

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **IGNACIA AND ROBERT TOMPKINS**, 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.

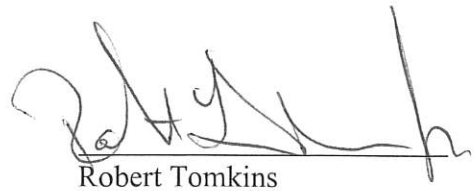
TO HAVE AND TO HOLD such easement and right of way unto the City of Broken Arrow, Oklahoma, its successors and assigns forever.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 12 day of January, 2023.

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



Ignacia Tompkins


Robert Tompkins

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

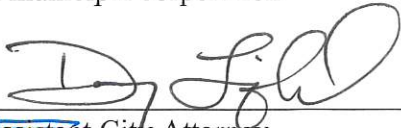
BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 11th day of January 2024, personally appeared Robert Tompkins, to me known to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that he (she) executed the 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


Assistant City Attorney
Deputy

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


Michael L. Spurgeon, City Manager

Attest:

Engineer eur Checked: 4/30/24
Project: 137th E Ave. 6" Waterline Extension WL21010 Parcel No. 3


City Clerk

UTILITY EASEMENT

LEGAL DESCRIPTION:

A tract of land that is a part of the South 180 feet of the North 590 feet of the West 150 feet of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as; Commencing at the Northwest Corner of said Northeast Quarter of Section 28; thence along the West line of said Northeast Quarter of Section 28, S01°22'23"E a distance of 410.00 feet; thence parallel with the North line of said Northeast Quarter, N88°43'38"E a distance of 132.50 feet to the Point of Beginning; thence N88°43'38"E a distance of 17.50 feet; thence S01°22'23"E a distance of 180.00 feet; thence S88°43'38"W a distance of 150.00 feet to a point on the East line of Lot 12 of Block 3 of "THE RETREAT Blocks 1-15" a Subdivision in the City of Broken Arrow, filed as Plat #7065 at the office of the Tulsa County Clerk; thence N01°22'23"W a distance of 139.00 feet to the Southeast corner of Lot 1 of Block 5 of "THE RETREAT Blocks 1-15"; thence N88°43'49"E a distance of 17.50 feet; thence S01°22'23"E a distance of 121.50 feet; thence N88°43'38"E a distance of 115.00 feet; thence N01°22'23"W a distance of 162.50 feet to the Point of Beginning.

having an area of 7595 Square Feet, 0.1744 Acres

Bearings Based on the Oklahoma State Plane Zone North (N3501) Grid

This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma.

Russell M. Muzika,
Oklahoma PLS No. 1603



Exhibit A, Page 1 of 2



GEODECA LLC
P.O.Box 33012, Tulsa, Ok. 74153
918 949 4064
CA # 5524 exp 6/30/2024

UTILITY EASEMENT

Area: 7595 Square Feet, 0.1744 Acres

Owner: TOMPKINS, IGNACIA & ROBERT

Parcel: 3.0

Revision: 0

Date: Oct. 18, 2023

2023.10.18 19:34:18 -05'00'

UTILITY EASEMENT



0 15 30

Scale 1 Inch / 30 Feet

Bearings based on Oklahoma State Plane Zone North Grid (N3501)

THE
RETREAT
Blocks 1-15
1 5

Utility Easement

Utility Easement

3 12
THE
RETREAT
Blocks 1-15
#7065

Point of Commencement
Northwest Corner of the
NE/4 of Section 28

North Line of the Northeast
Quarter of Section 28,
T18N, R14E

West New Orleans Street

Unplatted

N88°43'38"E

North Line of the South 180' of the
North 590' of the NE/4

132.50'

N88°43'38"E

17.50'

Point of Beginning

Parcel ID: 98428-84-28-15310
10138 S 137 AVE
TOMPKINS, IGNACIA & ROBERT
Unplatted 0.62 acres
S180' OF N590' OF W150' OF NE
Section: 28 Township: 18 Range: 14

N88°43'49"E

17.50'

W. Orlando St.

30' R.O.W. (private)

Tulsa County
Section 28 T-18-N, R-14-E
W. New Orleans St. (E.101st St.)

S. Olive Ave. (S 129th E Ave)

Parcel 3.0



1 inch = .50 mile

S. Aspen Ave. (S 145th E. Ave)

W. Florence St. (E. 111th St.)

VICINITY MAP

162.50'
N01°22'23"W

East Line of the West 150' Northeast Quarter
West line 60' Roadway Easement.
(Bk 4270, Pg 1832)

S01°22'23"E
180.00'

South 137 E Ave

RIGHT OF WAY

S01°22'23"E
121.50'

139.00'
N01°22'23"W

115.00'
N88°43'38"E

Parcel 3.0
7595 Square Feet
0.1744 Acres

South Line of the North 590' of the NE/4

S88°43'38"W
150.00'

Unplatted

Exhibit A, Page 2 of 2



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