

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, VIRGIL RAYMOND VAN DUSEN and SUSAN DENISE VAN DUSEN, Trustees of the VAN DUSEN FAMILY TRUST, dated January 31, 2022, 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:

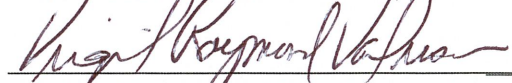
SEE EXHIBITS "A"

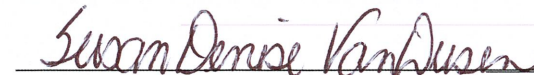
for a period of not more than 12 MONTHS FROM THE START OF CONSTRUCTION. This grant of temporary right to use and occupy is given for the purpose of permitting the City of Broken Arrow, its employees, representatives, agents, and/or persons under contract with it, to use said described property for construction 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 8th day of July 2025.

VAN DUSEN FAMILY TRUST, dated January 31, 2022


By: Virgil Raymond Van Dusen, Trustee


By: Susan Denise Van Dusen, Trustee

STATE OF Oklahoma)
) §
COUNTY OF Tulsa)

8th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of July, 2025, personally appeared VIRGIL RAYMOND VAN DUSEN and SUSAN DENISE VAN DUSEN, TRUSTEES OF THE VAN DUSEN FAMILY TRUST, dated January 31, 2022, 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.

AMY J. O'LAUGHLIN
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES 11/03/2026
COMMISSION #22014878

Amy J. O'Laughlin
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

[Signature]
Michael L. Spurgeon, City Manager

Attest:

[Signature]
City Clerk

Engineer: BSS Date: 7/8/25
Project: ST2031 9th Aspen Widening-Shreveport to Tucson
Parcel 5.B & 5.C

EXHIBIT "A"

PAGE 1 OF 2

PARCEL NO. 5.C
PROJECT NO. 190376**190376**

Parcel No. 5.C

Temporary Construction Easement

A Fifteen Foot (15') Temporary Construction Easement located in part of the Southeast Quarter (SE/4) of Section 4, Township 17 North, Range 14 East I.M. Tulsa County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Southeast Corner of said Section 4;
Thence N 01°36'51" W on the East line of said Section 4 a distance of 890.96 feet;
Thence S 88°23'09" W a distance of 60.00 feet to the Point of Beginning;
Thence S 88°23'09" W a distance of 15.00 feet;
Thence N 01°36'51" W and parallel with the East line of Section 4 a distance of 30.00 feet;
Thence N 88°23'09" E a distance of 15.00 feet;
Thence S 01°36'51" E and parallel with the East line of Section 4 a distance of 30.00 feet to the Point of Beginning.

Containing 0.01 Acres (450.00 Sq. Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System,
NAD 83 (2011), North zone

This Description was prepared by:

Darren M. Smith, PLS #1552
CEC Corporation, CA #32
06-30-2026



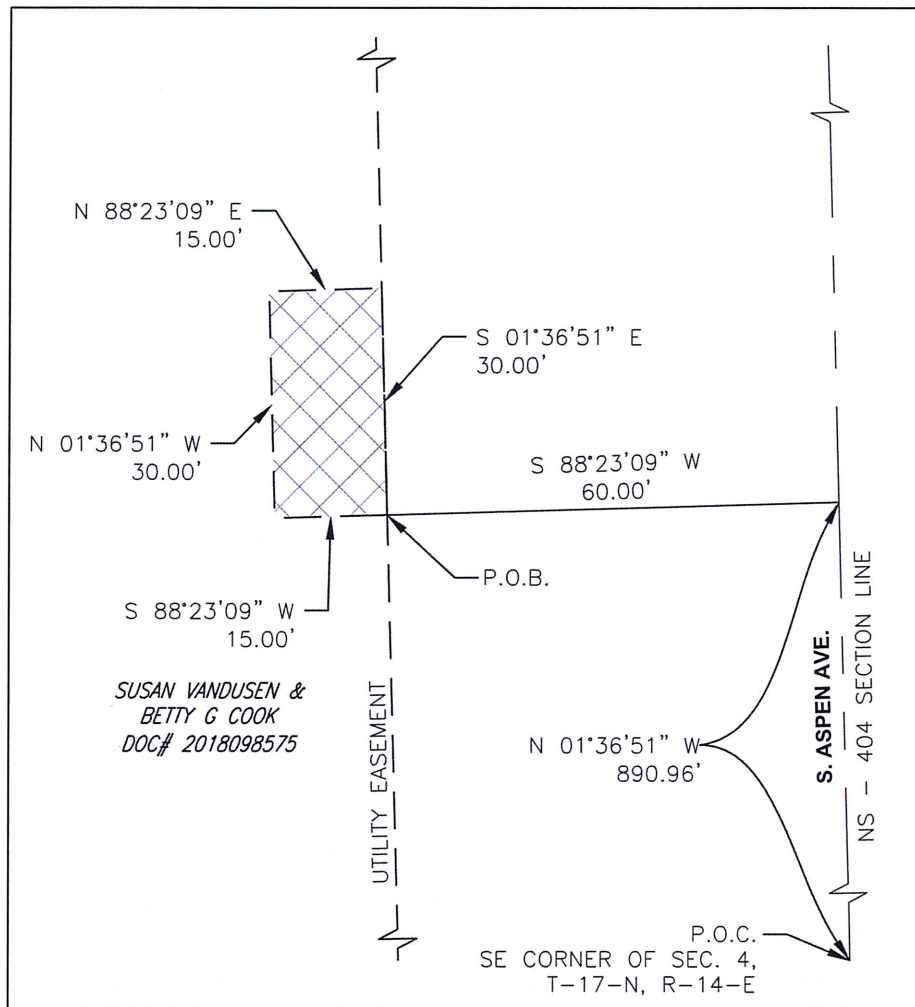
4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(405) 753.4200
CA #32 EXP. 06-30-26

DATE: 04/08/2025
CEC PROJECT #: 190376
ASPEN AVENUE EASEMENTS
PARCEL 5.C
TEMPORARY CONSTRUCTION EASEMENT EXHIBIT "A"
PROJECT NO. 190376

EXHIBIT "A"

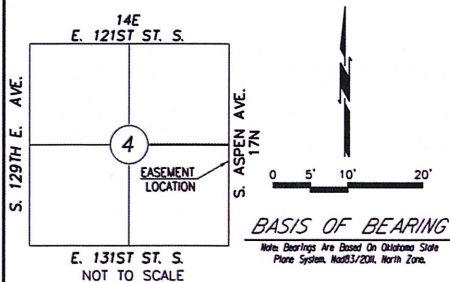
PAGE 2 OF 2

PARCEL NO. 5.C
PROJECT NO. 190376



SURVEYOR'S CERTIFICATE

I, Darren M. Smith, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing is a true and accurate representation of the Workspace Agreement description, as shown hereon, it is not a Land or Boundary Survey.



Darren M. Smith
Darren M. Smith, PLS No. 1552
CEC Corporation
4555 W. Memorial Rd.
Oklahoma City, OK 73142



CEC
4555 W. MEMORIAL ROAD
OKLAHOMA CITY, OK 73142
(405) 753.4200
CA #32 EXP. 06-30-26

DATE: 04/08/2025
CEC PROJECT #: 190376
ASPEN AVENUE EASEMENTS
PARCEL 5.C
**TEMPORARY
CONSTRUCTION EASEMENT
EXHIBIT "A"**
PROJECT NO. 190376

EXHIBIT "A"

PAGE 1 OF 2

PARCEL NO. 5.D
PROJECT NO. 190376**190376**

Parcel No. 5.D

Temporary Construction Easement

A Twenty-Five Foot (25') Temporary Construction Easement located in part of the Southeast Quarter (SE/4) of Section 4, Township 17 North, Range 14 East I.M. Tulsa County, Oklahoma. Said Easement being more particularly described as follows:

Commencing at the Southeast Corner of said Section 4;
Thence N 01°36'51" W on the East line of said Section 4 a distance of 1289.02 feet;
Thence S 88°23'09" W a distance of 60.00 feet to the Point of Beginning;
Thence S 88°23'09" W a distance of 25.00 feet;
Thence N 01°36'51" W and parallel with the East line of Section 4 a distance of 35.00 feet;
Thence N 88°23'09" E a distance of 25.00 feet;
Thence S 01°36'51" E and parallel with the East line of Section 4 a distance of 35.00 feet to the Point of Beginning.

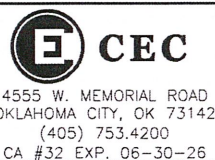
Containing 0.02 Acres (875.00 Sq. Ft.), more or less.

Basis of Bearing:

Grid North as established by Oklahoma State Plane System,
NAD 83 (2011), North zone

This Description was prepared by:

Darren M. Smith, PLS #1552
CEC Corporation, CA #32
06-30-2026

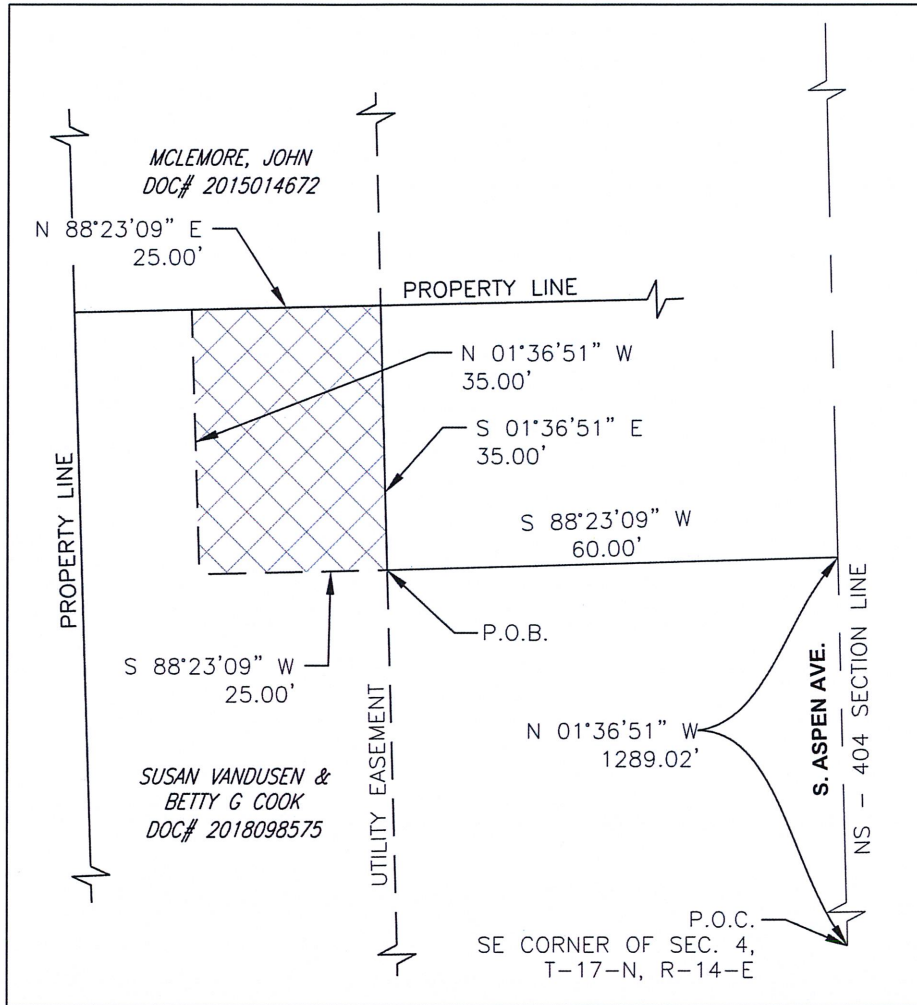


DATE: 04/08/2025
CEC PROJECT #: 190376
ASPEN AVENUE EASEMENTS
PARCEL 5.D
TEMPORARY CONSTRUCTION EASEMENT EXHIBIT "A"
PROJECT NO. 190376

EXHIBIT "A"

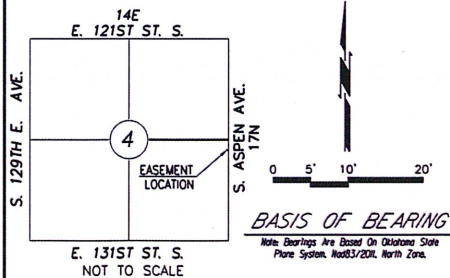
PAGE 2 OF 2

PARCEL NO. 5.D
PROJECT NO. 190376



SURVEYOR'S CERTIFICATE

I, Darren M. Smith, Registered Professional Land Surveyor, on behalf of CEC Corporation, hereby state that the attached drawing is a true and accurate representation of the Workspace Agreement description, as shown hereon, it is not a Land or Boundary Survey.



Darren M. Smith
Darren M. Smith, PLS No. 1552
CEC Corporation
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Oklahoma City, OK 73142



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