

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **LAKELAND REAL ESTATE, LLC**, an Oklahoma limited liability corporation, 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 25th day of April, 2024.

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

LAKELAND REAL ESTATE, LLC,
an Oklahoma limited liability corporation

Michael Knapp, Sr. Managing Member

STATE OF OKLAHOMA)
COUNTY OF Tulsa) §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 25th day of April 2024, personally appeared Michael Knapp, Sr., 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
Deputy

Bentley Bonaldi
NOTARY PUBLIC

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

Michael L. Spurgeon, City Manager

Attest:

Engineer ELR Checked: 4/30/24
Project: WL23040 BA Creek Trail II 8 " Waterline

City Clerk

PERMANENT EASEMENT

Exhibit A, Page 1 of 2

LEGAL DESCRIPTION:

A part of Lot 4 of Block 2 of "SWANDA ACRES DUPLEXES" an addition to the City of Broken Arrow, filed as plat #4036 at the office of the Tulsa County Clerk, more particularly described as follows;

Beginning at the Southeast Corner of Lot 4 of Block 2 of "SWANDA ACRES DUPLEXES";
thence along the South Line of Lot 4, S88°38'54"W a distance of 10.00 feet;
thence N01°21'06"W a distance of 113.00 feet to a point on the North Line of Lot 4;
thence N88°38'54"E a distance of 10.00 feet to the Northeast Corner of Lot 4;
thence S01°21'06"E a distance of 113.00 feet to the Point of Beginning.

Having an area of 1130 square feet or 0.0259 acres

Bearings based on the Oklahoma State Plane Grid Zone North.

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

Russell M. Muzika,
Oklahoma PLS No. 1603



GEODECA LLC
P.O.Box 330281, Tulsa, Ok. 74133
918 949 4064
CA # 5524 exp 6/30/2024

PERMANENT EASEMENT

Area: 1130 Sq. Ft. or 0.0259 Acres

Owner: Lakeland Real Estate LLC

Address: 119 East Canton St South

Revision: 0.b

Date: October 27, 2023

2023.12.13 13:01:19 -06'00'

PERMANENT EASEMENT

Exhibit A, Page 2 of 2



0 10 20

Scale 1 Inch / 20 Feet

Bearings based on Oklahoma State Plane
Coordinate Zone North Grid. (NAD-83)

E Canton St

10.00'
N 88°38'54" E

Swanda Acres Duplexes
#4036

Block 2
Lot 4

119 East Canton St South
Lakeland Real Estate LLC
E54.8 LT 4 BLK 2
G.W.D. Doc #2006126967

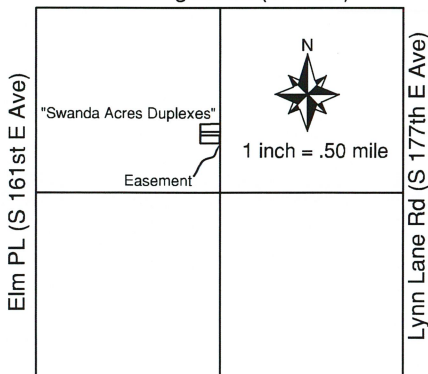
N 01°21'06" W 113.00'

Permanent Easement
1130 Square Feet or 0.0259 Acres

S 01°21'06" E 113.00'

1st Place

Tulsa County
Section 23 T-18-N, R-14-E
Washington St. (91st St.)



New Orleans St. (101st St.)

VICINITY MAP

S 88°38'54" W
10.00'

Swanda Acres III
#4877

Block 1
Lot 1

POINT OF BEGINNING
(Southeast Corner of Lot 4,
Block 2 of "SWANDA ACRES
DUPLEXES")

East Line of Northwest Quarter of Section 23, T18N, R14E



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