WATER LINE EASEMENT
CORPORATE or PARTNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **Regent Bank** by "Steve Baker", its "EVP/Chief Innovations Officer", the owner(s) of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, "Grantor" for and in consideration of the sum of One Dollar ($1.00), cash in hand, paid by the City of Broken Arrow, Oklahoma, a municipal corporation, "Grantee" and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby grant(s) and convey(s) unto the said City of Broken Arrow, County of Tulsa, State of Oklahoma, a perpetual easement, through, over, under and across the following described property, situated in said County, to wit:

SEE EXHBIT 'A'

for water lines and appurtenances exclusively, and for the purpose of permitting the Grantee to construct a water lines and appurtenances thereon, through, over, under and across said property, together with all necessary and convenient appurtenances thereto; except that other utilities may utilize said easement for the purpose of lateral crossings only. The Grantee, its officers, agents, employees, and/or all persons under contract with it, may use and maintain same and shall have the right to enter upon said premises and strip of land for the purpose of surveying, excavating for, laying, constructing, operating, repairing, relaying and maintaining said water line and appurtenances, and for the purpose of enabling the Grantee to do any and all convenient things incident to such constructing, operating, repairing, and maintaining of such water line and appurtenances.

The Grantee is hereby given and granted the exclusive possession of said above described premises for the purposes aforesaid, and Grantor(s), for them and their heirs, administrators, successors and assigns, covenant(s) and agree(s) that no building, structure, wall or other above ground obstruction will be placed, erected, installed or permitted upon the above described land; and further covenant(s) and agree(s) that in the event the terms of this paragraph are violated by the Grantor(s) or any person in privy with them, such violation will be promptly corrected and eliminated immediately upon receipt of notice from Grantee, otherwise Grantor(s), their heirs, administrators, successors and assigns, shall promptly pay the actual cost thereof.

To have and to hold the above described easement and right unto the said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 12 day of February 2026.

EVP/Chief Innovation Officer

By _____
Steve Baker

State of Oklahoma)
) ss.
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 12 day of February 2026, personally appeared Steve Baker for (Regent Bank) to me known to be the identical person(s) who executed the within and foregoing instrument as its (signatory officer or general partner) and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission expires: 4-3-2029

ALICIA ROSAS NOTARY PUBLIC #17003288 EXP. 04/03/2029 STATE OF OKLAHOMA

Alicia Rosas
Notary Public

Approved as to Form:

Asst. City Attorney

Approved as to Substance:

City Manager

Engineer: JDD checked: 2-13-26
Project: Regent Corner EASE-002517-2025