

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **RODNEY A. COPELIN AND LISA D. COPELIN**, husband and wife, the owner(s), 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 21st day of July, 2025.

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

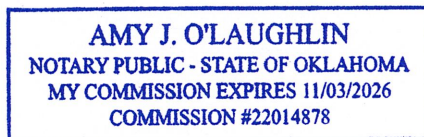

Rodney A. Copelin

Lisa D. Copelin

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 22nd day of July, 2025, personally appeared LISA D. COPELIN, to me known to be the identical person(s) who executed the within and foregoing instrument in writing 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 for the uses and purposes therein set forth.

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



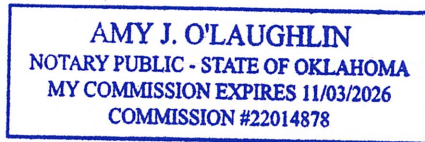


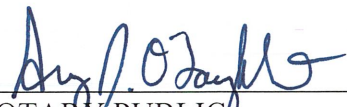
NOTARY PUBLIC

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 21st day of July, 2025 personally appeared Rodney A. Copelin and ~~Lisa D. Copelin~~, 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.





NOTARY PUBLIC

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

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

Assistant City Attorney

Michael L. Spurgeon, City Manager

Attest:

Engineer ELR Checked: 7/23/25
Project: Willow Springs Sewer Line Project 2154300, Parcel 1.1

City Clerk

Exhibit "A"

Parcel No. 1.1
Rodney Copelin

Date Written: October 8, 2021

PERMANENT UTILITY EASEMENT

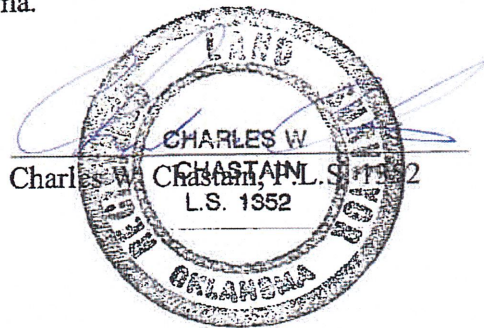
The North 25.00 feet of the South 49.75 feet of the East 130.00 feet of the West 680.00 feet of the SE1/4 SW/4 of Section 4, T17N, R14E, Tulsa County, Oklahoma.

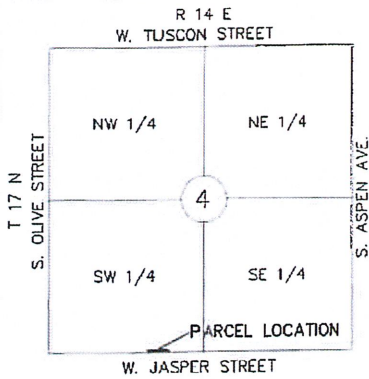
Containing 3,250.00 square feet or 0.08 acres.

Real Property Certification

I, Charles W. Chastain, P.L.S., Holloway, Updike and Bellen, Inc., certify that the attached Permanent Utility Easement closes in accord with existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

March 15, 2022
Date





JOB NUMBER: -
PARCEL NO. 1.1
COUNTY: TULSA

LEGAL DESCRIPTION OF RECORD:
PART OF SE1/4 SW1/4 SECTION 4, T17 N, R14E
PERMANENT UTILITY EASEMENT - 3,250.00 S.F.
TEMPORARY CONSTRUCTION EASEMENT - XXXX S.F.

LEGEND

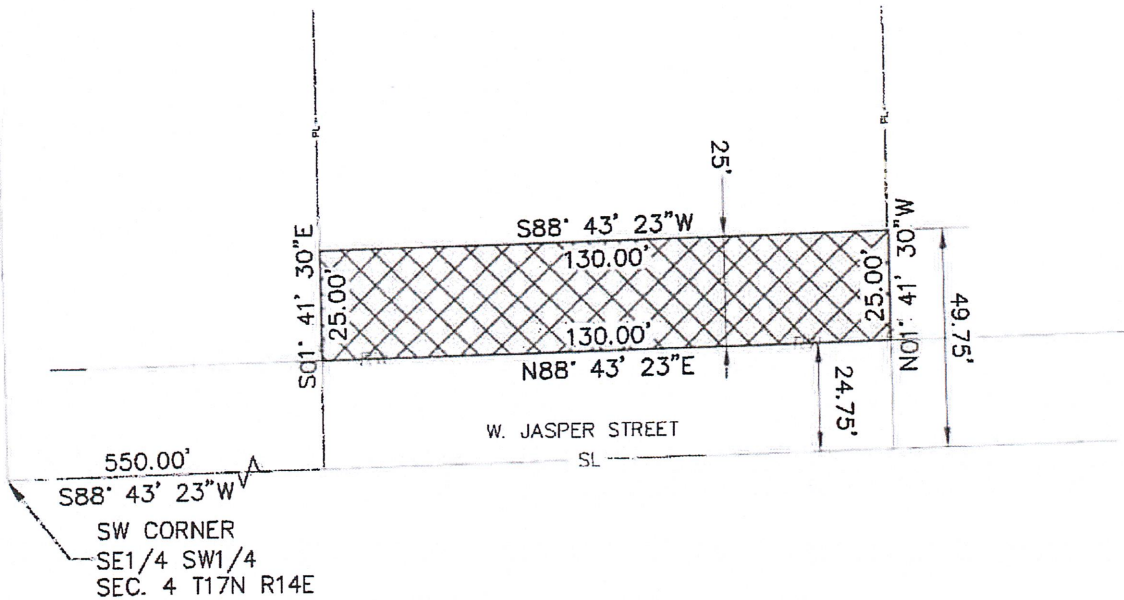
- PROPERTY TO ACQUIRE
- TEMP. CONSTRUCTION EASEMENT

---'---' RECORDED DISTANCES

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM (NAD 83)

SCALE 1" = 40'

CHARLES W. CHASTAIN, OK. L.S. #1352



HOLLOWAY, UPDIKE AND BELLEN INC.
905-A SOUTH 9TH STREET, BROKEN ARROW, OK
918-251-0717, FAX 918-251-0754
CA #219, EXPIRES 06/30/21

TITLE:	WILLOW SPRINGS LIFT STATION RELIEF LINE				
PROJECT:	20BAWILLOW	PROJ. # 2154300			
OWNER:	RODNEY COPELIN				
DATE:	OCTOBER 8, 2021	REVISION:			