

## UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **PURPLE TRACTS, 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 WAGONER 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.

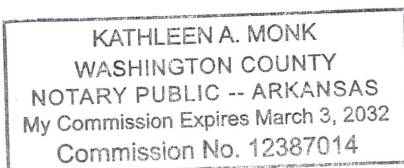
There is further granted the right to remove any tree or parts of trees, which in the judgment of the City may interfere with the construction of the applicable utilities.

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 3rd day of December, 2025.

Return to:  
City of Broken Arrow  
City Clerk  
P.O. Box 610  
Broken Arrow, OK 74013



PURPLE TRACTS, LLC, an Oklahoma  
limited liability company

By: \_\_\_\_\_

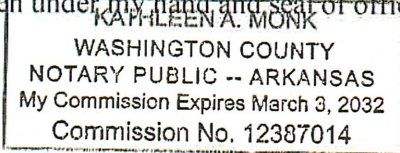
Jim Walton, Manager



STATE OF Arkansas)  
COUNTY OF Washington) §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 3rd day of December 2025, personally appeared Jim Walton, Manager of PURPLE TRACTS, LLC, an Oklahoma limited liability company, to me known to be the identical person who executed the within and foregoing instrument in writing and acknowledged to me that he executed the same as his 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.



Kathleen C. Monk  
NOTARY PUBLIC

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

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

  
Assistant City Attorney

Michael L. Spurgeon, City Manager

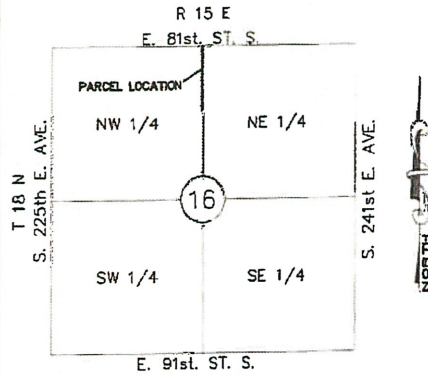
Attest:

Engineer C13 Checked: 12/10/25  
PROJECT: Park Lane Lift Station Improvements & Cambridge Estates Relief Line  
Project #S 24030 Parcel 1.1

City Clerk



# EXHIBIT "A"



JOB NUMBER: -  
PARCEL NO. 1.1  
COUNTY: WAGONER

LEGAL DESCRIPTION OF RECORD:  
PART OF E/2 NW/4  
SECTION 16, T18N, R15E  
PERMANENT UTILITY EASEMENT - 18,550.91 S.F.  
TEMPORARY EASEMENT - XX.XX S.F.

## LEGEND

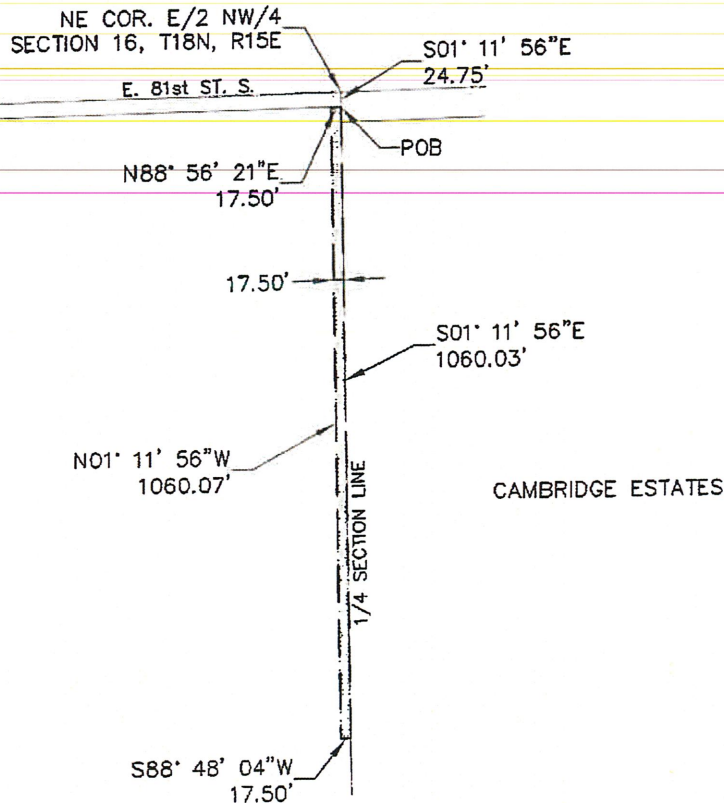
- PROPERTY TO ACQUIRE
- TEMP. CONSTRUCTION EASEMENT

---' RECORDED DISTANCES

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM (NAD 83)

SCALE 1" = 300'

CHARLES W. CHASTAIN, OK. L.S. #1352



HOLLOWAY, UPDIKE AND BELLEN INC.  
905-A SOUTH 9TH STREET, BROKEN ARROW, OK  
918-251-0717, FAX 918-251-0754  
CA #219, EXPIRES 06/30/15

TITLE:	PARK LANE LIFT STATION IMPROVEMENTS & CAMBRIDGE ESTATES RELIEF LINE		
PROJECT:	24BAPARKLANE PROJ. # S24030		
OWNER:	PURPLE TRACTS, LLC		
DATE:	OCTOBER 15, 2024	REVISION:	



Parcel No. 1.1  
Purple Tracts, L.L.C.

Date Written: October 15, 2024

### PERMANENT UTILITY EASEMENT

A parcel of land lying in part of the E1/2 NW1/4 of Section 16, Township 18 North, Range 15 East, Wagoner County, Oklahoma being more particularly described as follows:

Commencing at the Northeast corner of said E1/2 NW1/4, thence S01°11'56"E along the East line of said E1/2 NW1/4 24.75 feet to the point of beginning, said point being on the southerly right-of-way line of E. 81<sup>st</sup> Street South; thence S01°11'56"E along said East line 1060.03 feet; thence S88°48'04"W 17.50 feet; thence N01°11'56"W 1,060.07 feet to said southerly right-of-way line; thence N88°56'21"E along said southerly right-of-way line 17.50 feet to the point of beginning.

Containing 18,550.91 square feet or 0.43 acres.

### Real Property Certification

I, Charles W. Chastain, P.L.S., Holloway, Updike and Bellen, Inc., certify that the attached Permanent Utility Easement closes in accord with existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

10/16/24  
Date

