

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **HARVEST CHURCH BROKEN ARROW, INC.**, 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 25th day of May, 2026.

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

HARVEST CHURCH BROKEN ARROW, INC.

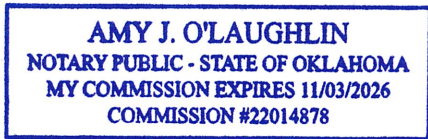
Pastor Richard Mangward

By: PASTOR RICHARD MANGWARD
(Printed Name and Title)

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

BEFORE ME, a Notary Public in and for this state, on this 28th day of May, 2026, personally appeared **Richard Manganaro, Pastor of Harvest Church Broken Arrow, Inc.**, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its authorized signer, 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 of the corporation, 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

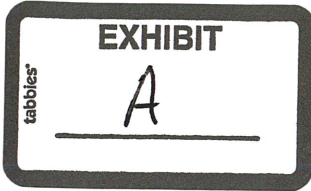
Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer: *ELR* Date: *6/11/2026*
Project: S.26040 NEW ORLEANS & 9TH STREET SANITARY SEWER LINE
Parcel 13.0

EXHIBIT
of
20' UTILITY EASEMENT
EASEMENT PARCEL-13.0 U/E



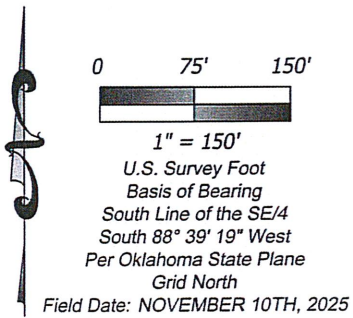
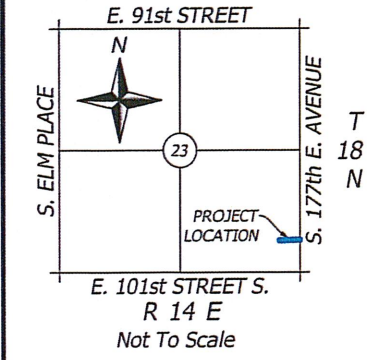
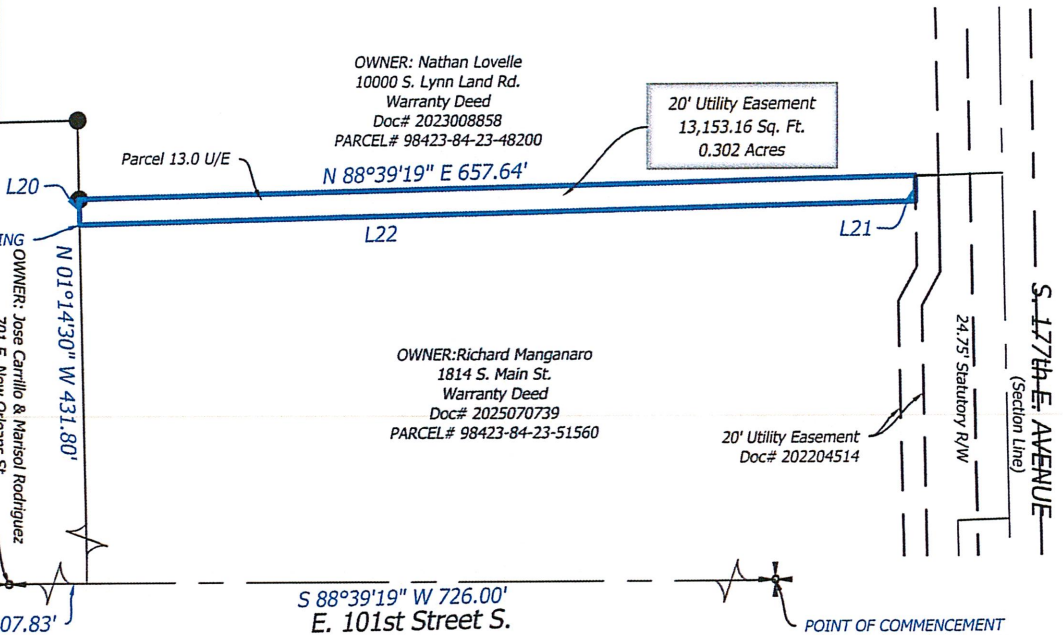
PARCEL: PERMANENT ESMT.
EASEMENT PARCEL: 13.0 U/E
CITY PROJECT NO.
S.26040
OWNER:
RICHARD MANGANARO
PARCEL #
98423-84-23-51560

OWNER: Nathan Lovelle
10000 S. Lynn Land Rd.
Warranty Deed
Doc# 2023008858
PARCEL# 98423-84-23-48200

OWNER: Richard Manganaro
1814 S. Main St.
Warranty Deed
Doc# 2025070739
PARCEL# 98423-84-23-51560

OWNER: Jose Carrillo & Mariel Rodriguez
701 E. New Orleans St.
Warranty Deed
Doc# 2023033736
PARCEL # 982423-84-23-46960

Southwest corner of the SE/4
of Sec. 23, T18N-R14E, I.M.,
Found 1" Iron Pin (No Cap)



LEGEND

- 20' UTILITY EASEMENT
- LOT LINE
- EX-EASEMENT LINE
- SECTION LINE

Line Table		
Line #	Direction	Length
L20	N 01°14'30" W	20.00'
L21	S 01°21'19" E	20.00'
L22	S 88°39'19" W	657.68'



Troy Dee
Troy Dee, PLS #1745
April 10, 2026

Prepared By
GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
Drafted by: JP GLS Job No.: 252462
Plot Date: April 10, 2026

Filename: O:\JOBS\PROJECTS 2025\252462 9TH & NEW ORLEANS_BROKEN ARROW, OK_TOPOIDWG\252462_EASEMENT EXHIBITS.DWG; Last Saved: 4/10/2026 3:32:16 PM; Plot Date: 4/10/2026; Login: James Phelps

LEGAL DESCRIPTIONS
of
20' UTILITY EASEMENT
EASEMENT PARCEL 13.0 U/E &
10' TEMPORARY CONSTRUCTION EASEMENT
EASEMENT PARCEL 13.1 T.C.E.

PARCEL: PERMANENT ESMT.

EASEMENT PARCEL: 13.0 U/E

PARCEL: TEMP. CONST. ESMT.

EASEMENT PARCEL: 13.1 T.C.E.

CITY PROJECT NO.

5.26040

OWNER:

RICHARD MANGANARO

PARCEL #

98423-84-23-51560

G LEGAL DESCRIPTION

20' Utility Easement

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4) of Section Twenty-three (23); Thence S88°39'19"W along the South line of said SE/4 a distance of 726.00 feet; Thence N01°14'30"W and parallel with the East line of said SE/4 a distance of 431.80 feet to the POINT OF BEGINNING; Thence continuing N01°14'30"W and parallel with the East line of said SE/4 a distance of 20.00 feet; Thence N88°39'19"E and parallel with the South line of said SE/4 a distance of 657.64 feet to the Northwest corner of an existing utility easement recorded in Document Number 202204514 of Tulsa County Official Records; Thence S01°21'19"E along the West line of said easement line a distance of 20.00 feet; Thence S88°39'19"W and parallel with the South line of said SE/4 a distance of 657.68 feet to the POINT OF BEGINNING.

Containing 13,153.16 Sq. Ft. or 0.302 Acres, more or less, located within HARVEST CHURCH BA SUBDIVISION (Proposed).

AND

10' Temporary Construction Easement

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4) of Section Twenty-three (23); Thence S88°39'19"W along the South line of said SE/4 a distance of 726.00 feet; Thence N01°14'30"W and parallel with the East line of said SE/4 a distance of 421.80 feet to the POINT OF BEGINNING; Thence continuing N01°14'30"W and parallel with the East line of said SE/4 a distance of 10.00 feet; Thence N88°39'19"E and parallel with the South line of said SE/4 a distance of 657.68 feet to a point on the West line of an existing utility easement recorded in Document Number 202204514 of Tulsa County Official Records; Thence S01°21'19"E along the West line of said easement a distance of 10.00 feet; Thence S88°39'19"W and parallel with the South line of said SE/4 a distance of 657.70 feet to the POINT OF BEGINNING.

Containing 6,576.88 Sq. Ft. or 0.151 Acres, more or less, located within HARVEST CHURCH BA SUBDIVISION (Proposed).

Legal Description prepared on April 10, 2026 by Troy Dee, Registered Professional Land Surveyor No. 1745.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 10 day of April, 2026.



Troy Dee
Troy Dee, PLS #1745
April 10, 2026

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120

C.A.# 7263 / Exp. Date =6/30/2026

Telephone: (405) 849-6010 Email: troy@goldenls.com

Drafted by: JP GLS Job No.: 252462

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Sheet 3 Of 3