

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **ROBERT FREDRICK**, 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 24th day of September, 2024.

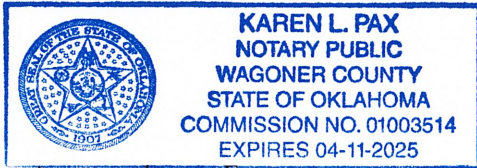
Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013


Robert Fredrick

STATE OF OKLAHOMA)
COUNTY OF Tulsa) §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 24th day of September 2024, personally appeared Robert Fredrick, 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

Dr N

Assistant City Attorney

NOTARY PUBLIC

NOTARY PUBLIC

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

Michael L. Spurgeon, City Manager

Attest:

Engineer BSS Checked: 10/9/24
Project: Melinda Park Sewer Improvement S.23030 Parcel No. 1

City Clerk



0 10 20

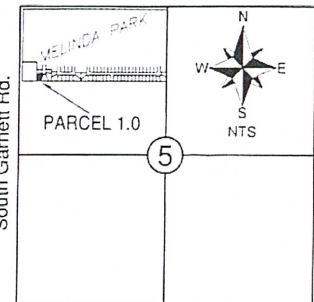
Scale 1 Inch / 20 Feet

Bearings based on the platted lines of
"MELINDA PARK" Plat #3220, Tulsa County

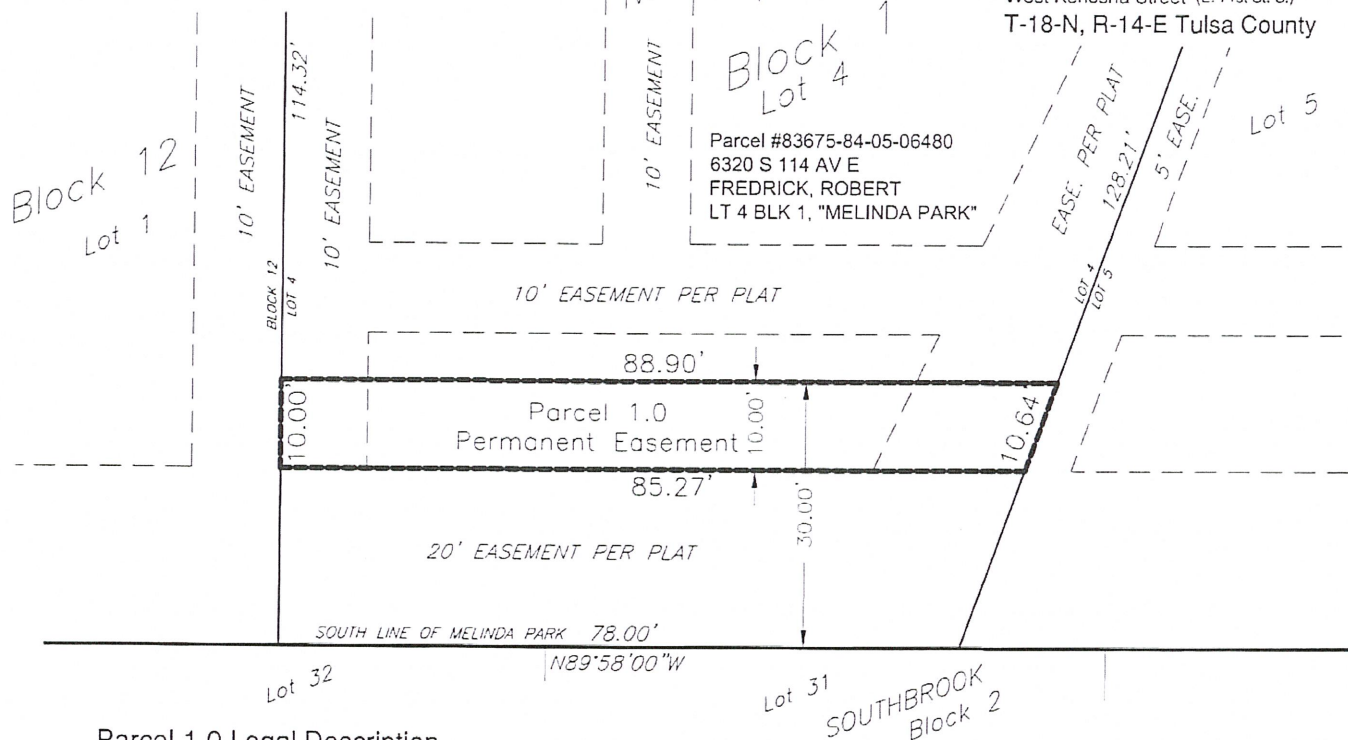
PERMANENT EASEMENT

Parcel: 1.0

West Albany Street (E. 61st Street S.)



West Kenosha Street (E. 71st St. S.)
T-18-N, R-14-E Tulsa County



Parcel 1.0 Legal Description

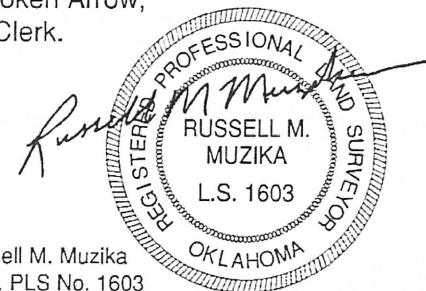
A Tract of Land that is the North 10.00 feet of the South 30.00 feet of Lot Four (4) of Block One (1), "MELINDA PARK" an addition to the City of Broken Arrow, Oklahoma, filed as Plat #3220 at the office of the Tulsa County Clerk.

Gross area within Lot, 871 Square Feet or 0.0200 Acres

Net area without existing easement, 604 Square Feet or 0.0139 Acres

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

Prepared by Russell M. Muzika, Oklahoma PLS No. 1603



Russell M. Muzika
Okla. PLS No. 1603
GEODECA LLC
2023.12.21 16:34:41 -06'00"

Exhibit A



GEODECA LLC
P.O.Box 33012, Tulsa, Ok. 74153
918 949 4064
CA # 5524 exp 6/30/2024

FREDRICK, ROBERT	PERMANENT EASEMENT
6320 South 114th Ave. East	Parcel: 1.0
Lot 4, Block 1, "MELINDA PARK"	Revision: 0
Gross Area: 871 Sq.Ft. or 0.0200 Acres	Date: December 21st, 2023
Net Area: 604 Sq. Ft. or 0.0139 Acres	