

## UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, The William K. Warren Medical Research Center, Inc., the owner(s), of the legal and 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, receipt of which is hereby acknowledged, do(es) 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, its successors 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 21 day of September, 2016.

THE WILLIAM K. WARREN  
MEDICAL RESEARCH CENTER, INC.  
an Oklahoma not-for-profit corporation

By:   
\_\_\_\_\_  
Thomas E. Cooper  
President

ACKNOWLEDGEMENT  
TO  
UTILITY EASEMENT

STATE OF OKLAHOMA )  
                                  ) ss  
COUNTY OF TULSA )

This instrument was acknowledged before me on this 21<sup>ST</sup> day of September, 2016, by Thomas E. Cooper, as President of The William K. Warren Medical Research Center, Inc., an Oklahoma not-for-profit corporation.

My Commission No. 01010755 expires July 11, 2017



Rita J. Young  
Notary Public

APPROVED AS TO FORM:

APPROVED AS TO SUBSTANCE:

Danny Littlefield Jr  
Assistant City Attorney

\_\_\_\_\_  
City Manager

Development Services: \_\_\_\_\_

Date Checked: \_\_\_\_\_

**EXHIBIT "A" (1 OF 2)**

**LEGAL DESCRIPTION**

Section 28, T-18-N, R-14-E

**Parcel 1.0 – Utility Easement**

**Real Estate** A utility easement of various widths being a part 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, more particularly described as follows:

**Utility Easement Description: 1.0**

Commencing at the Northeast corner of Said Section 28; Thence S 01°26'31" E along the east line of said NE/4 a distance of 65.02 feet; Thence S 88°43'38" W a distance of 99.80 feet to a point on to the Point of Beginning; Thence S 46°21'27" E a distance of 42.49 feet; Thence S 01°26'31" E a distance of 405.00 feet; Thence N 88°43'38" E a distance of 10.00 feet; Thence S 01°26'31" E a distance of 303.50 feet to the Northeast corner of Lot 49, Block 1, The Commons RSB B7 & L1-13B2 Canterbury Amended; Thence along the North line of said Lot, S 88°43'38" W a distance of 17.50 feet; Thence N 01°26'31" W a distance of 286.00 feet; Thence S 88°43'38" W a distance of 10.00 feet; Thence N 01°26'31" W a distance of 408.13 feet; Thence N 46°21'27" W a distance of 30.97 feet; Thence S 88°43'38" W a distance of 245.62 feet; Thence N 61°16'22" W a distance of 20.00 feet; Thence S 88°43'38" W a distance of 431.22 feet; Thence N 01°26'31" W a distance of 17.50 feet; Thence N 88°43'38" E a distance of 444.61 feet; Thence S 61°16'22" E a distance of 10.00 feet; Thence N 88°43'38" E a distance of 250.25 feet to the Point of Beginning. Containing 0.66 acres, more or less.

**Real Property Certification**

I, A. B. Watson Jr., certify that the attached legal description 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 in the State of Oklahoma.

Surveyor's Name: **A. B. Watson Jr.**  
Oklahoma P.L.S. # **1057**  
Certificate of Authorization No. **973**  
CA expiration date: **June 30, 2018**



11/29/16

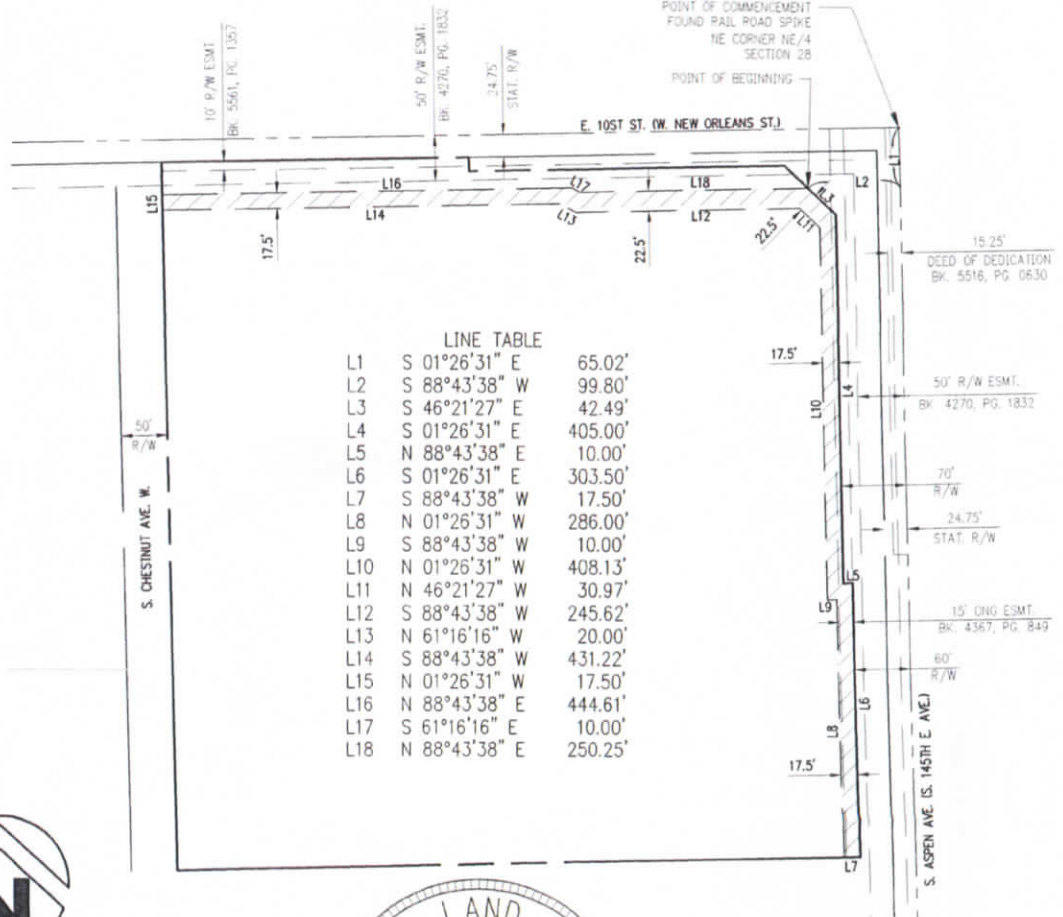


# EXHIBIT "A" (2 OF 2) UTILITY EASEMENT

JOB: 15406300  
 PARCEL NO.: 1.0  
 COUNTY: TULSA  
 LOCATION DESC:  
 BEFORE GROSS (MORE OR LESS): 0 SF 0 AC  
 EXISTING R/W: 0 SF 0 AC  
 PERMANENT R/W: 0 SF 0 AC  
 REM. IN QTR.: N/A N/A  
 WATERLINE EASEMENT: N/A N/A  
 UTILITY EASEMENT 26,844 SF 0.62 AC  
 OWNER:



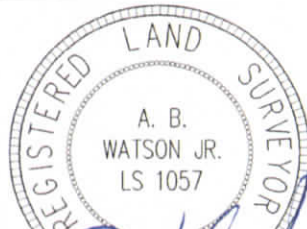
LOCATION MAP



LINE TABLE		
L1	S 01°26'31" E	65.02'
L2	S 88°43'38" W	99.80'
L3	S 46°21'27" E	42.49'
L4	S 01°26'31" E	405.00'
L5	N 88°43'38" E	10.00'
L6	S 01°26'31" E	303.50'
L7	S 88°43'38" W	17.50'
L8	N 01°26'31" W	286.00'
L9	S 88°43'38" W	10.00'
L10	N 01°26'31" W	408.13'
L11	N 46°21'27" W	30.97'
L12	S 88°43'38" W	245.62'
L13	N 61°16'16" W	20.00'
L14	S 88°43'38" W	431.22'
L15	N 01°26'31" W	17.50'
L16	N 88°43'38" E	444.61'
L17	S 61°16'16" E	10.00'
L18	N 88°43'38" E	250.25'



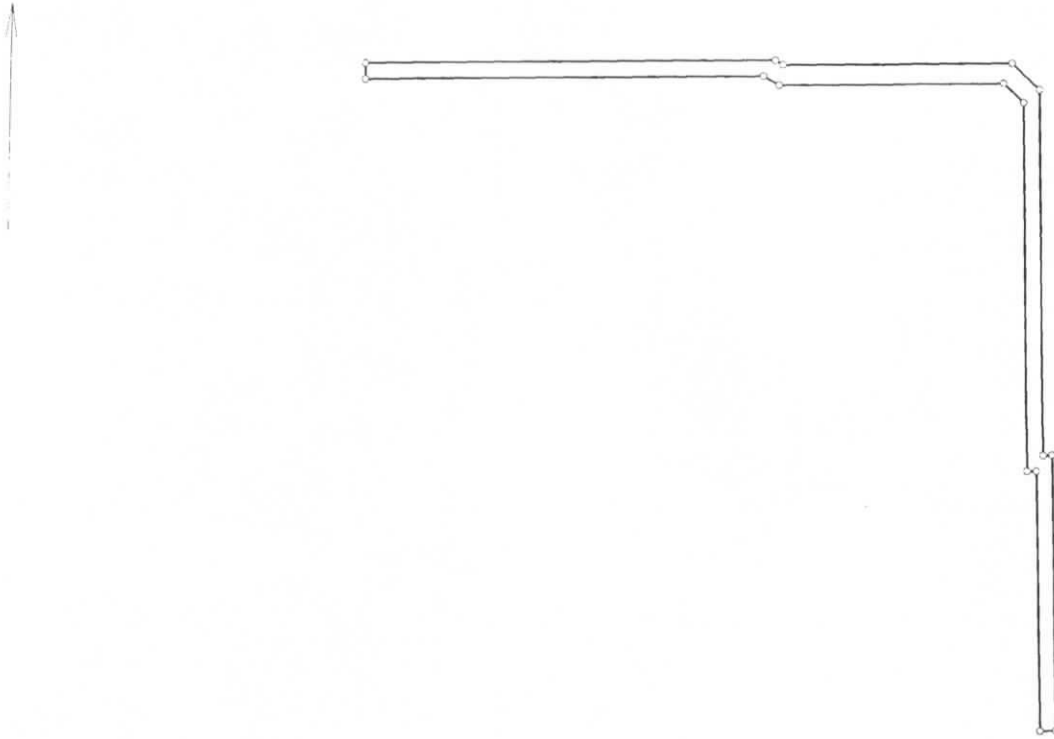
GRAPHIC SCALE IN FEET



11/29/16

LEGEND

PERMANENT EASEMENT



Title: Utility Easement		Date: 11-29-2016
Scale: 1 inch = 200 feet	File: Utility Easement.des	
Tract 1: 0.616 Acres: 26844 Sq Feet: Closure = s81.4719w 0.00 Feet: Precision >1/999999: Perimeter = 2933 Feet		
001=S46.2127E 42.488	007=S88.4338W 10.00	013=N01.2631W 17.50
002=S01.2631E 405.00	008=N01.2631W 408.134	014=N88.4338E 444.605
003=N88.4338E 10.00	009=N46.2127W 30.968	015=S61.1622E 10.00
004=S01.2631E 303.50	010=S88.4338W 245.624	016=N88.4338E 250.25
005=S88.4338W 17.50	011=N61.1622W 20.00	
006=N01.2631W 286.00	012=S88.4338W 431.218	

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