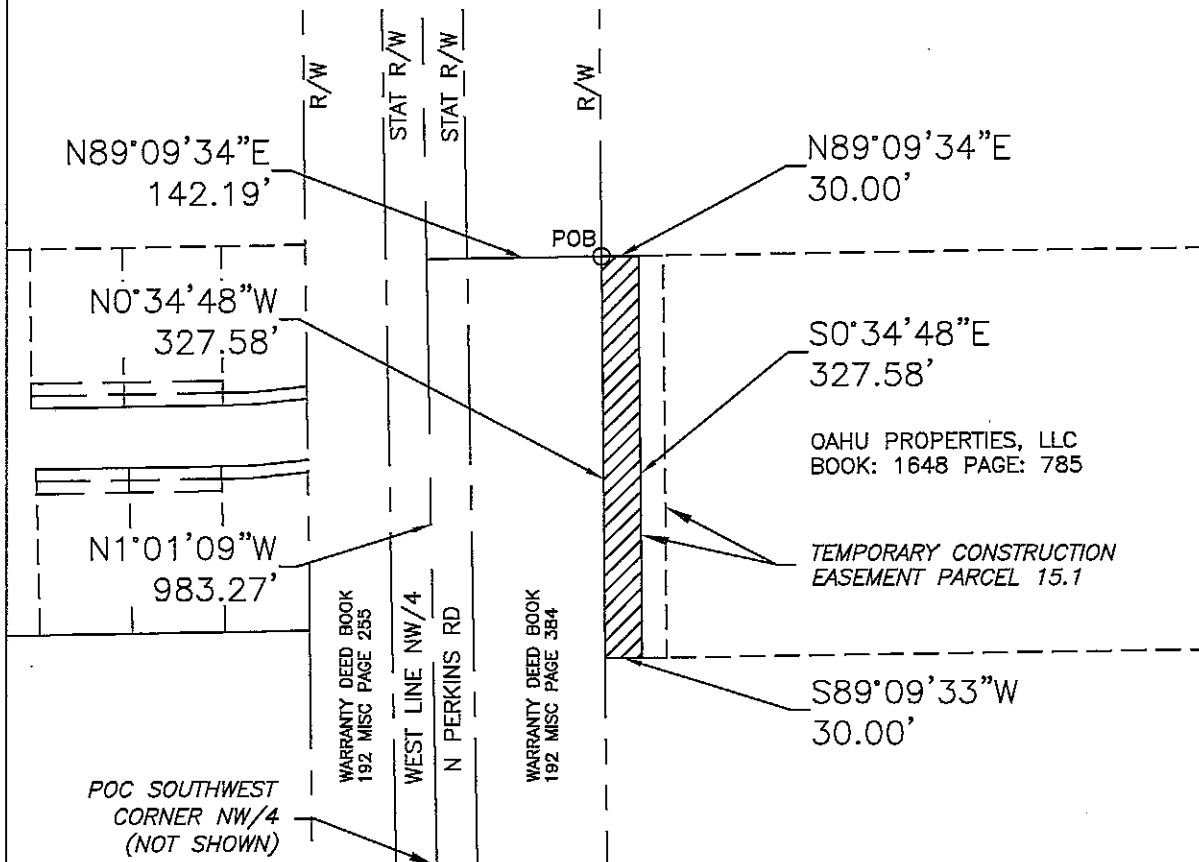
SURVEYOR

WSB

1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



SCALE: 1"=150'



LEGAL DESCRIPTION

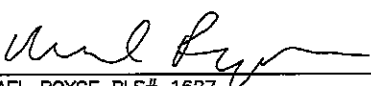
BASIS OF BEARING
OKLAHOMA STATE PLANE NORTH

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, T-20-N, R-02-E IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 OF SECTION 25, T-20-N, R-02-E; THENCE N1°01'09"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 983.27 FEET; THENCE N89°09'34"E A DISTANCE OF 142.19 FEET TO A POINT ON THE RIGHT-OF-WAY FILED IN BOOK 192 MISC PAGE 384 ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N89°09'34"E A DISTANCE OF 30.00 FEET; THENCE S0°34'48"E A DISTANCE OF 327.58 FEET; THENCE S89°09'33"W A DISTANCE OF 30.00 FEET TO A POINT ON SAID RIGHT-OF-WAY; THENCE N0°34'48"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 327.58 FEET TO THE POINT OF BEGINNING; CONTAINING 9,827 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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


MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

2/4/26
DATE OF SIGNATURE



TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Oahu Development, LLC, an Oklahoma Limited Liability Company, certifies that it own(s) and possess(es) all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4;
THENCE, N 89°10'59" E, (BEING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION), ALONG THE SOUTH LINE OF THE NW/4, A DISTANCE OF 135.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD.**

THENCE, N 00°34'48" W, ALONG THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD, A DISTANCE OF 655.46 FEET TO A SET ½" IRON PIN, BEING THE POINT OF BEGINNING.

THENCE, N 00°34'48" W, ALONG THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD, A DISTANCE OF 327.73 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AT BOOK 1545 PAGE 336;

THENCE, N 89°00'46" E, ALONG THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 1331.48 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;

THENCE, S 00°34'48" E, A DISTANCE OF 327.73 FEET TO A SET ½" IRON PIN;

THENCE, S 89°00'41" W, A DISTANCE OF 1331.48 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10.02 ACRES, more or less.

The North Half (N/2) of the South Half (S/2) of the Southwest Quarter (SW/4) of Section Twenty-four (24), Township Twenty (20) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, LESS AND EXCEPT the Highway Right-of-way

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 heirs, successors, executors, administrators, and assigns hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, a Municipal Corporation, its successors and assigns, a temporary construction easement for the installation of utilities 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 to wit:

LEGAL DESCRIPTION PARCEL 15.1

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, T-20-N R-02-E IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 OF SECTION 25, T-20-N, R-02-E; THENCE N1°01'09"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 983.27 FEET; THENCE N89°09'34"E A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°09'34"E A DISTANCE OF 20.00 FEET; THENCE S0°34'48"E A DISTANCE OF 327.58 FEET; THENCE S89°09'33"W A DISTANCE OF 20.00; THENCE N0°34'48"E A DISTANCE OF 327.58 FEET TO THE POINT OF BEGINNING; CONTAINING 6,552 SQUARE FEET OR 0.15 ACRES MORE OR LESS.

The above-described easement 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, his/her/their 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 utilities during construction.

It is a condition of this temporary construction easement that it shall not be filed for record and that all rights conveyed to the City of Stillwater by this instrument shall terminate upon completion of the project.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of July, 2026.

Oahu Development, LLC by
Managing Member: Robert A. Eddington and
Norma Eddington Revocable Trust, dated June
12, 2006

By: Robert A. Eddington
Robert A. Eddington, Co-Trustee

Oahu Development, LLC by
Managing Member: Robert A. Eddington and
Norma Eddington Revocable Trust, dated June
12, 2006

By: Norma Eddington
Norma Eddington, Co-Trustee

Stillwater - NEPZ
Parcel 15.1

Page 2 of 4

STATE OF OK)
COUNTY OF Payne) ss.

Before me, a Notary Public in and for said County and State on this 16 day of July, 2026, personally appeared, Robert A. Eddington and Norma Eddington, Co-Trustees of the Robert A. Eddington and Norma Eddington Revocable Trust, dated June 12, 2006, Managing Members of Oahu Development, LLC 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.

Lacie Jones

NOTARY PUBLIC

My Commission Expires:
My Commission Number:

03/24/30
14002605

(SEAL)



Stillwater - NEPZ
Parcel 15.1

Page 3 of 4

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 Grantor this delivered 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

Stillwater - NEPZ
Parcel 15.1

WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Lanai Development, LLC an Oklahoma Limited Liability Company, certifies that it own(s) and possess(es) all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4;
THENCE, N 89°10'59" E, (BEING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION), ALONG THE SOUTH LINE OF THE NW/4, A DISTANCE OF 135.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD.**

THENCE, N 00°34'48" W, ALONG THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD, A DISTANCE OF 327.73 FEET TO A SET ½" IRON PIN, BEING THE POINT OF BEGINNING.

THENCE, N 00°34'48" W, ALONG THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD, A DISTANCE OF 327.73 FEET TO A SET ½" IRON PIN;

THENCE, N 89°00'41" E, A DISTANCE OF 1331.48 FEET TO A SET ½" IRON PIN;

THENCE, S 00°34'48" E, A DISTANCE OF 227.73 FEET TO A SET ½" IRON PIN;

THENCE, S 00°34'48" E, A DISTANCE OF 100 FEET;

THENCE, S 89°00'41" W, A DISTANCE OF 260.00 FEET TO A SET ½" IRON PIN;

THENCE, S 89°00'41" W, A DISTANCE OF 1071.48 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10.02 ACRES, more or less.

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 heirs, 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 a water line(s) 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.

LEGAL DESCRIPTION PARCEL 16A

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, T-20-N R-02-E IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Page 1 of 4

Stillwater - NEPZ Parcel 16A

COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 OF SECTION 25, T-20-N, R-02-E; THENCE N1°01'09"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 655.69 FEET; THENCE N89°09'33"E A DISTANCE OF 139.68 FEET TO A POINT ON THE RIGHT-OF-WAY FILED IN BOOK 192 MISC PAGE 384 ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N89°09'33"E A DISTANCE OF 30.00 FEET; THENCE S0°34'48"E A DISTANCE OF 327.73 FEET; THENCE S89°09'59"W A DISTANCE OF 30.00 FEET TO A POINT ON SAID RIGHT-OF-WAY; THENCE N0°34'48"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 327.73 FEET TO THE POINT OF BEGINNING; CONTAINING 9,832 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

The above-described easement is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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 water line(s) at any and all times.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of July, 2026.

Lanai Development, LLC by
Managing Member: Robert A. Eddington and
Norma Eddington Revocable Trust, dated June
12, 2006
By: Robert A. Eddington
Robert A. Eddington, Co-Trustee

Lanai Development, LLC by
Managing Member: Robert A. Eddington and
Norma Eddington Revocable Trust, dated June
12, 2006
By: Norma Eddington
Norma Eddington, Co-Trustee

Stillwater - NEPZ
Parcel 16A

STATE OF OK)
COUNTY OF Payne) ss.

Before me, a Notary Public in and for said County and State on this 16 day of July, 2026, personally appeared, Robert A. Eddington and Norma Eddington, Co-Trustees of the Robert A. Eddington and Norma Eddington Revocable Trust, dated June 12, 2006, Managing Members of Lanai Development, LLC 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.

Lacie Jones
NOTARY PUBLIC

My Commission Expires: 03/24/30
My Commission Number: 14002605

(SEAL)



When Recorded Return To:
City of Stillwater/Water Utilities
PO Box 1449
Stillwater, OK 74076

Stillwater - NEPZ
Parcel 16A

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 Grantor this delivered 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

Stillwater - NEPZ Parcel 16A

WATER LINE
EASEMENT EXHIBIT
PARCEL 16A

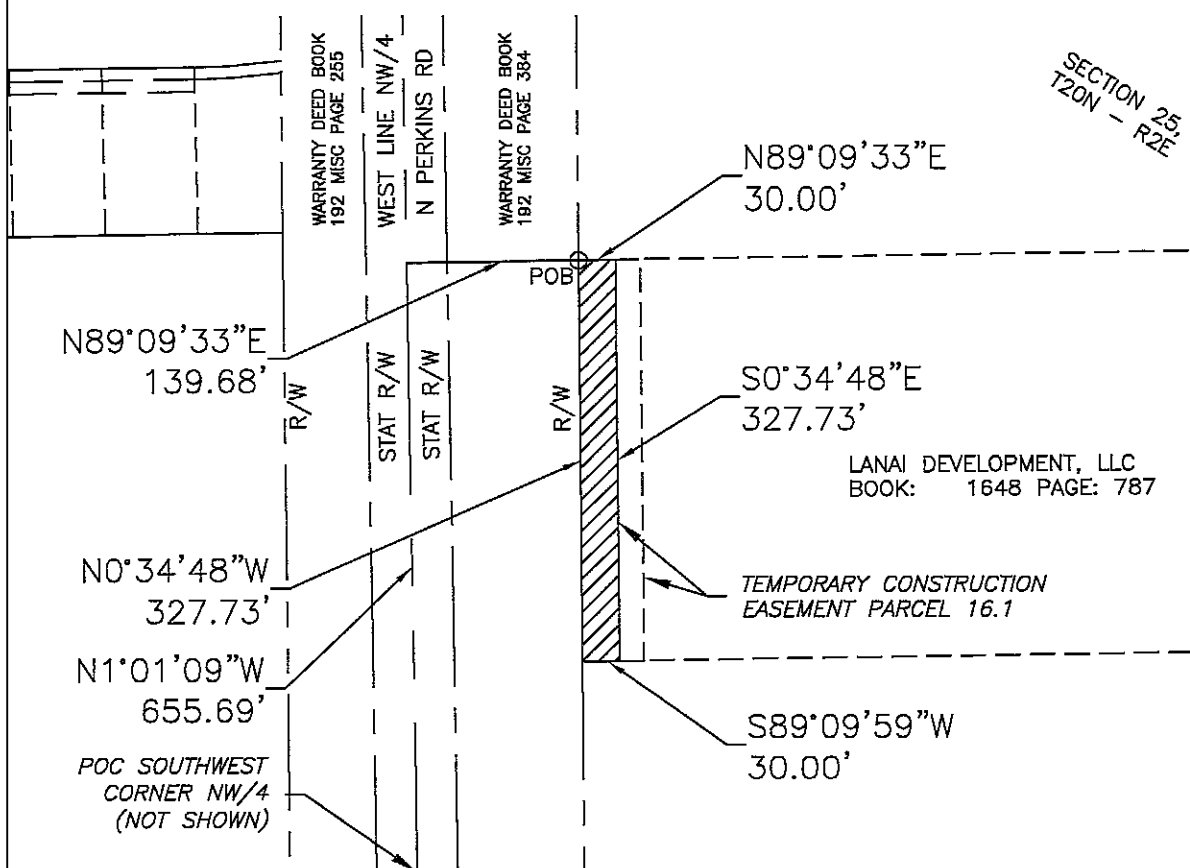
SURVEYOR

WSB

1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



SCALE: 1"=150'



BASIS OF BEARING
OKLAHOMA STATE PLANE NORTH

LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, T-20-N R-02-E IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 OF SECTION 25, T-20-N, R-02-E; THENCE N1°01'09"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 655.69 FEET; THENCE N89°09'33"E A DISTANCE OF 139.68 FEET TO A POINT ON THE RIGHT-OF-WAY FILED IN BOOK 192 MISC PAGE 384 ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N89°09'33"E A DISTANCE OF 30.00 FEET; THENCE S0°34'48"E A DISTANCE OF 327.73 FEET; THENCE S89°09'59"W A DISTANCE OF 30.00 FEET TO A POINT ON SAID RIGHT-OF-WAY; THENCE N0°34'48"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 327.73 FEET TO THE POINT OF BEGINNING; CONTAINING 9,832 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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

MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

2/5/26

DATE OF SIGNATURE _____



TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Lanai Development, LLC an Oklahoma Limited Liability Company, certifies that it own(s) and possess(es) all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4;
THENCE, N 89°10'59" E, (BEING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION), ALONG THE SOUTH LINE OF THE NW/4, A DISTANCE OF 135.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD.**

THENCE, N 00°34'48" W, ALONG THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD, A DISTANCE OF 327.73 FEET TO A SET ½" IRON PIN, BEING THE POINT OF BEGINNING.

THENCE, N 00°34'48" W, ALONG THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD, A DISTANCE OF 327.73 FEET TO A SET ½" IRON PIN;

THENCE, N 89°00'41" E, A DISTANCE OF 1331.48 FEET TO A SET ½" IRON PIN;

THENCE, S 00°34'48" E, A DISTANCE OF 227.73 FEET TO A SET ½" IRON PIN;

THENCE, S 00°34'48" E, A DISTANCE OF 100 FEET;

THENCE, S 89°00'41" W, A DISTANCE OF 260.00 FEET TO A SET ½" IRON PIN;

THENCE, S 89°00'41" W, A DISTANCE OF 1071.48 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10.02 ACRES, more or less.

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 heirs, successors, executors, administrators, and assigns hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, a Municipal Corporation, its successors and assigns, a temporary construction easement for the installation of utilities 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 to wit:

LEGAL DESCRIPTION PARCEL 16.1

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, T-20-N R-02-E IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Stillwater - NEPZ Parcel 16.1

Page 1 of 4

COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 OF SECTION 25, T-20-N, R-02-E; THENCE N1°01'09"W ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 655.69 FEET; THENCE N89°09'33"E A DISTANCE OF 169.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°09'33"E A DISTANCE OF 20.00 FEET; THENCE S0°34'48"E A DISTANCE OF 327.73 FEET; THENCE S89°09'59"W A DISTANCE OF 20.00 FEET; THENCE N0°34'48"W A DISTANCE OF 327.73 FEET TO THE POINT OF BEGINNING; CONTAINING 6,555 SQUARE FEET OR 0.15 ACRES MORE OR LESS.

The above-described easement 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, his/her/their 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 utilities during construction.

It is a condition of this temporary construction easement that it shall not be filed for record and that all rights conveyed to the City of Stillwater by this instrument shall terminate upon completion of the project.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of July, 2026.

Lanai Development, LLC by
Managing Member: Robert A. Eddington and
Norma Eddington Revocable Trust, dated June
12, 2006
By: Robert A. Eddington
Robert A. Eddington, Co-Trustee

Lanai Development, LLC by
Managing Member: Robert A. Eddington and
Norma Eddington Revocable Trust, dated June
12, 2006
By: Norma Eddington
Norma Eddington, Co-Trustee

Stillwater - NEPZ
Parcel 16.1

STATE OF OK)
COUNTY OF Payne) ss.

Before me, a Notary Public in and for said County and State on this 16 day of July, 2026, personally appeared, Robert A. Eddington and Norma Eddington, Co-Trustees of the Robert A. Eddington and Norma Eddington Revocable Trust, dated June 12, 2006, Managing Members of Lanai Development, LLC 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.

Racie Jones
NOTARY PUBLIC

My Commission Expires: 03/24/30
My Commission Number: 14002605



Stillwater - NEPZ
Parcel 16.1

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 Grantor this delivered 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

Stillwater - NEPZ Parcel 16.1

WATER LINE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Kauai Development, LLC, an Oklahoma Limited Liability Company, certifies that it own(s) and possess(es) all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4;
THENCE, N 89°10'59" E, (BEING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION), ALONG THE SOUTH LINE OF THE NW/4, A DISTANCE OF 135.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD, BEING THE POINT OF BEGINNING.**

THENCE, N 00°34'48" W, ALONG THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD, A DISTANCE OF 327.73 FEET TO A SET ½" IRON PIN.

THENCE, N 89°00'41" E, A DISTANCE OF 1071.48 FEET TO A SET ½" IRON PIN;

THENCE, N 89°00'41" E, A DISTANCE OF 260.00 FEET

THENCE, S 00°34'48" E, A DISTANCE OF 142.00 FEET TO A SET ½" IRON PIN;

THENCE, S 00°34'48" E, A DISTANCE OF 189.72 TO A SET ½" IRON PIN ON THE SOUTH LINE OF THE NW/4

THENCE, S 89°10'59" W, ALONG THE SOUTH LINE OF THE NW/4, A DISTANCE OF 1331.46 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10.08 ACRES, more or less.

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 heirs, 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 a water line(s) 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.

LEGAL DESCRIPTION PARCEL 17A

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, T-20-N R-02-E IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 OF SECTION 25, T-20-N, R-02-E; THENCE N89°09'59"E A DISTANCE OF 134.65 FEET TO A POINT ON THE RIGHT-OF-WAY FILED IN BOOK 192 MISC PAGE 384 ALSO BEING THE POINT

Page 1 of 4

Stillwater - NEPZ Parcel 17A

OF BEGINNING; THENCE N0°34'48"W ALONG SAID RIGHT-OF-WAY FILED IN BOOK 192 MISC PAGE 384 A DISTANCE OF 327.84 FEET; THENCE N89°09'59"E A DISTANCE OF 30.00 FEET; THENCE S0°34'48"E A DISTANCE OF 327.84 FEET TO A POINT ON THE SOUTH LINE OF CITY OF STILLWATER EASEMENT FILED IN BOOK 889 PAGE 45; THENCE S89°09'59"W ALONG SAID SOUTH LINE OF CITY OF STILLWATER EASEMENT FILED IN BOOK 889 PAGE 45 A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; CONTAINING 9,835 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

The above-described easement is subject to all recorded easements and rights of way thereof.

Except as herein granted, the grantors shall continue to have the full use and enjoyment of the 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 water line(s) at any and all times.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of July, 2026.

Kauai Development, LLC by
Managing Member: Robert A. Eddington and
Norma Eddington Revocable Trust, dated June
12, 2006

By: Robert A. Eddington
Robert A. Eddington, Co-Trustee

Kauai Development, LLC by
Managing Member: Robert A. Eddington and
Norma Eddington Revocable Trust, dated June
12, 2006

By: Norma Eddington
Norma Eddington, Co-Trustee

STATE OF OK)
COUNTY OF Payne) ss.

Before me, a Notary Public in and for said County and State on this 16 day of July, 2026, personally appeared, Robert A. Eddington and Norma Eddington, Co-Trustees of the Robert A. Eddington and Norma Eddington Revocable Trust, dated June 12, 2006, Managing Members of Kauai Development, LLC 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.

Lacie Jones
NOTARY PUBLIC

My Commission Expires: 03/24/30
My Commission Number: 14002605

(SEAL)



When Recorded Return To:
City of Stillwater/Water Utilities
PO Box 1449
Stillwater, OK 74076

Stillwater - NEPZ
Parcel 17A

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 Grantor this delivered 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

Page 4 of 4

Stillwater - NEPZ
Parcel 17A

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Kauai Development, LLC, an Oklahoma Limited Liability Company, certifies that it own(s) and possess(es) all rights, title, and interest to the following described real property situated in Payne County, State of Oklahoma, to-wit:

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4;
THENCE, N 89°10'59" E, (BEING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION), ALONG THE SOUTH LINE OF THE NW/4, A DISTANCE OF 135.05 FEET TO THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD, BEING THE POINT OF BEGINNING.**

THENCE, N 00°34'48" W, ALONG THE EAST RIGHT-OF-WAY LINE OF PERKINS ROAD, A DISTANCE OF 327.73 FEET TO A SET ½" IRON PIN.

THENCE, N 89°00'41" E, A DISTANCE OF 1071.48 FEET TO A SET ½" IRON PIN;

THENCE, N 89°00'41" E, A DISTANCE OF 260.00 FEET

THENCE, S 00°34'48" E, A DISTANCE OF 142.00 FEET TO A SET ½" IRON PIN;

THENCE, S 00°34'48" E, A DISTANCE OF 189.72 TO A SET ½" IRON PIN ON THE SOUTH LINE OF THE NW/4

THENCE, S 89°10'59" W, ALONG THE SOUTH LINE OF THE NW/4, A DISTANCE OF 1331.46 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 10.08 ACRES, more or less.

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 heirs, successors, executors, administrators, and assigns hereby grant, bargain, sell, and convey unto the City of Stillwater, Oklahoma, a Municipal Corporation, its successors and assigns, a temporary construction easement for the installation of utilities 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 to wit:

LEGAL DESCRIPTION PARCEL 17.1

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION 25, T-20-N R-02-E IB&M, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Stillwater - NEPZ Parcel 17.1

Page 1 of 4

COMMENCING AT THE SOUTHWEST CORNER OF THE NW/4 OF SECTION 25, T-20-N, R-02-E; THENCE N89°09'59"E A DISTANCE OF 164.65 FEET TO THE POINT OF BEGINNING; THENCE N0°34'48"W A DISTANCE OF 327.84 FEET; THENCE N89°09'59"E A DISTANCE OF 20.00 FEET; THENCE S0°34'48"E A DISTANCE OF 327.84 FEET TO A POINT ON THE SOUTH LINE OF CITY OF STILLWATER EASEMENT FILED IN BOOK 889 PAGE 45; THENCE S89°09'59"W ALONG SAID SOUTH LINE OF CITY OF STILLWATER EASEMENT FILED IN BOOK 889 PAGE 45 A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; CONTAINING 6,557 SQUARE FEET OR 0.15 ACRES MORE OR LESS.

The above-described easement 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, his/her/their 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 utilities during construction.

It is a condition of this temporary construction easement that it shall not be filed for record and that all rights conveyed to the City of Stillwater by this instrument shall terminate upon completion of the project.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of July, 2026.

Kauai Development, LLC by
Managing Member: Robert A. Eddington and
Norma Eddington Revocable Trust, dated June
12, 2006
By: Robert A. Eddington
Robert A. Eddington, Co-Trustee

Kauai Development, LLC by
Managing Member: Robert A. Eddington and
Norma Eddington Revocable Trust, dated June
12, 2006
By: Norma Eddington
Norma Eddington, Co-Trustee

Stillwater - NEPZ
Parcel 17.1

STATE OF OK)
COUNTY OF Payne) ss.

Before me, a Notary Public in and for said County and State on this 16 day of July, 2026, personally appeared, Robert A. Eddington and Norma Eddington, Co-Trustees of the Robert A. Eddington and Norma Eddington Revocable Trust, dated June 12, 2006, Managing Members of Kauai Development, LLC 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.

Race Jones

NOTARY PUBLIC

My Commission Expires: 03/24/30
My Commission Number: 14002605

(SEAL)



Stillwater - NEPZ
Parcel 17.1

Page 3 of 4

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 Grantor this delivered 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

Stillwater - NEPZ
Parcel 17.1

RESOLUTION NO. CC-2026-16

A RESOLUTION NOTIFYING THE PUBLIC OF THE COMPILING AND PUBLISHING OF THE CODE SUPPLEMENT NO. 12 TO THE STILLWATER CITY CODE

BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA THAT:

Section 1: The citizens of the City of Stillwater, and the public, are hereby notified that the City of Stillwater has compiled and published its Code Supplement No. 12 to the Stillwater City Code, which Code was adopted by ordinance dated the 15th day of August 2011, and the City has complied with Section 14-101 et seq. of Title 11 of the Oklahoma Statutes.

Section 2: A copy of this resolution shall be filed with the County Clerk of Payne County, Oklahoma.

Section 3: Code Supplement No. 12 is available for purchase at the City Clerk's Office for the price of \$100.00.

Section 4: Copies of the Stillwater City Code and all the supplements thereto, have been filed with the Payne County Law Library, the Stillwater Public Library, and three copies are on file with the City Clerk.

PASSED AND ADOPTED THIS 3RD DAY OF AUGUST 2026.

CITY OF STILLWATER, OKLAHOMA
a Municipal Corporation

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS 3RD DAY OF AUGUST 2026.

KIMBERLY CARNLEY, CITY ATTORNEY

Resolution No. CC-2026-27

RESOLUTION OF NECESSITY

A RESOLUTION DECLARING THE NECESSITY FOR ACQUIRING CERTAIN REAL PROPERTY, MORE PARTICULARLY HEREINAFTER DESCRIBED, ALL WITHIN PAYNE COUNTY, STATE OF OKLAHOMA, FOR THE PURPOSE OF ESTABLISHING, CONSTRUCTING, MAINTAINING, AND OPERATING THE AIRPORT WATERLINE.

Section 1. In accordance with Title 11, Oklahoma Statutes, Section 37-208, the City of Stillwater, Oklahoma is authorized and empowered to acquire by purchase or condemnation land or such interest therein as in its discretion may be necessary for the purpose of public use, occupation or possession in the construction and repair of public and district sewers and water distribution lines.

Section 2. The City of Stillwater, Oklahoma has determined to construct what is referred to as the Airport Waterline.

Section 3. The City of Stillwater, Oklahoma has found it necessary to acquire by purchase, if possible, or by condemnation, if necessary, certain property interests, described parcels of real property identified in Exhibit "A.1" and "A.2" (the "Real Property") for the above-designated purposes.

Section 4. The City of Stillwater, Oklahoma has made and continues to make diligent efforts to acquire the Real Property from the owners thereof through good faith negotiations, and resort to condemnation as a last resort when a mutually agreeable settlement cannot be achieved in a timely manner.

Section 5. There are on-hand funds available sufficient to pay fair, just, and reasonable compensation to the owners for the Real Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF STILLWATER, OKLAHOMA:

Section 1. That the acquisition and appropriation of the Real Property, identified herein, is necessary for the purpose of constructing the Airport Waterline, and such purpose requires the acquisition primarily of easements on, and occasional fee simple title to Real Property.

Section 2. The City of Stillwater, Oklahoma caused the Real Property to be valued or appraised, and the Landowners or their designated representatives were given an opportunity to accompany the appraisers during the inspection of the Real Property, all in compliance with applicable laws.

Section 3. The valuation or appraisal established an amount that is believed to be reasonable and just compensation; therefore, and such amount has been or will be offered to the Landowners of Real Property.

Section 4. The City of Stillwater acting by and through its authorized representatives, will negotiate in good faith with the Landowners to acquire such Real Property at a fair, just, and reasonable price for the respective conveyances and grants of fee simple title, less and except the oil and gas, and other minerals lying beneath and that may be produced therefrom.

Section 5. If good faith negotiations and efforts to purchase the hereinabove described Real Property by agreement fail, the initiation of condemnation proceedings is hereby authorized for the reasons as heretofore stated.

ADOPTED this _____ day of August 2026.

CITY OF STILLWATER, OKLAHOMA
a Municipal Corporation

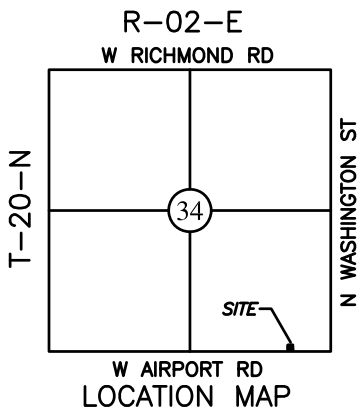
WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS 3RD DAY OF AUGUST 2026.

KIMBERLY CARNLEY, CITY ATTORNEY



EASEMENT EXHIBIT
PARCEL 13A

EXHIBIT A.1

SURVEYOR

WSB

1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2025



SCALE: 1"=20'

LOT 14
NORTHERN PINES
ADDITION

OWNER: CHAN,
TAT K
BOOK: 2173 PG:
661

N MONROE ST

R/W

R/W

N89°30'25"E
10.00'

N0°56'44"W
10.00'

S0°56'44"E
10.00'

20' MSL

P.O.B.

R/W

W AIRPORT RD

SECTION 34
T20N - R2E

BASIS OF BEARING
OKLAHOMA STATE PLANE NORTH

LEGAL DESCRIPTION

THE SOUTH 10 FEET OF THE WEST 10 FEET OF LOT 14 OF NORTHERN PINES ADDITION TO THE CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 14 OF NORTHERN PINES ADDITION TO THE CITY OF STILLWATER; THENCE N00°56'44"W A DISTANCE OF 10.00 FEET; THENCE N89°30'25"E A DISTANCE OF 10.00 FEET; THENCE S00°56'44"E A DISTANCE OF 10.00 FEET; THENCE S89°30'25"W A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING 100 SQUARE FEET MORE OR LESS.

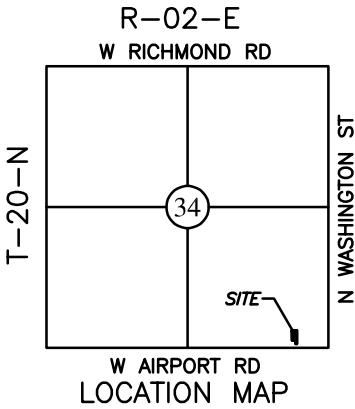
SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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


MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2025

06/10/25
DATE OF SIGNATURE





EASEMENT EXHIBIT
PARCEL 13.1

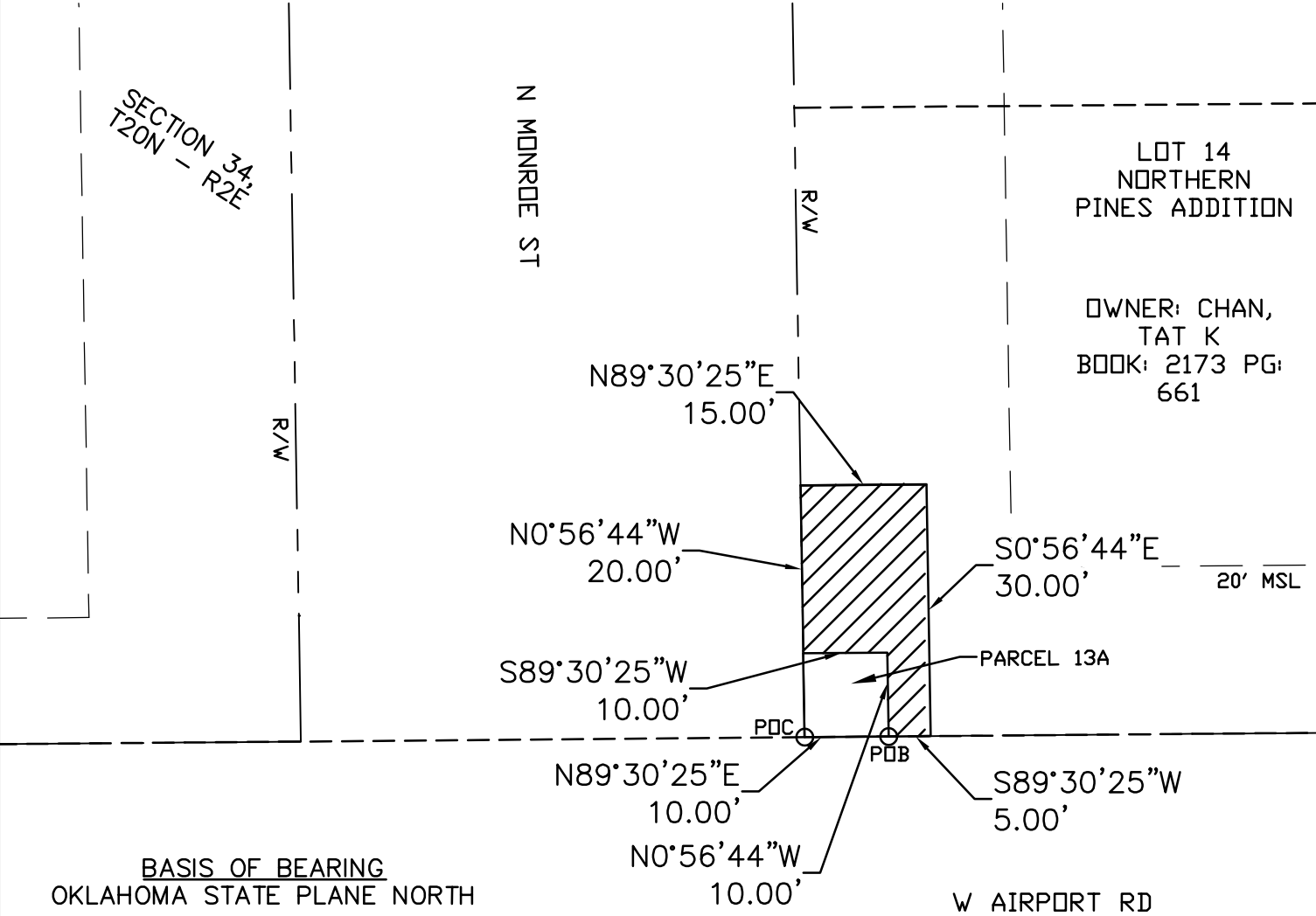
EXHIBIT A.2

SURVEYOR

WSB
1437 South Boulder Ave. Ste. 1550
Tulsa, Oklahoma 74119
Certificate of Authorization No. 1478
Expires June 30, 2027



SCALE: 1"=20'



LEGAL DESCRIPTION

A PART OF LOT 14 OF NORTHERN PINES ADDITION TO THE CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 14 OF NORTHERN PINES ADDITION TO THE CITY OF STILLWATER; THENCE N89°30'25"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE N0°56'44"W A DISTANCE OF 10.00 FEET; THENCE S89°30'25"W A DISTANCE OF 10.00 FEET; THENCE N0°56'44"W A DISTANCE OF 20.00 FEET; THENCE N89°30'25"E A DISTANCE OF 15.00 FEET; THENCE S0°56'44"E A DISTANCE OF 30.00 FEET; THENCE S89°30'25"W A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING 350 SQUARE FEET MORE OR LESS.

SURVEYOR'S CERTIFICATION

I, MICHAEL ROYCE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE BELOW MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS EXHIBIT 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

MICHAEL ROYCE PLS# 1627
NO. CA 1487
EXP. 06/30/2027

08/18/25
DATE OF SIGNATURE



ORDINANCE NO. 3620

AN ORDINANCE AMENDING STILLWATER CITY CODE BY AMENDING CHAPTER 16, CRIMES, MISCELLANEOUS OFFENSES AND PROVISIONS, BY AMENDING ARTICLE IV, OFFENSES INVOLVING PUBLIC PEACE AND ORDER, SEC. 16-83 LOUD MUSIC PROHIBITED; REPEALING ALL ORDINANCES TO THE CONTRARY; AND PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

(AMENDMENTS HIGHLIGHTED BY STRIKETHROUGH AND UNDERLINING)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

SECTION 1: The Stillwater City Code, Chapter 16, Crimes, Miscellaneous Offenses and Provisions, Article IV, Offenses Involving Public Peace and Order, by amending Section 16-83, Loud music prohibited, to be read as follows:

Sec. 16-83. - Loud music prohibited.

(1) Playing, using, operating or permitting to be played any radio receiving set, musical instrument, phonograph, stereo, or other machine or device for the producing or reproducing of sound is hereby unreasonable or disturbing if produced or reproduced: ~~The following acts are declared to be unreasonably loud or disturbing noises in violation of this section, to-wit:~~

(a) The playing, using, operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph, stereo, or other machine or device for the producing or reproducing of sound in such manner ~~b~~Between the hours of 8:00 a.m. and 10:00 p.m. wherein the sound emanating from such device is plainly audible at a distance of 100 feet from the source or is plainly audible inside a neighboring residential occupancy with the doors and windows closed.

(b) The playing, using, operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph, stereo, or other machine or device for the producing or reproducing of sound in such manner ~~B~~between the hours of 10:00 p.m. and 8:00 a.m. wherein the sound emanating from such device is plainly audible at a distance of 50 feet from the source or is plainly audible inside a neighboring residential occupancy with the doors and windows closed.

(c) The playing, using, operating or permitting to be played, used or operated any radio receiving set, musical instrument, phonograph, stereo or other machine or device for the producing or reproducing of sound in such manner ~~W~~wherein the sound emanating

from such device is plainly audible inside a school, church, hospital medical clinic, or nursing home during operating or business hours with the doors and windows closed. This subsection shall not apply to businesses located in areas zoned ~~CS, CI, CC, CH, CG or any successor classification whenever any of the uses enumerated in this subsection moves or otherwise locates in an area zoned~~ for commercial use.

- (2) For the purposes of this section, the term "plainly audible" means any sound that can be detected by a person using his unaided hearing faculties. An enforcement officer need not determine the title of a song, specific words, or the artist performing the song; the detection of the rhythmic bass component of the music is sufficient to constitute a plainly audible sound. The term "residential occupancy" includes single-family dwellings, multiple-family dwellings, ~~boardinghouse rooms~~ hotel rooms or motel rooms.

- (3) The following uses and activities shall be exempt from these regulations:

- a. School or University sponsored activities conducted on school property at times other than between the hours of 10:00 p.m. and 7:00 a.m.
- b. Church related activities conducted on church property at times other than between the hours of 10:00 p.m. and 7:00 a.m.
- c. City sponsored or permitted parades and events ~~authorized pursuant to section 16-79.~~
- d. ~~Businesses located in areas zoned CS, CI, CC, CH, CG or any successor classification, provided that the sound is not plainly audible inside a residential occupancy located outside of the zoning district wherein the business is located, when the doors and windows of said residential occupancy are closed. A Noise Variance Permit has been issued by the city.~~
 - i. ~~No more than eight (8) Noise Variance Permits will be issued for same premises or location per calendar year, with a maximum of twelve (12) calendar days per year.~~
 - ii. ~~No Noise Variance Permits shall authorize activities earlier than 7:00 a.m. or later than 11:00 p.m. Sunday through Thursday and no later than 12:00 a.m. (midnight) Friday and Saturday.~~
 - iii. ~~Applications for Noise Variance Permits must be submitted at least 10 days prior to the date of the planned activity.~~
 - iv. ~~Noise Variance Permits may be revoked by any commissioned City of Stillwater Police Officer or the City Manager or his/her designees.~~
 - v. Any location which has a Noise Variance Permit revoked or found by the City Manager or his/her designee to have violated any section of the Stillwater City Code during the permit period shall not be issued another Noise Variance Permit for a period of 6 months.

- (4) Any person violating any of the provisions of this section shall be deemed guilty of a Class B offense. Each occurrence when such violation is committed or permitted to continue shall constitute a separate offense and shall be punishable as a separate offense. Each device found to be emitting sound in violation of this section shall be deemed a separate violator and shall be punishable as a separate offense.

SECTION 2: REPEALER. All ordinances or parts of ordinances conflicting or inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3: SEVERABILITY. If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4: EMERGENCY CLAUSE. It being immediately necessary for the preservation of the public peace, health or safety that an emergency is declared to exist, by reason whereon this ordinance shall become effective from and after the date of publication.

Passed, approved, and adopted this ____ day of _____ 2026.

William H. Joyce, Mayor

(Seal)

Attest:

Teresa Kadavy, City Clerk

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

Kimberly Carnley, City Attorney

First Reading: 08/03/2026

Second Reading:

EMERGENCY CLAUSE

THE EMERGENCY CLAUSE IS HEREBY PASSED, APPROVED AND ADOPTED

THIS ____ DAY OF AUGUST 2026.

William H. Joyce, Mayor

ATTEST:

Teresa Kadavy, City Clerk

(SEAL)

Approved as to form and legality, this 24th day of February, 2025.

Kimberly Carnley, City Attorney

First Reading: 8/03/2026

Second Reading:

ORDINANCE NO. 3617

AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 524 W. 10TH AVENUE FROM TWO-FAMILY AND MULTI-FAMILY (RTM) TO SMALL LOT SINGLE-FAMILY (RSS).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

Parcels located at 524 W. 10TH AVENUE:

A tract of land in the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) of Section Twenty-three (23), Township Nineteen (19) North, Range Two(2) East of Indian Meridian, more particularly described as follows: Beginning at a Point 40 feet South, 152 feet West and 260 feet South of the Northeast Corner of the said Southwest Quarter (SW/4) of Northwest Quarter (NW/4) Section Twenty-three, Township Nineteen (19) North, Range Two (2) East Indian Meridian, in City of Stillwater, Payne County, Oklahoma, THENCE East 80 feet, THENCE South 50 feet, THENCE West 80 feet, THENCE North 50 feet to the POINT OF BEGINNING

be and the same is hereby rezoned from RTM (TWO-FAMILY & MULTI-FAMILY) to RSS (SMALL LOT SINGLE-FAMILY RESIDENTIAL).

PASSED, APPROVED, AND ADOPTED THIS 3RD DAY OF AUGUST, 2026.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS 3RD DAY OF AUGUST, 2026.

KIMBERLY CARNLEY, CITY ATTORNEY

First Reading: 07/20/2026
Second Reading: 08/03/2026

ORDINANCE NO. 3618

AN ORDINANCE REZONING A TRACT OF LAND LOCATED AT 799 E. MERCURY AVENUE FROM COMMERCIAL SHOPPING (CS) AND NEIGHBORHOOD TRANSITION ZONE (NTZ) TO TWO-FAMILY RESIDENTIAL (RT).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

Parcels located at 799 E. MERCURY AVENUE:

TRACT B

A TRACT OF LAND IN THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N/2 S/2 SW/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE NORTH 01°09'42" WEST ALONG THE WEST LINE OF SAID SW/4 FOR 1314.16 FEET TO THE NORTHWEST CORNER OF THE N/2 S/2 SW/4; THENCE SOUTH 89°48'25" EAST ALONG THE NORTH LINE OF SAID N/2 S/2 SW/4 FOR 1157.12 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 89°48'25" EAST ALONG SAID NORTH LINE FOR 630.00 FEET; THENCE SOUTH 00°13'41" WEST FOR 658.16 FEET TO A POINT NORTH LINE OF LOT 15, BLOCK 1, LAKEVIEW RIDGE, FIRST SECTION, AN ADDITION IN THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 89°46'19" WEST ALONG THE NORTH LINE OF SAID BLOCK 1 AND ALONG THE NORTH LINE OF BLOCK 7, LAKEVIEW RIDGE, FOURTH SECTION, AN ADDITION IN THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, FOR 630.00 FEET; THENCE NORTH 00°13'41" EAST FOR 657.78 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. SAID TRACT OF LAND CONTAINS 9.516 ACRES, MORE OR LESS.

TRACT C

A TRACT OF LAND IN THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER (N/2 S/2 SW/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE NORTH 01°09'42" WEST ALONG THE WEST LINE OF SAID SW/4 FOR 1314.16 FEET TO THE NORTHWEST CORNER OF THE N/2 S/2 SW/4; THENCE SOUTH 89°48'25" EAST ALONG THE NORTH LINE OF SAID N/2 S/2 SW/4 FOR 1787.12 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 89°48'25" EAST ALONG SAID NORTH LINE FOR 751.52 FEET TO A POINT, SAID POINT BEING NORTH 89°48'25" WEST A DISTANCE OF 102.00 FEET FROM THE NORTHEAST CORNER OF SAID N/2 S/2 SW/4; THENCE SOUTH 01°00'55" EAST PARALLEL WITH THE EAST LINE OF SAID N/2 S/2 SW/4 FOR 76.84 FEET; THENCE SOUTH 09°27'59" EAST FOR 421.78 FEET TO A POINT 40.00 FEET WEST OF THE EAST LINE OF SAID N/2 S/2 SW/4; THENCE SOUTH 01°00'55" EAST PARALLEL WITH SAID EAST LINE FOR 166.09 FEET TO THE NORTHEAST CORNER OF LOT 13, BLOCK 3, LAKEVIEW RIDGE, SECOND SECTION, AN ADDITION IN THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE NORTH 89°46'19" WEST ALONG THE NORTH LINE OF SAID BLOCK 3 AND ALONG THE NORTH LINE OF BLOCK 1, LAKEVIEW RIDGE, FIRST SECTION, AN ADDITION IN THE CITY OF STILLWATER, PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF FOR 827.82 FEET; THENCE NORTH 00°13'41" EAST FOR 658.16 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 11.999 ACRES, MORE OR LESS.

be and the same is hereby rezoned from CS (COMMERCIAL SHOPPING) AND NTZ (NEIGHBORHOOD TRANSITION ZONE) to TWO-FAMILY RESIDENTIAL (RT).

PASSED, APPROVED, AND ADOPTED THIS 3RD DAY OF AUGUST, 2026.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS 3RD DAY OF AUGUST, 2026.

KIMBERLY CARNLEY, CITY ATTORNEY

First Reading: 07/20/2026
Second Reading: 08/03/2026

ORDINANCE NO. 3619

AN ORDINANCE ANNEXING INTO THE CITY OF STILLWATER TERRITORY GENERALLY LOCATED ONE QUARTER MILE SOUTH OF 19TH AVENUE AND ONE QUARTER MILE EAST OF RANGE ROAD THAT CONTAINS APPROXIMATELY 33.64 ACRES UPON PETITION, PURSUANT TO TITLE 11 OKLAHOMA STATUTES SECTION 21-105; DESIGNATING THE LAND USE ZONING DISTRICT CLASSIFICATION FOR PROPERTIES LOCATED WITHIN THE TERRITORY ANNEXED BY THIS ORDINANCE; PROVIDING THAT THE EFFECTIVE DATE OF THE ANNEXATION SHALL BE SEPTEMBER 17, 2026; AND PROVIDING FOR SEVERABILITY

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STILLWATER, OKLAHOMA:

Section 1. That the jurisdictional facts are hereby found as follows:

A Petition for Annexation was filed by Stillwater Property West, LLC (property owner) on May 26, 2026. In said Petition for Annexation, the property owner requested that the City annex the following described property into the corporate limits of the City pursuant to 11 O.S. § 21-105:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION THIRTY, TOWNSHIP NINETEEN NORTH, RANGE TWO EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY OKLAHOMA, LESS AND EXCEPT THE FOLLOWING TRACT BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER, THENCE SOUTH 89°17'40" WEST A DISTANCE OF 620 FEET, THENCE NORTH 35°54'37" EAST A DISTANCE OF 1052.71 FEET, THENCE SOUTH 00°10'18", A DISTANCE OF 845 FEET TO THE POINT OF BEGINNING.

Notice of the presentation of said Petition for Annexation was published at least once each week for two (2) successive weeks in a newspaper of general circulation in the City (Stillwater NewsPress). The City finds that said property is adjacent and contiguous to the corporate limits of the City, is not part of any other incorporated municipality, and is owned by Stillwater Property West, LLC. The City further finds that the notice published fully complies with Oklahoma law as to form, giving notice that the said Petition has been presented and describing the property sought to be annexed. The City further finds that the requirements for annexation set forth in the Stillwater Municipal Code have been fully satisfied.

Section 2. That the Corporate Limits of The City of Stillwater are hereby extended to include the following described tract of land as depicted in EXHIBIT A:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION THIRTY, TOWNSHIP NINETEEN NORTH, RANGE TWO EAST OF THE INDIAN MERIDIAN, PAYNE COUNTY OKLAHOMA, LESS AND EXCEPT THE FOLLOWING TRACT BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER, THENCE SOUTH 89°17'40" WEST A DISTANCE OF 620 FEET, THENCE NORTH 35°54'37" EAST A DISTANCE OF 1052.71 FEET, THENCE SOUTH 00°10'18", A DISTANCE OF 845 FEET TO THE POINT OF BEGINNING.

Section 3. That The City of Stillwater will provide the following municipal services to the subject property: police and fire protection, solid waste collection, electric service, water distribution and wastewater collection.

Section 4. That, in accordance with Stillwater City Code Section 23-425, the City Council has determined that classification and designation of the annexed territory as a RSS (Small Lot Single-Family Residential) District, as requested by the owner of the annexed territory, is compatible with the zoning and/or use of the adjacent or contiguous properties, and, thus, the annexed territory, for purposes of land use regulation, shall be designated and regulated as an RSS (Small Lot Single-Family Residential) District classification. Envision Stillwater 2045 Comprehensive Plan will be updated to show this property designated as Low-Density Residential in the Future Land Use Map.

Section 5. That, pursuant to Title 11 Oklahoma Statutes, Section 21 112, the City Clerk shall, on behalf of the Mayor, file a certified copy of this ordinance, together with the map or plat of the territory annexed attached thereto, with the County Clerk of Payne County, State of Oklahoma and with the Ad Valorem Division of the Oklahoma Tax Commission.

Section 6. That all ordinances or portions of ordinances in conflict herewith are hereby repealed.

Section 7. That, if any part or parts hereof be held invalid or ineffective, the remaining portions shall not be affected.

Section 8. That this ordinance shall become effective at 12:01 a.m. on September 17, 2026.

PASSED, APPROVED, AND ADOPTED THIS 3RD DAY OF AUGUST, 2026.

WILLIAM H. JOYCE, MAYOR

(SEAL)
ATTEST:

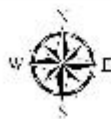
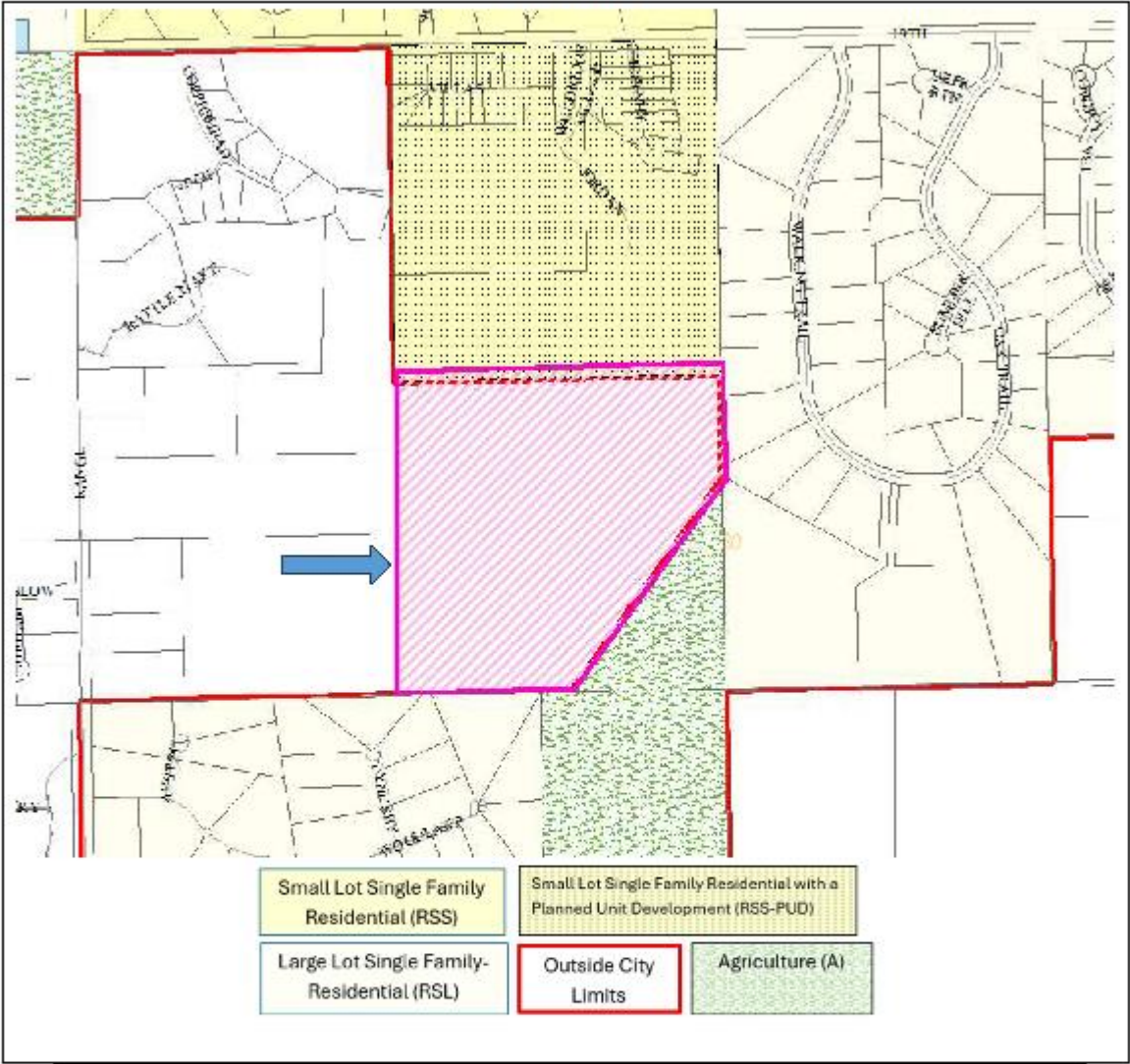
TERESA KADAVY, CITY CLERK

APPROVED AS TO FORM AND LEGALITY THIS 3RD DAY OF AUGUST, 2026.

KIMBERLY CARNLEY, CITY ATTORNEY

First Reading: 07/20/2026
Second Reading: 08/03/2026

Exhibit A



Stillwater. OKLAHOMA
stillwaterok.gov

Project Type: Annexation (ANX26-01)
Request: Annex for Golden Oaks PUD expansion.
Address: 5599 W 19TH AVE.