

**UTILITY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **LENARD A. POPLIN AND ROSELLA C. POPLIN, AS TRUSTEES OF THE LENARD A. POPLIN LIVING TRUST, DATED MAY 21, 1997**, the owner of the legal and equitable title to the following described real estate, "Grantor," in consideration of the sum of One Dollar (\$1.00), cash in hand paid by the City of Broken Arrow, Oklahoma and other good and valuable considerations, receipt of which is hereby acknowledged, do hereby assign(s), grant(s) and convey(s) to the **CITY OF BROKEN ARROW**, Tulsa County, Oklahoma, a municipal corporation, its successors and assigns, "Grantee," an easement and right-of-way over and across the following described real property and premises, situated in TULSA County, State of Oklahoma to wit:

**SEE EXHIBIT "A"**

with right of ingress and egress to and from the same, for the purpose of constructing, operating, and replacing utility lines and appurtenances.

Grantor agrees not to build or construct any building or buildings upon the permanent easement area. However, Grantor expressly reserves the right to build and construct sidewalks, streets and driveways, water mains, gas lines, electrical lines and other public service facilities across said premises herein described.

There is further granted, the right to remove any tree or parts of trees, which in the judgment of the City may interfere with the construction of the applicable utilities.

PROVIDED, that the said Grantor, his/her heirs, executors, administrators and assigns, shall fully use and enjoy the said premises except as may be necessary for the purposes herein granted to the City, its successors or assigns.

TO HAVE AND TO HOLD such easement and right of way unto the City of Broken Arrow, Oklahoma, its successors and assigns forever.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 13 day of April, 2026.

Return to:  
City of Broken Arrow  
City Clerk  
PO Box 610  
Broken Arrow, OK 74013

*Poplin RCP*  
LENARD A. POPLIN LIVING TRUST,  
Dated *May 21, 1997*

\_\_\_\_\_  
Lenard A. Poplin, Trustee

*Rosella C Poplin*  
\_\_\_\_\_  
Rosella C. Poplin, Trustee

STATE OF OKLAHOMA )  
 ) §  
COUNTY OF TULSA )

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 13<sup>th</sup> day of April, 2026, personally appeared Lenard A. Poplin and Rosella C. Poplin, as Trustees of the Lenard A. Poplin Living Trust, Dated May 21, 1997, to me known to be the identical person(s) who executed the within and foregoing instrument in writing 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 of office the day and year last written above.



Deborah Kidd  
NOTARY PUBLIC

Approved as to Form:  
CITY of Broken Arrow, Oklahoma,  
A municipal corporation

Assistant City Attorney

Approved as to Substance:  
CITY of Broken Arrow, Oklahoma,  
A municipal corporation

\_\_\_\_\_  
Michael L. Spurgeon, City Manager

Attest:

\_\_\_\_\_  
City Clerk

Engineer: ER Date: 4/15/26  
Project: S.26040 Parcel 11.0  
NEW ORLEANS & 9TH STREET SANITARY SEWER LINE

LEGAL DESCRIPTIONS  
of  
20' UTILITY EASEMENT  
EASEMENT PARCEL 11.0 U/E &  
10' TEMPORARY CONSTRUCTION EASEMENT  
EASEMENT PARCEL 11.1 T.C.E.

|   |
|---|
| <u>PARCEL:</u> PERMANENT ESMT.            |
| <u>EASEMENT PARCEL:</u> 11.0 U/E          |
| <u>PARCEL:</u> TEMP. CONST. ESMT.         |
| <u>EASEMENT PARCEL:</u> 11.1 T.C.E.       |
| <u>CITY PROJECT NO.</u><br>S.26040        |
| <u>OWNER:</u><br>LENARD & ROSELLA POPLINE |
| <u>PARCEL #</u><br>98423-84-23-46100      |

**G** LEGAL DESCRIPTION

20' Utility Easement

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4) of Section Twenty-three (23); Thence S88°39'19"W along the South line of said SE/4 a distance of 1316.75 feet; Thence N01°19'54"W a distance of 319.53 feet to the POINT OF BEGINNING; Thence continuing N01°19'54"W a distance of 20.02 feet; Thence N86°17'50"E a distance of 49.48 feet; Thence N71°02'26"E a distance of 222.46 feet; Thence S01°15'18"E a distance of 20.99 feet; Thence S71°02'26"W a distance of 218.75 feet; Thence S86°17'50"W a distance of 52.98 feet to the POINT OF BEGINNING.

Containing 5,436.69 Sq. Ft. or 0.125 Acres, more or less.

AND

10' Temporary Construction Easement

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4) of Section Twenty-three (23); Thence S88°39'19"W along the South line of said SE/4 a distance of 1316.75 feet; Thence N01°19'54"W a distance of 339.55 feet to the POINT OF BEGINNING; Thence continuing N01°19'54"W a distance of 10.01 feet; Thence N86°17'50"E a distance of 47.72 feet; Thence N71°02'26"E a distance of 224.31 feet; Thence S01°15'18"E a distance of 10.50 feet; Thence S71°02'26"W a distance of 222.46 feet; Thence S86°17'50"W a distance of 49.48 feet to the POINT OF BEGINNING.

Containing 2,719.84 Sq. Ft. or 0.062 Acres, more or less.

Legal Description prepared on January 29, 2026 by Troy Dee, Registered Professional Land Surveyor No. 1745.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 29 day of January, 2026.



*Troy Dee*  
Troy Dee, PLS #1745  
January 29, 2026

Prepared By  
**GOLDEN**  
**LAND SURVEYING**

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120  
C.A.# 7263 / Exp. Date =6/30/2026  
Telephone: (405) 849-6010 Email: troy@goldenls.com  
Drafted by: JP GLS Job No.: 252462  
Plot Date: January 29, 2026

Filename: O:\JOBS\PROJECTS 2025\252462 9TH & NEW ORLEANS\_BROKEN ARROW, OK\_TOPOID\DWG\252462\_EASEMENT EXHIBITS.DWG; Last Saved: 1/29/2026 10:53:10 AM; Plot Date: 1/29/2026; Logjn: James Phelps

**EXHIBIT**  
of  
**20' UTILITY EASEMENT**  
**EASEMENT PARCEL-11.0 U/E**

PARCEL: PERMANENT ESMT.  
EASEMENT PARCEL: 11.0 U/E

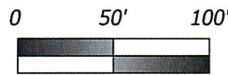
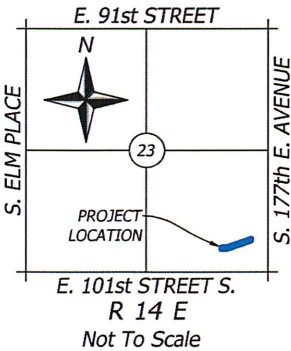
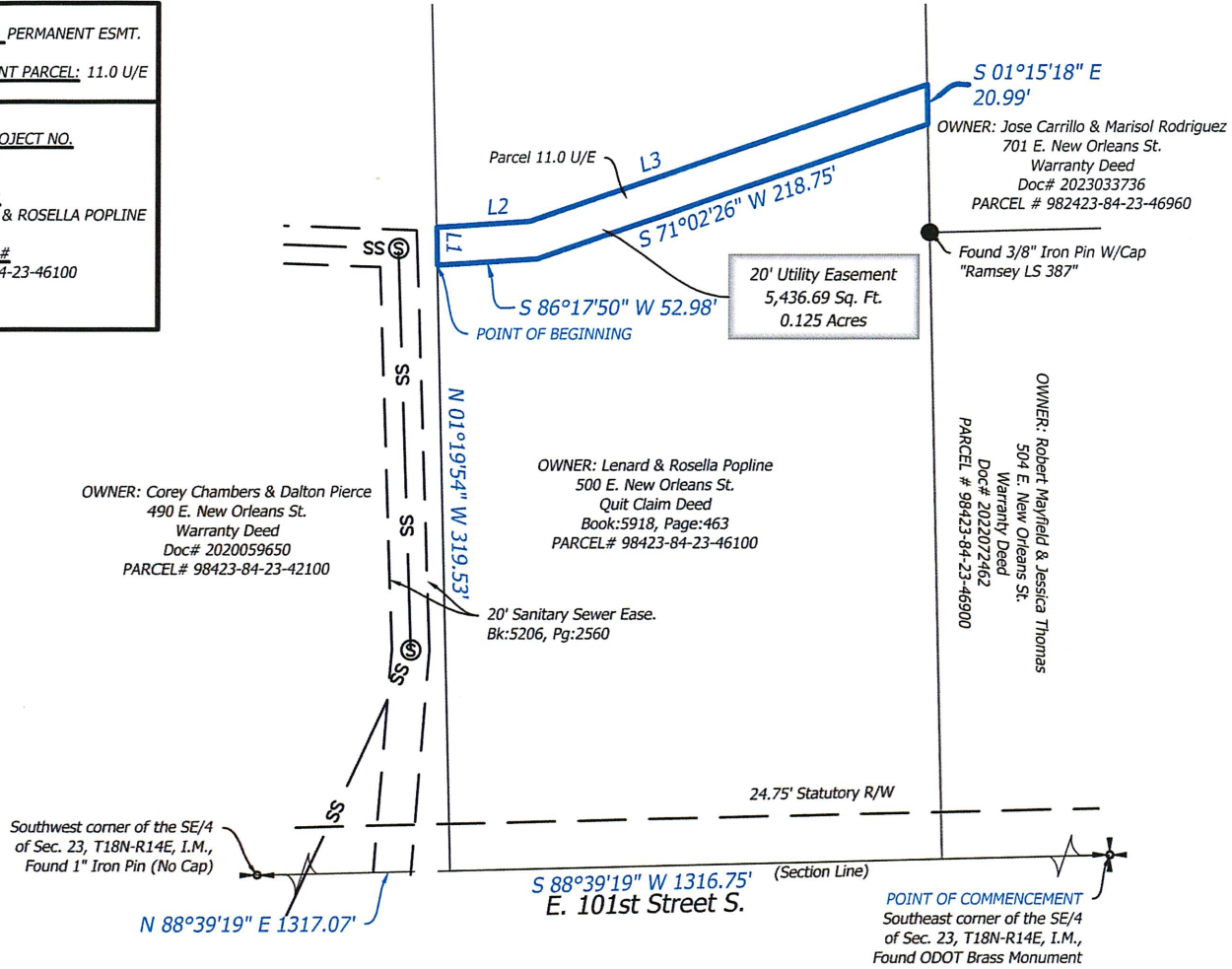
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CITY PROJECT NO.  
S.26040

OWNER:  
LENARD & ROSELLA POPLINE

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PARCEL #  
98423-84-23-46100



**1" = 100'**  
U.S. Survey Foot  
Basis of Bearing  
South Line of the SE/4  
South 88° 39' 19" West  
Per Oklahoma State Plane  
Grid North  
Field Date: NOVEMBER 10TH, 2025

**LEGEND**

- 20' UTILITY EASEMENT
- LOT LINE
- EX-EASEMENT LINE
- SECTION LINE

| Line Table |               |         |
|------------|---------------|---------|
| Line #     | Direction     | Length  |
| L1         | N 01°19'54" W | 20.02'  |
| L2         | N 86°17'50" E | 49.48'  |
| L3         | N 71°02'26" E | 222.46' |



*Troy Dee*  
Troy Dee, PLS #1745  
January 29, 2026

Prepared By  
**GOLDEN**  
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