

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, between **PAUL TUCKER**, a single person, 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 said County, 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.

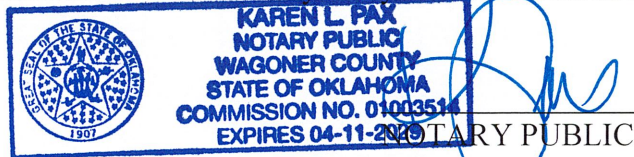
IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 20th day of August 2025.


PAUL TUCKER

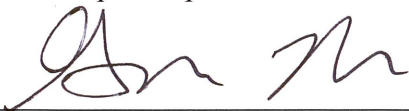
STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 20th day of August, 2025, personally appeared PAUL TUCKER 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.



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: ELR Date: 8/22/25
Project: ST23280, 9th St: New Orleans-Washington, Parcel 31

PARCEL 31.A
TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Northeast Quarter of Section 23, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence a distance of 374.34 feet, on a bearing of S01°14'36"E, along the East line of said Northeast Quarter, said line being the basis of bearing; thence a distance of 50.00 feet, on a bearing of S88°37'00"W to a point on a line being 50.00 feet West of and parallel with the East line of said Northeast Quarter and the North line of the parent tract, same being the Point of Beginning; thence S01°14'36"E, along said parallel line, a distance of 177.24 feet to a point on the South line of said parent tract; thence S88°37'00"W, along said South line, a distance of 5.00 feet to a point on a line being 55.00 feet West of and parallel with the East line of said Northeast Quarter; thence N01°14'36"W, along said parallel line, a distance of 177.24 feet to a point on the North line of said parent tract; thence N88°37'00"E, along said North line, a distance of 5.00 feet to the Point of Beginning.

Said parcel of land containing 887 square feet, or 0.02 acres more or less, and subject to all easements and Rights-of-Way of record.

The afore written description was prepared by Daniel A. McPeek, P.L.S. 2029, on March 5th, 2025.

SURVEYOR'S CERTIFICATE

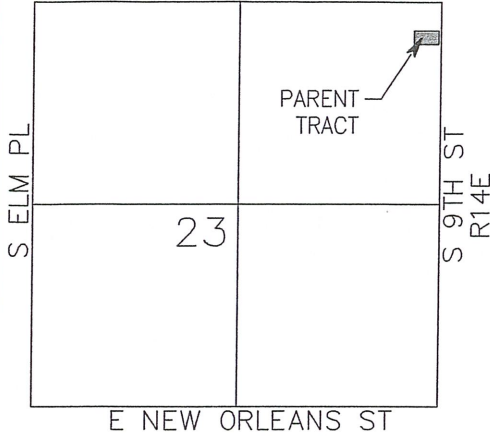
I, Daniel A. McPeek, P.L.S. 2029, Bancroft Design, Inc., Certify that the attached legal description closes in accord with existing records, is a true representation of the real representation of the real property described, and meets the minimum technical standards for land surveying of the state of Oklahoma.

Witness my hand and seal this 5th day of March 2025.

Daniel A. McPeek,
P.L.S. #2029
C.A. NO.: 9205 Expires: 6/30/2026.



T18N
E WASHINGTON ST

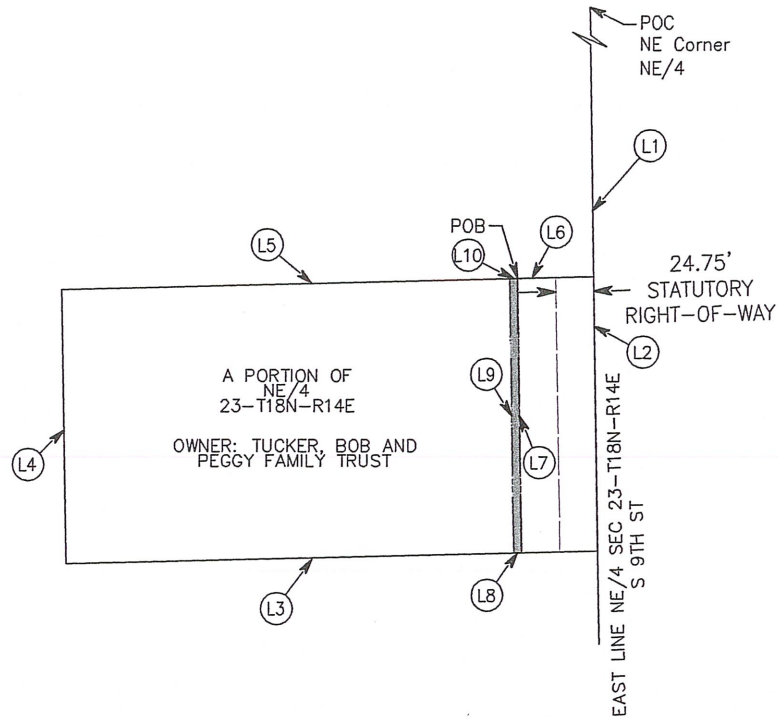


Parcel No.: 31.A Temporary Construction Easement
City Project No: ST23280

| | | | | |
|----------------------------|--------|------|------|-------|
| Tract Area | 62.050 | S.F. | 1.33 | Acres |
| Existing R/W | 4.387 | S.F. | 0.10 | Acres |
| Proposed R/W | 4.476 | S.F. | 0.10 | Acres |
| Rem in Tract | 53.187 | S.F. | 1.23 | Acres |
| Drainage Easement | 0 | S.F. | 0.00 | Acres |
| Utility Easement | 0 | S.F. | 0.00 | Acres |
| Temp Construction Easement | 887 | S.F. | 0.02 | Acres |

| LINE TABLE | | | LINE TABLE | | |
|------------|-------------|----------|------------|-------------|----------|
| # | BEARING | DISTANCE | # | BEARING | DISTANCE |
| L1 | S01°14'36"E | 374.34' | L6 | S88°37'00"W | 50.00' |
| L2 | S01°14'36"E | 177.24' | L7 | S01°14'36"E | 177.24' |
| L3 | S88°37'00"W | 350.10' | L8 | S88°37'00"W | 5.00' |
| L4 | N01°13'57"W | 177.24' | L9 | N01°14'36"W | 177.24' |
| L5 | N88°37'00"E | 350.07' | L10 | N88°37'00"E | 5.00' |

1"=120'



NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE EAST LINE OF THE NE/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST AS S01°14'36"E.
2. SEE PARCEL 31.A EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
3. THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF SIZE, SHAPE AND LOCATION OF THE PROPOSED RIGHT-OF-WAY EASEMENT AND DOES NOT CONSTITUTE A PLAT OF SURVEY OF THE GRANTOR'S PROPERTY.



Bancroft Design

923 SOUTH LOWRY STREET
POST OFFICE BOX 436
STILLWATER, OKLAHOMA 74076

PHONE: (405) 743-3355
CA #9205 EXP: 6/30/2026