

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **JAMES HOOVER and MARIBEL HOOVER**, 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.

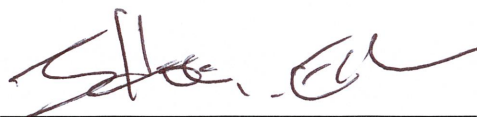
There is further granted, the right to remove any tree or parts of trees, which in the judgment of the City may interfere with the construction of the applicable utilities.


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 7 day of May, 2025.

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



James Hoover


Maribel Hoover

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 7th day of May 2025, personally appeared JAMES HOOVER and MARIBEL HOOVER, to me known to be the identical person(s) who executed the within and foregoing instrument in writing and acknowledged to me that they executed the same as their 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.



Sandra Lowry
NOTARY PUBLIC

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

[Signature]

Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

Engineer CB Checked: 5/13/25
Project: WL23080 Parcel 11.0
24" WATERLINE 9TH STREET-WACO STREET TO FLORENCE STREET
and FLORENCE STREET-ELM PLACE TO ASH DRIVE

City Clerk

EXHIBIT "A" LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE/4);
THENCE S 01°25'58" E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 660.90 FEET TO THE NORTHEAST CORNER OF A PROPERTY AS DESCRIBED AND RECORDED IN DOCUMENT NO. 2014024927 OF THE TULSA COUNTY PUBLIC RECORDS;
THENCE CONTINUING S 01°25'58" E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 330.45 FEET TO THE SOUTHEAST CORNER OF THE AFOREMENTIONED PROPERTY;
THENCE S 88°38'18" W, ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 122.93 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING S 88°38'18" W, ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 26.34 FEET;
THENCE N 01°58'39" E A DISTANCE OF 117.27 FEET;
THENCE N 13°13'39" E A DISTANCE OF 181.59 FEET;
THENCE N 58°13'39" E A DISTANCE OF 21.65 FEET;
THENCE N 13°13'39" E A DISTANCE OF 27.57 FEET TO A POINT ON THE NORTH LINE OF THE AFOREMENTIONED PROPERTY;
THENCE N 88°38'23" E, ALONG THE NORTH LINE OF SAID PROPERTY, A DISTANCE OF 20.67 FEET;
THENCE S 13°13'39" W A DISTANCE OF 41.06 FEET;
THENCE S 58°13'39" W A DISTANCE OF 21.65 FEET;
THENCE S 13°13'39" W A DISTANCE OF 171.34 FEET;
THENCE S 01°58'39" W A DISTANCE OF 107.47 FEET;
THENCE S 43°01'21" E A DISTANCE OF 8.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.160 ACRES (6,983.70 SQ. FT.) AS DESCRIBED.

BASIS OF BEARINGS:

GRID NORTH BASED ON OK-STATE
PLANE - NORTH ZONE (NAD83-2011)

SURVEYOR'S CERTIFICATE

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR OF ELEVATION LAND SURVEYING, LLC., HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE AND ACCURATE REPRESENTATION OF THE EASEMENT DESCRIBED, IT IS NOT A LAND OR BOUNDARY SURVEY.

WITNESS MY HAND AND SEAL THIS 25TH DAY OF AUGUST, 2023.




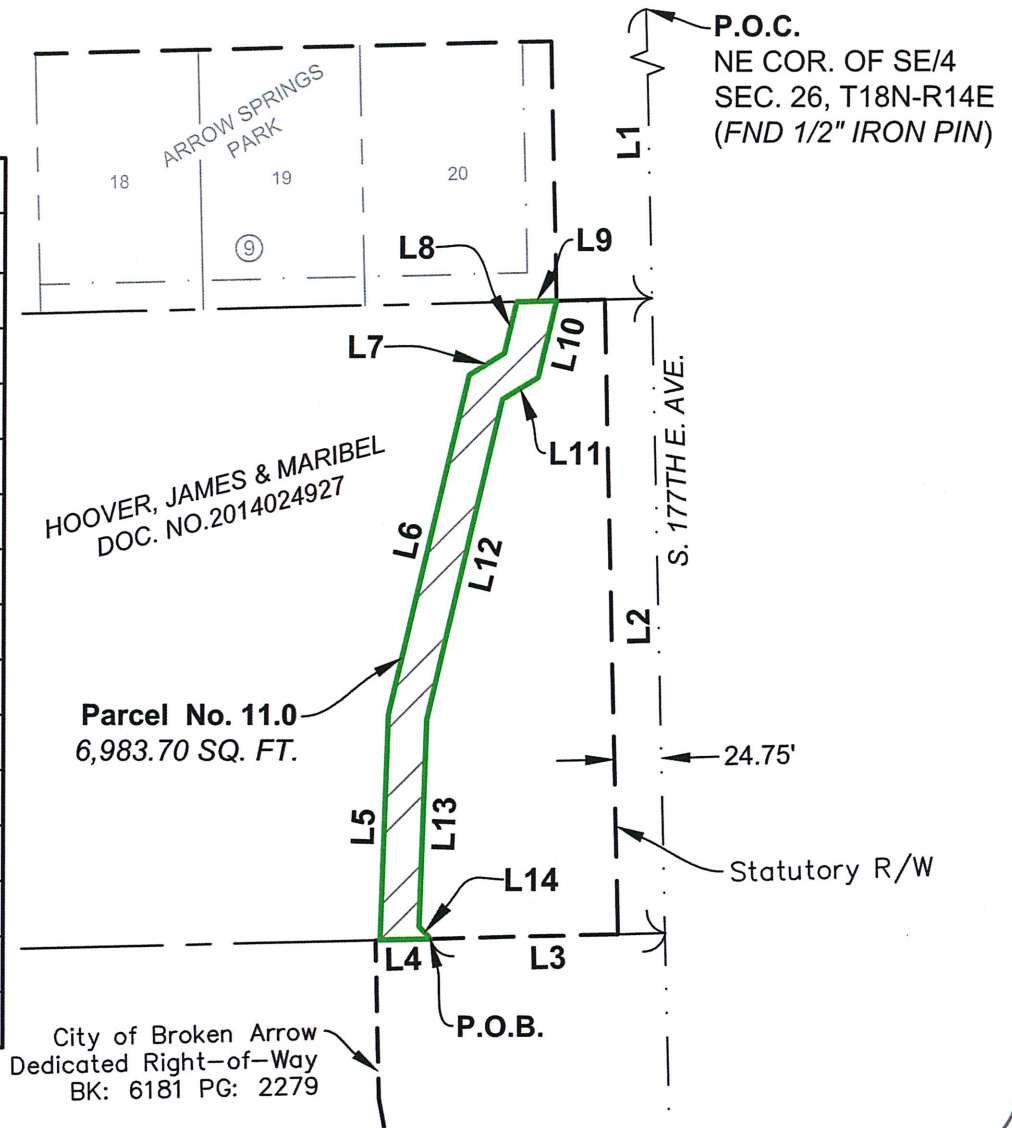
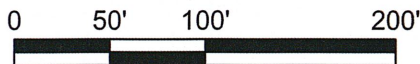
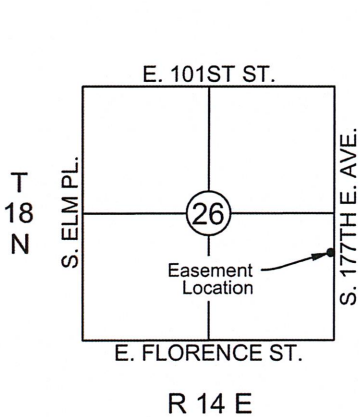

SHANE D. CARROLL, PLS
OKLAHOMA NO.1981
CERT. OF AUTH. NO. 8524
EXP. DATE JUNE 30, 2024

EXHIBIT "A"

Line Table		
Line #	Length	Direction
L1	660.90'	S01°25'58"E
L2	330.45'	S01°25'58"E
L3	122.93'	S88°38'18"W
L4	26.34'	S88°38'18"W
L5	117.27'	N01°58'39"E
L6	181.59'	N13°13'39"E
L7	21.65'	N58°13'39"E
L8	27.57'	N13°13'39"E
L9	20.67'	N88°38'23"E
L10	41.06'	S13°13'39"W
L11	21.65'	S58°13'39"W
L12	171.34'	S13°13'39"W
L13	107.47'	S01°58'39"W
L14	8.90'	S43°01'21"E



Note
See Exhibit "A" page 1 for Legal Description and
Surveyor's Certificate



SURVEYOR'S NOTE:

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE EASEMENT LEGAL DESCRIPTION, AS SHOWN HEREON, IT IS NOT A LAND OR BOUNDARY SURVEY.

BASIS OF BEARING

Grid North Based on Oklahoma
State Plane - North Zone
(NAD83-2011)

ELS No. 2023.08

Drawn By: SDC

Date: 08.25.2023

EXHIBIT "A"
Parcel No. 11.0
page 2 of 2

ELEVATION
LAND SURVEYING

8501 SW 15th Street
Oklahoma City, OK 73128
405.493.9393
C.A. #8524 Exp. 06.30.2024