

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **PIONEER GROUP 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:

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.

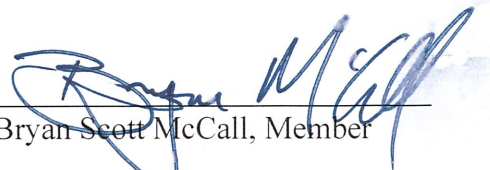
PROVIDED, that the said Grantor, his/her heirs, executors, administrators and assigns, shall fully use and enjoy the said premises except as may be necessary for the purposes herein granted to the City, its successors or assigns.

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 28th day of October, 2025.

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

PIONEER GROUP, LLC, an Oklahoma
limited liability company

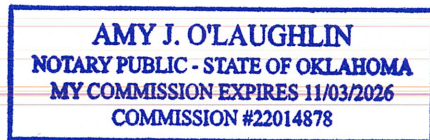
By: 

Bryan Scott McCall, Member

[illegible]

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 28th day of October, 2025, personally appeared Bryan Scott McCall, Member of Pioneer Group, LLC, an Oklahoma limited liability company, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he (she) executed the same as his (her) 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.




NOTARY PUBLIC

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

John R

Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer: SLR Date: 10/28/25
Project: WL23090 16-inch Waterline Loop Elm & Florence
Parcel 4.0

EXHIBIT "A" LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FIVE (35), 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, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW/4);
THENCE S 00°00'00" E, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 959.25 FEET;
THENCE N 90°00'00" E, A DISTANCE OF 53.00 FEET TO A POINT ON THE EAST LINE OF AN EXISTING WATER LINE EASEMENT IN FAVOR OF THE CITY OF BROKEN ARROW AS DESCRIBED AND RECORDED IN BOOK 2959 PAGE 433 OF THE TULSA COUNTY PUBLIC RECORDS, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;
THENCE CONTINUING N 90°00'00" E, A DISTANCE OF 20.00 FEET;
THENCE S 00°00'00" E, PARALLEL WITH AND 73.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER (NW/4), A DISTANCE OF 240.85 FEET;
THENCE S 90°00'00" W A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED EXISTING WATER LINE EASEMENT;
THENCE N 00°00'00" W, ALONG THE EAST LINE OF SAID EXISTING WATER LINE EASEMENT, A DISTANCE OF 240.85 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.111 ACRES (4,817.00 SQ. FT.) AS DESCRIBED.

BASIS OF BEARINGS:

DEEDED BEARINGS AS RECORDED
IN "DOCUMENT NO.2017090348" IN
THE TULSA COUNTY PUBLIC RECORDS

SURVEYOR'S CERTIFICATE

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR OF ELEVATION LAND SURVEYING, LLC., HEREBY CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE AND ACCURATE REPRESENTATION OF THE EASEMENT DESCRIBED, IT IS NOT A LAND OR BOUNDARY SURVEY.

WITNESS MY HAND AND SEAL THIS 25TH DAY OF AUGUST, 2023.



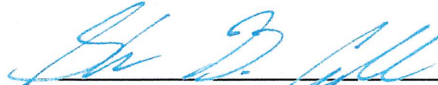
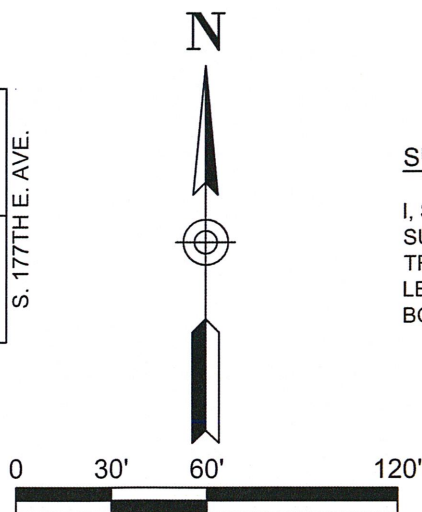
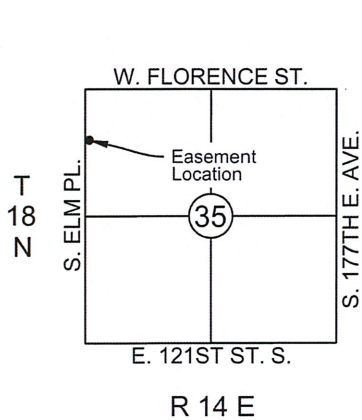
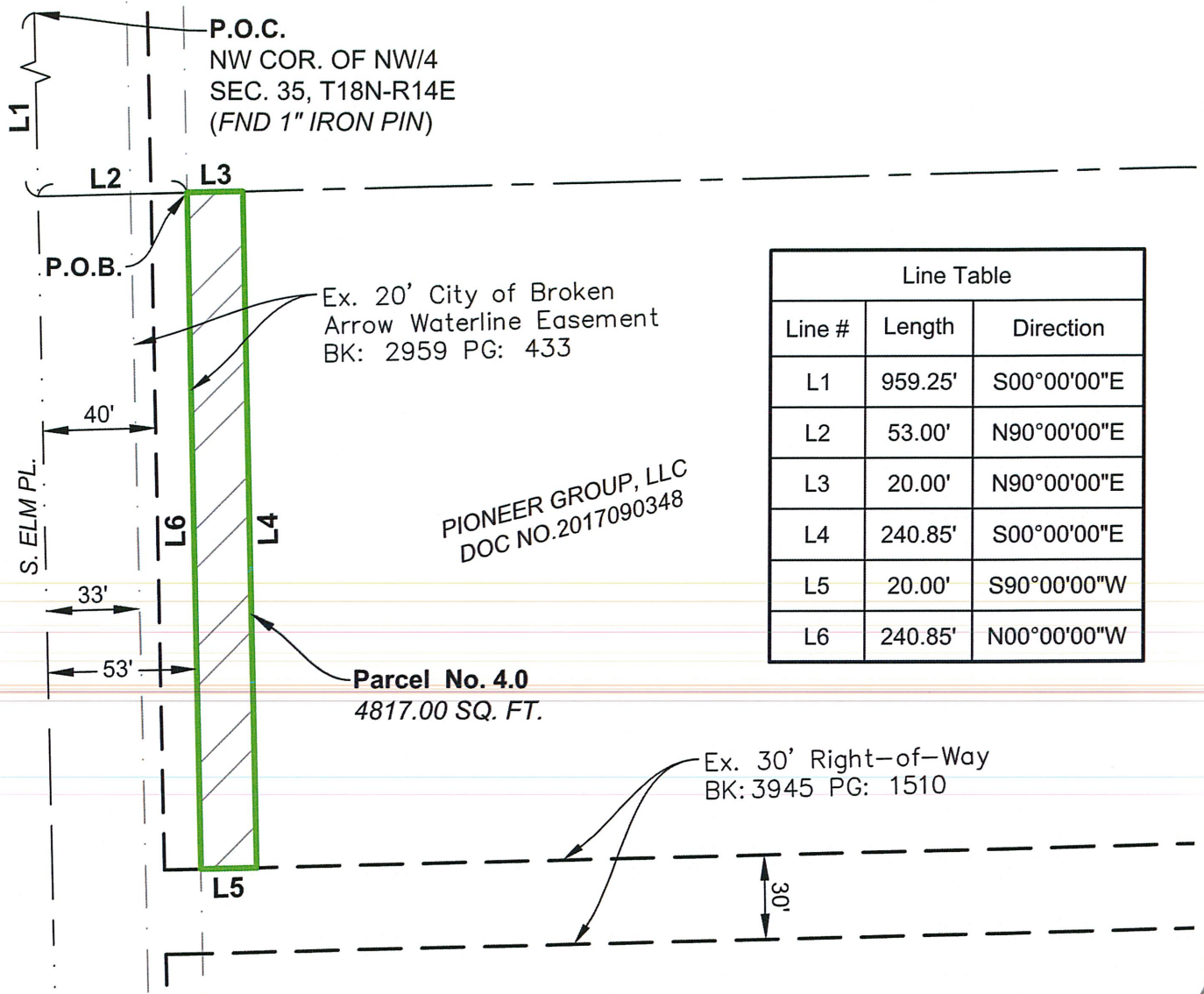

SHANE D. CARROLL, PLS
OKLAHOMA NO.1981
CERT. OF AUTH. NO. 8524
EXP. DATE JUNE 30, 2024

EXHIBIT "A"



Note
See Exhibit "A" page 1 for Legal Description and Surveyor's Certificate

SURVEYOR'S NOTE:

I, SHANE D. CARROLL, REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY STATE THAT THE ATTACHED EXHIBIT IS A TRUE AND ACCURATE REPRESENTATION OF THE EASEMENT LEGAL DESCRIPTION, AS SHOWN HEREON, IT IS NOT A LAND OR BOUNDARY SURVEY.

BASIS OF BEARING

Deeded Bearings as recorded in Document No. 2017090348 of the Tulsa County Public Records

ELS No. 2023.08

Drawn By: SDC

Date: 08.18.2023

EXHIBIT "A"
Parcel No. 4.0
page 2 of 2

ELEVATION
LAND SURVEYING

8501 SW 15th Street
Oklahoma City, OK 73128
405.493.9393
C.A. #8524 Exp. 06.30.2024