

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, **ROSE GRAHAM PROPERTIES, LLC**, an Oklahoma Limited Liability Company, 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, a temporary easement, through, over, and under, and across the following described property, situated in the County of **TULSA**, State of Oklahoma, to-wit:

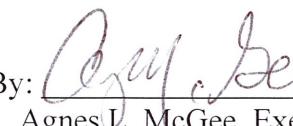
SEE EXHIBIT "A"

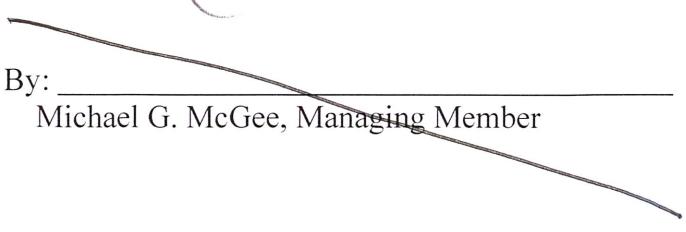
for a period of not more than 12 MONTHS FROM THE START OF CONSTRUCTION. This grant of temporary right to use and occupy is given for the purpose of permitting the City of Broken Arrow, its employees, representatives, agents, and/or persons under contract with it, to use said described property for construction of the 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 19th day of December 2025.

ROSE GRAHAM PROPERTIES, LLC

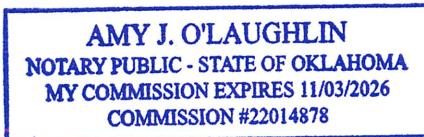
By: 
Agnes L. McGee, Executive Managing Member

By: 
Michael G. McGee, Managing Member

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 14th day of December, 2025, personally appeared Agnes L. McGee and Michael G. McGee, Managing Members of Rose Graham Properties, LLC, an Oklahoma Limited Liability Company, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that she executed the same as their 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.





NOTARY PUBLIC

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:

Engineer: ELR Date: 12/19/25
PROJECT: ST23280, 9th St Roadway Imp, New Orleans St-
Washington St, Parcel No. 5.A ~~& B.~~ J.C.

City Clerk

PARCEL 5.A
TEMPORARY CONSTRUCTION EASEMENT
EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Northeast Quarter of Section 26, 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 501.63 feet, on a bearing of S01°26'16"E (being the basis of bearings for this description) along the East line of said Northeast Quarter; thence a distance of 24.75 feet, on a bearing of S88°33'44"W to a point on the Westerly Present Right-of-Way line for S 9th Street, same being a point on a line being 24.75 feet West of and parallel with the East line of said Northeast Quarter; thence S01°26'16"E, along said Westerly Present Right-of-Way line and said parallel line, a distance of 132.00 feet; thence S88°33'44"W, a distance of 25.25 feet to point on a line being 50.00 feet West of and parallel with the East line of said Northeast Quarter and also being the Point of Beginning; thence continuing S88°33'44"W, a distance of 26.47 feet; thence N01°38'24"W, a distance of 25.93 feet; thence N88°33'44"E, a distance of 26.56 feet; thence S01°26'16"E parallel with said East line, a distance of 25.93 feet to the Point of Beginning.

Said parcel of land containing 688 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 February 4th, 2025.

SURVEYOR'S CERTIFICATE

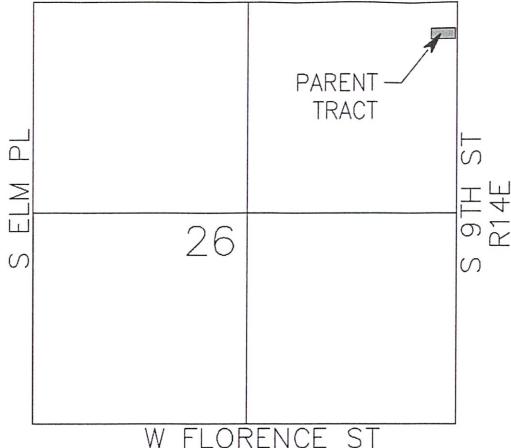
I, Daniel A. McPeek, P.L.S. 2029, Bancroft Design, Inc., Certify that the attached legal description closes in accord with existing records, is a true representation of the real representation of the real property described, and meets the minimum technical standards for land surveying of the state of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

Witness my hand and seal this 4th day of February 2025.

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



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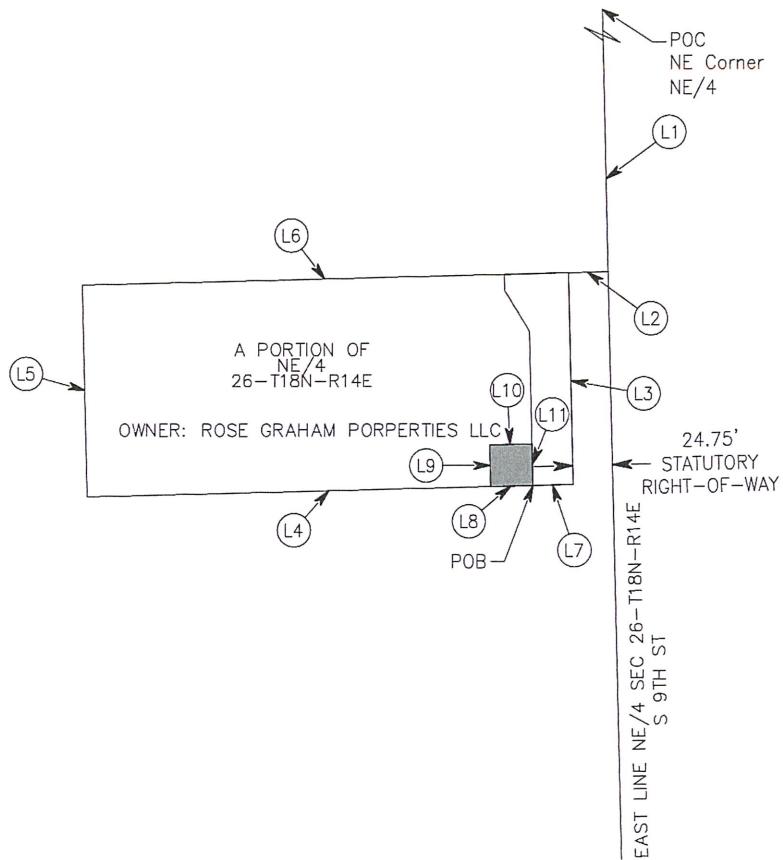


Parcel No.: 5.A Temporary Construction Easement
City Project No: ST23280

Tract Area	40,293	S.F. 0.93 Acres
Existing R/W	0	S.F. 0.00 Acres
Proposed R/W	3,678	S.F. 0.08 Acres
Rem in Tract	36,615	S.F. 0.85 Acres
Drainage Easement	0	S.F. 0.00 Acres
Utility Easement	0	S.F. 0.00 Acres
Temp Construction Easement	688	S.F. 0.01 Acres

LINE TABLE			LINE TABLE		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S01°26'16"E	501.63'	L7	S88°33'44"W	25.25'
L2	S88°33'44"W	24.75'	L8	S88°33'44"W	26.47'
L3	S01°26'16"E	132.00'	L9	N01°38'24"W	25.93'
L4	S88°33'44"W	305.25'	L10	N88°33'44"E	26.56'
L5	N01°26'16"W	132.00'	L11	S01°26'16"E	25.93'
L6	N88°33'44"E	305.25'			

1"=120'



NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE EAST LINE OF THE NE/4 OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 14 EAST AS S01°26'16"E.
2. SEE PARCEL 5.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