

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **Ryan Edward Brown, as Trustee of the Brown-Antoshkiw Living Trust, dated October 21, 2024**, 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 14th day of January, 2026.

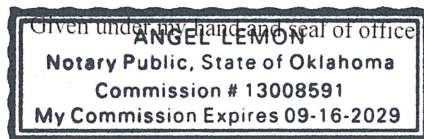
Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013

Brown-Antoshkiw Living Trust, dated October 21, 2024

By: 
Ryan Edward Brown, Trustee

STATE OF Oklahoma
COUNTY OF Tulsa) §

14th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of Jan 2026, personally appeared Ryan Edward Brown, as Trustee of the Brown-Antoshkiw Living Trust, dated October 21, 2024, 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.



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

A handwritten signature in dark ink, appearing to be "J. N.", written over a horizontal line.

Assistant City Attorney

A large, stylized handwritten signature in dark ink, appearing to be "Angel Lemon", written over a horizontal line.

NOTARY PUBLIC

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

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer: ELR Date: 1/26/26
Project: 2154250 County Line Trunk Sewer Phase IIB - Sanitary Sewer Improvements
Parcel 36.1

EXHIBIT "A" PERMANENT EASEMENT

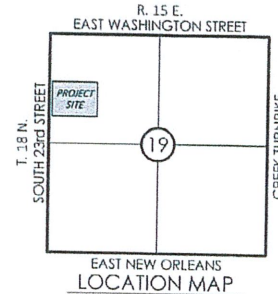
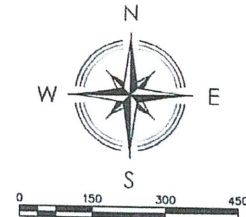
OWNER:
Brown-Antoshkiw Living Trust
PROPERTY ID:
730096150

STATEMENT OF BEARINGS:

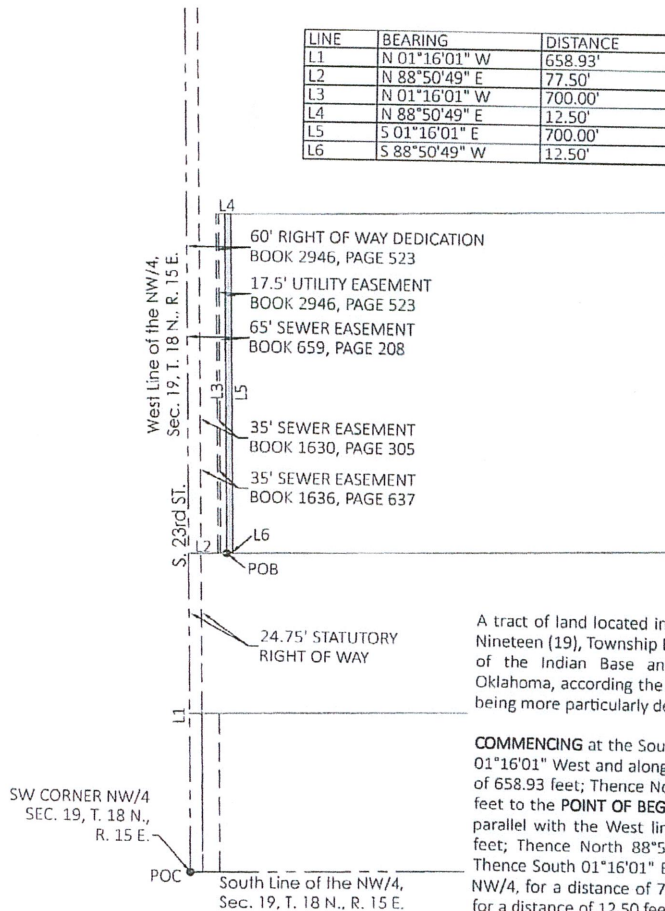
Basis of Bearings: Oklahoma State Plane Coordinate System,
North Zone, 3501, NAD 83 (1993)

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
Permanent Easement
8,750.02 s.f. or 0.20 acres, more or less



LINE	BEARING	DISTANCE
L1	N 01°16'01" W	658.93'
L2	N 88°50'49" E	77.50'
L3	N 01°16'01" W	700.00'
L4	N 88°50'49" E	12.50'
L5	S 01°16'01" E	700.00'
L6	S 88°50'49" W	12.50'



A tract of land located in the Northwest Quarter (NW/4) of Section Nineteen (19), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows:

COMMENCING at the Southwest corner of said NW/4; Thence North 01°16'01" West and along the West line of said NW/4, for a distance of 658.93 feet; Thence North 88°50'49" East, for a distance of 77.50 feet to the POINT OF BEGINNING; thence North 01°16'01" West and parallel with the West line of said NW/4, for a distance of 700.00 feet; Thence North 88°50'49" East, for a distance of 12.50 feet; Thence South 01°16'01" East and parallel with the West line of said NW/4, for a distance of 700.00 feet; Thence South 88°50'49" West, for a distance of 12.50 feet to the POINT OF BEGINNING.

NATHANIEL J. REED
Nathaniel J. Reed, P.L.S. #1744
Oklahoma P.L.S. #1744
Date 3.14.2025



HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC
5807 South Garnett Road, Suite K, (918) 234-4859 Office
Tulsa, Oklahoma 74146 (918) 893-5552 Fax
Certificate of Authorization No. 4056 Expires June 30, 2025

PARCEL: PERMANENT EASEMENT	PROJECT No.: 161027
DRAWING: PARCEL 36.0	DATE: MARCH 2025
REVISION:	DRAWN: JLN
	SCALE: 1:300'
	CHECKED: NJR
	SHEET NO.: 1 OF 1