

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the 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, "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:

THE WEST 17.50 FEET OF THE EAST 67.50 FEET OF THE FOLLOWING TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 330 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NE/4 NE/4, THENCE WEST 330 FEET; THENCE SOUTH 132 FEET; THENCE EAST 330 FEET; THENCE NORTH 132 FEET TO THE POINT OF BEGINNING.

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.

Return to:

City of Broken Arrow

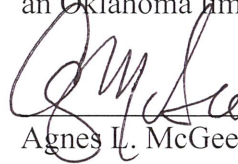
City Clerk

PO Box 610

Broken Arrow, OK 74013

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed
this 18 day of AUGUST, 2025.

ROSE GRAHAM PROPERTIES, LLC,
an Oklahoma limited liability company

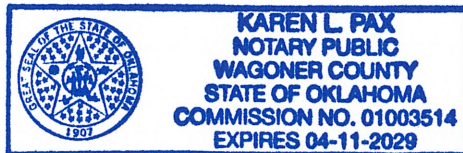


Agnes L. McGee, Manager

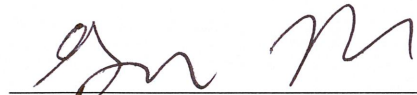
STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

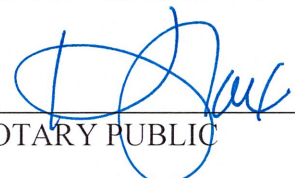
BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this
18 day of AUGUST, 2025, personally appeared AGNES L. MCGEE, to me known to be
the identical person(s) who executed the within and foregoing instrument in writing and
acknowledged to me that he (she) executed the same 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



Assistant City Attorney

NOTARY PUBLIC

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

Michael L. Spurgeon, City Manager

Attest:

Engineer: ELR checked: 8/22/25
PROJECT: ST23280, 9th St Roadway Imp, New Orleans St-
Washington St, Parcel No. 5.1, Rose Graham Properties

City Clerk