

## TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, **QRG, LLC**, an Oklahoma limited liability company, the Owner(s), of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, for and in consideration of the sum of One Dollar (\$1.00), cash in hand, paid by the City of Broken Arrow, an municipal corporation, Oklahoma, and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby grant and convey unto the said **CITY OF BROKEN ARROW**, a municipal corporation, County of Tulsa, State of Oklahoma, a temporary easement, through, over, and under, and across the following described property, situated in TULSA County, State of Oklahoma to wit:

### SEE EXHIBIT "A"

for a period of not more than 12 MONTHS FROM THE START OF CONSTRUCTION. This grant of temporary right to use and occupy is given for the purpose of permitting the City of Broken Arrow, its employees, representatives, agents, and/or persons under contract with it, to use said described property for construction of the roadway improvements.

That the Owner(s) agree that this temporary construction easement shall be binding upon their heirs, executors, administrators and personal representatives during the term hereof and further agree that in the event the premises covered by this temporary construction easement are sold, assigned or conveyed, that the purchaser or grantee thereof will be advised of the existence of this temporary grant and that said sale during said term shall be made subject to the rights herein given.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 18 day of December 2025.

QRG, LLC, an Oklahoma limited liability company

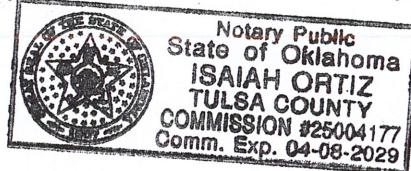
By: Carrie Shell  
Carrie Shell, Member Manager

STATE OF OKLAHOMA

COUNTY OF TULSA

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 18th day of December, 2025, personally appeared Carrie Shell, as Manager Member of QRG, LLC, an Oklahoma limited liability company to me known to be the identical person(s) who executed the within and 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 of office the day and year last written above.



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 SM Date: 12/23/25  
Project: S.1606 Elm Creek Trunk Line Upsizing  
Parcels 4.A, 4.B, 4.C, 4.D and 4.E

**PARCEL 4 - EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENTS**  
**PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE**  
**CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA**

**PARCEL 4.A LEGAL DESCRIPTION (TEMPORARY CONSTRUCTION EASEMENT)**

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N37°13'22"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 9.36 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N37°13'22"W FOR A DISTANCE OF 10.05 FEET;

THENCE N58°41'12"E FOR A DISTANCE OF 130.39 FEET;

THENCE S08°01'08"W FOR A DISTANCE OF 25.22 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 9;

THENCE S58°47'17"W ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 12.91 FEET;

THENCE N08°01'08"E FOR A DISTANCE OF 12.26 FEET;

THENCE S58°41'12"W FOR A DISTANCE OF 108.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.03 ACRES (1,381 SQUARE FEET) MORE OR LESS.

**AND**

**PARCEL 4.B LEGAL DESCRIPTION (TEMPORARY CONSTRUCTION EASEMENT)**

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N58°47'17"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 162.40 FEET TO THE POINT OF BEGINNING;

THENCE N31°04'08"W FOR A DISTANCE OF 13.84 FEET;

THENCE N08°01'08"E FOR A DISTANCE OF 11.68 FEET;

THENCE N78°03'17"E FOR A DISTANCE OF 10.64 FEET;

THENCE S08°01'08"W FOR A DISTANCE OF 25.02 FEET TO SAID SOUTHEASTERLY LINE;

THENCE S58°47'17"W ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 1.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.00 ACRES (195 SQUARE FEET) MORE OR LESS.

**AND**

**PARCEL 4.C LEGAL DESCRIPTION (TEMPORARY CONSTRUCTION EASEMENT)**

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N58°47'17"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 164.04 FEET;

THENCE N08°01'14"E FOR A DISTANCE OF 46.30 FEET TO THE POINT OF BEGINNING;

THENCE S78°03'17"W FOR A DISTANCE OF 10.64 FEET;

THENCE N08°01'21"E FOR A DISTANCE OF 41.85 FEET TO THE NORTHERLY LINE OF SAID LOT 9;

THENCE S78°25'43"E ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 10.02 FEET;

THENCE S08°01'21"W FOR A DISTANCE OF 37.60 FEET;

THE ABOVE DESCRIBED TRACT CONTAINING 0.01 ACRES (397 SQUARE FEET) MORE OR LESS.

**AND**

**THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT**

S:\Survey\Raw Files\19-858 Elm Creek Trunk Line Sewer Improvements\CAD\_Easements\19-858 Easements-Temporary-091420.dwg

	
<b>COWAN GROUP ENGINEERING</b>	
5416 SOUTH YALE, SUITE 210	
TULSA, OK 74135	
918-949-6171 □ 918-949-6174 F	
W W W . C O W A N G R O U P . C O	
CA# 6414 EXPIRES 6/30/2022	
CLIENT:	CITY OF BROKEN ARROW
PROJECT NO.:	19-858
DATE:	09/28/2020
REVISED DATE:	
DRAWN BY:	JWS
PAGE:	PAGE 1 OF 3

**(CONTINUED ON PAGE 2 OF 3)**

**PARCEL 4 - EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENTS**  
**PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE**  
**CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA**

**PARCEL 4.D LEGAL DESCRIPTION (TEMPORARY CONSTRUCTION EASEMENT)**

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N37°13'22"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 46.11 FEET;

THENCE N58°42'14"E FOR A DISTANCE OF 154.99 FEET;

THENCE N19°21'44"E FOR A DISTANCE OF 24.02 FEET

THENCE N37°00'25"W FOR A DISTANCE OF 8.25 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N37°00'25"W FOR A DISTANCE OF 14.13 FEET;

THENCE N08°01'21"E FOR A DISTANCE OF 19.95 FEET TO THE NORTHERLY LINE OF SAID LOT 9;

THENCE S78°25'43"E ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 10.02 FEET;

THENCE S08°01'21"W FOR A DISTANCE OF 29.32 FEET;

THE ABOVE DESCRIBED TRACT CONTAINING 0.01 ACRES (246 SQUARE FEET) MORE OR LESS.

**AND**

**PARCEL 4.E LEGAL DESCRIPTION (TEMPORARY CONSTRUCTION EASEMENT)**

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N37°13'22"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 46.11 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N37°13'22"W ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 14.50 FEET;

THENCE N58°16'46"E FOR A DISTANCE OF 156.19 FEET;

THENCE S37°00'25"E FOR A DISTANCE OF 15.71 FEET;

THENCE S58°42'14"W FOR A DISTANCE OF 154.99 FEET

THENCE S61°12'00"W FOR A DISTANCE OF 1.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.05 ACRES (2,352 SQUARE FEET) MORE OR LESS.

BEARINGS ARE BASED ON GRID NORTH (N00°00'00"E) OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

THIS LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR LEGAL DESCRIPTIONS IN THE STATE OF OKLAHOMA.

PREPARED BY JUSTIN SMITH, OKLAHOMA PLS NO. 1868.



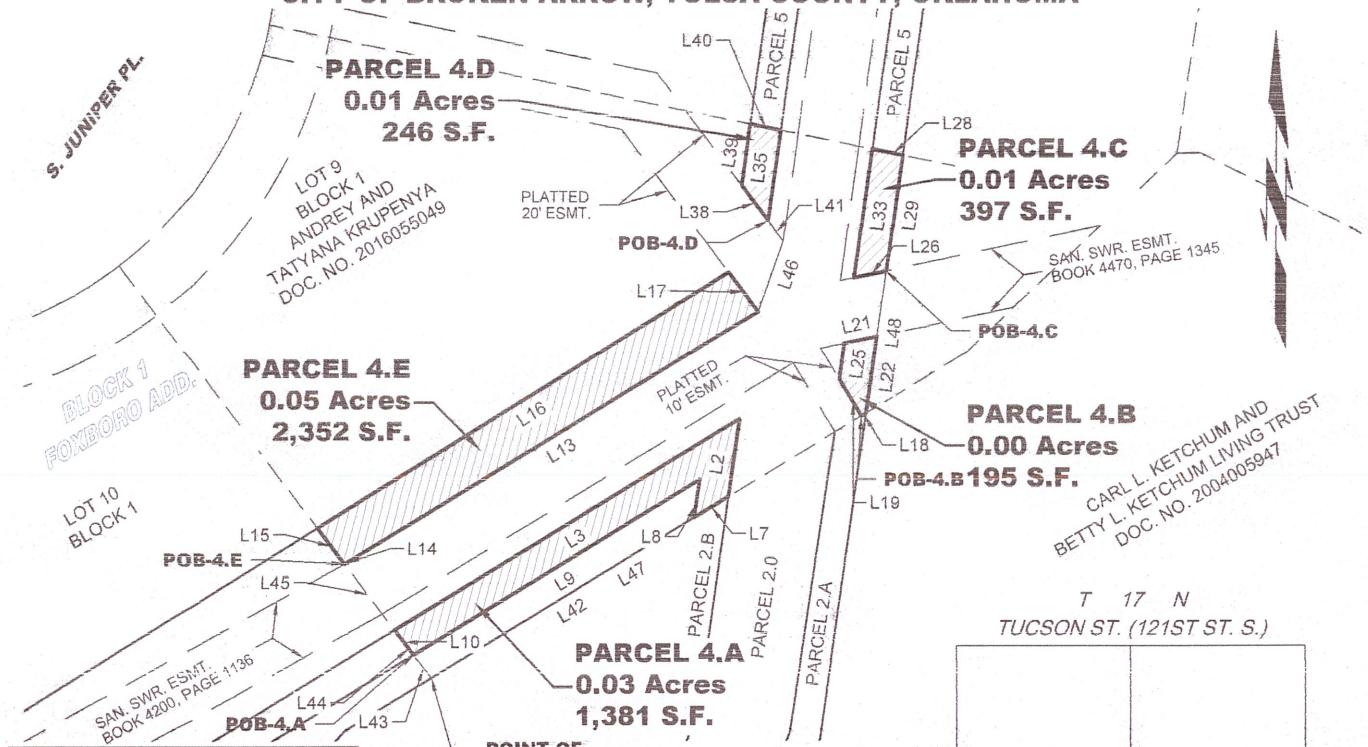
JUSTIN SMITH, PLS 1868      DATE

**THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT**

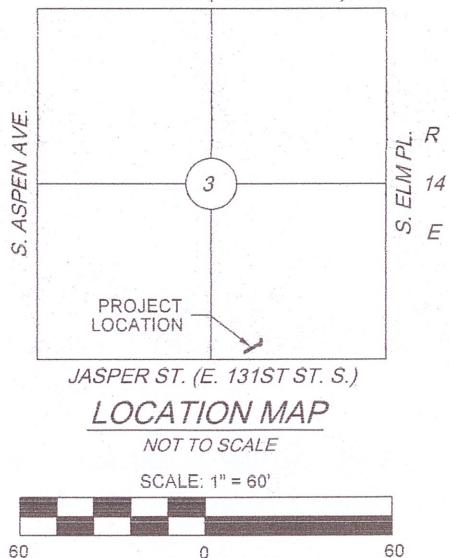
S:\Survey\Raw Files\19-856 Elm Creek Trunk Line Sewer Improvements\CAD\_Easements\19-856\_Easements-Temporary-081420.dwg

<b>COWAN GROUP ENGINEERING</b>	
5416 SOUTH YALE, SUITE 210	
TULSA, OK 74135	
918-949-6171 O 918-949-6174 F	
W W W . C O W A N G R O U P . C O	
CA# 6414 EXPIRES 6/30/2022	
CLIENT:	CITY OF BROKEN ARROW
PROJECT NO.:	19-856
DATE:	09/28/2020
REVISED DATE:	
DRAWN BY:	JWS
PAGE:	PAGE 2 OF 3

**PARCEL 4 - EXHIBIT "A"**  
**TEMPORARY CONSTRUCTION EASEMENTS**  
**PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE**  
**CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA**



LINE TABLE		
LINE NO.	DISTANCE	BEARING
L2	25.22'	S08°01'08"W
L3	130.39'	N58°41'12"E
L7	12.91'	S58°47'17"W
L8	12.26'	N08°01'08"E
L9	108.23'	S58°41'12"W
L10	10.05'	N37°13'22"W
L13	154.99'	S58°42'14"W
L14	1.26'	S61°12'00"W
L15	14.50'	N37°13'22"W
L16	156.19'	N58°16'46"E
L17	15.71'	S37°00'25"E
L18	1.64'	S58°47'17"W
L19	13.84'	N31°04'08"W
L21	10.64'	N78°03'17"E
L22	25.02'	S08°01'08"W
L25	11.68'	N08°01'08"E
L26	10.64'	S78°03'17"W
L28	10.02'	S78°25'43"E
L29	37.60'	S08°01'21"W
L33	41.85'	N08°01'21"E



**(SEE PAGES 1-2 OF 3 FOR LEGAL DESCRIPTIONS)**

**THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT**

S:\Survey\Raw Files\19-856 Elm Creek Trunk Line Sewer Improvements\CAD\_Easements\19-856 Easements-Temporary-D91420.dwg

**COWAN GROUP ENGINEERING**

5416 SOUTH YALE, SUITE 210

TULSA, OK 74135

918-949-6171 □ 918-949-6174 F

W W W . C O W A N G R O U P . C O

CA# 6414 EXPIRES 6/30/2022

CLIENT:	CITY OF BROKEN ARROW
PROJECT NO:	19-856
DATE:	09/28/2020
REVISED DATE:	
DRAWN BY:	JWS
PAGE:	PAGE 3 OF 3