

DRAINAGE EASEMENT CORPORATE or PARTNERSHIP

KNOW ALL MEN BY THESE PRESENTS:

That McDonald's Real Estate Company, a Delaware corporation, by Shilpa Upadhye, its Senior Counsel of Cook County, State of Illinois, authorized representative of owner of the legal and equitable title to the following described real estate, party of the first part, in consideration of the sum of One Dollar, cash in hand paid, receipt of which is hereby acknowledged, does hereby assign, grant and convey to the City of Broken Arrow, Wagoner County, Oklahoma, a municipal corporation, party of the second part, its successors and assigns, 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 attached Exhibit "A".

with right of ingress and egress to and from the same, for the purpose of constructing, maintaining, operating, and replacing drainage facilities and appurtenances.

The City is hereby given and granted the exclusive possession of said above described premises for the purposes aforesaid, and grantor(s), for him/her and their heirs, administrators, successors and assigns, covenant(s) and agree(s) that no building, structure, wall or other above ground obstruction will be placed, erected, installed or permitted upon the above described land; and further covenant(s) and agree(s) that in the event the terms of this paragraph are violated by the grantor(s) or any person in privity with them, such violation will be promptly corrected and eliminated immediately upon receipt of notice from City or City shall have right to remove or otherwise eliminate such violation, and grantor(s), his/her heirs, administrators, successors and assigns, shall promptly pay the actual cost thereof.

TO HAVE AND TO HOLD such easement and right of way unto the City of Broken Arrow, Oklahoma, its successors and assigns forever.

DATED this 2nd day of July, 2025.


**McDonald's Real Estate Company,
a Delaware corporation**

By S. Upadhye
Name/Title: Shilpa Upadhye, Senior Counsel

State of Illinois)
) ss.
County of Cook)

Before me, the undersigned Notary Public, in and for said County and State, on this 2nd day of July, 2025, personally appeared Shilpa Upadhye for McDonald's Real Estate Company, a Delaware corporation, known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Senior Counsel and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

My Commission Expires: 2/25/29


Notary Public

OFFICIAL SEAL
MATHEW W CALVERT
Notary Public, State of Illinois
Commission No. 1005288
My Commission Expires February 25, 2029

Approved as to Form:

Approved as to Substance:

Asst. City Attorney

City Manager

Engineer _____ checked: _____
Project: _____

Exhibit “A”
(Page 1 of 2)

File No.: 024-02135
Project Name: McDonalds Broken Arrow
June 24, 2025

Permanent Drainage Easement:

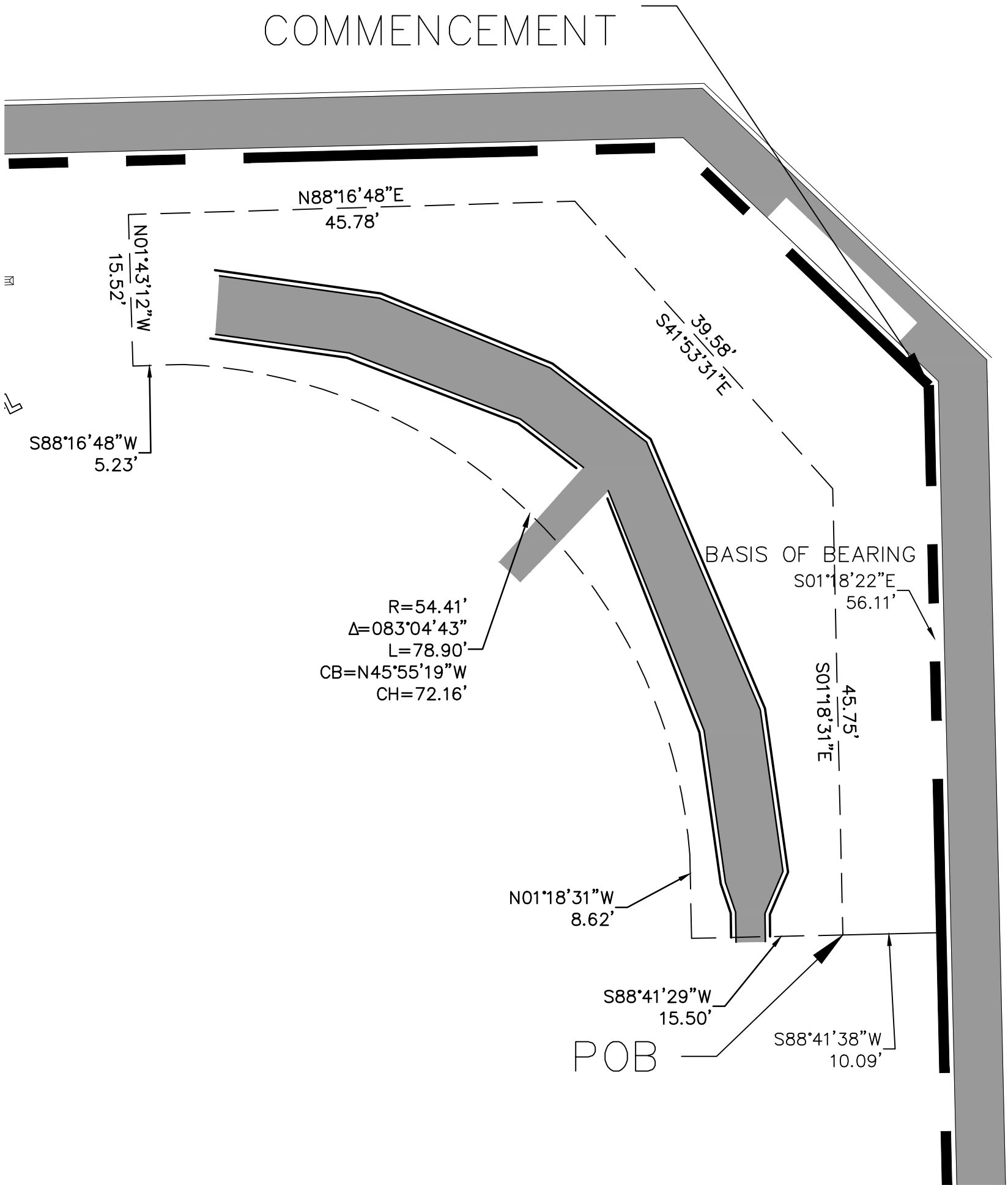
A tract of land being a part of Conditional Final Plat of The Villas at Turnberry, Replat of Lot 10, Block 2 to the City of Broken Arrow, Wagoner County, State of Oklahoma, according to the recorded plat thereof, being described by Gregory Chad Weller, Oklahoma LS-2075, of Olsson COA-2483, on June 24, 2025, Commencing at the Northeasterly corner of said Lot 10; thence South 01 Degrees 18 Minutes 22 Seconds East as Basis of Bearing, along the East line of said Lot 10 a distance of 56.11 feet to a point; thence departing said east line South 88 Degrees 41 Minutes 38 Seconds West a distance of 10.09 feet to the Point of Beginning; thence continuing South 88 Degrees 41 Minutes 29 Seconds West a distance of 15.50 feet to a point; thence North 01 Degrees 18 Minutes 31 Seconds West a distance of 8.62 feet to a point; thence on a non-tangent curve to the left having an Initial Tangent Bearing of North 45 Degrees 55 Minutes 19 Seconds West, a Radius of 54.41 feet and an Arc length of 78.90 feet to a point; thence South 88 Degrees 16 Minutes 48 Seconds West a distance of 5.23 feet to a point; thence North 01 Degrees 43 Minutes 12 Seconds West a distance of 15.52 feet to a point; thence North 88 Degrees 16 Minutes 48 Seconds East a distance of 45.78 feet to a point; thence South 41 Degrees 53 Minutes 31 Seconds East a distance of 39.58 feet to a point; thence South 01 Degrees 18 Minutes 31 Seconds East a distance of 45.75 feet to the Point of Beginning, containing 2,290.65 square feet or 0.053 acres, more or less.

(As depicted on Exhibit “B”, attached and incorporated herein).

Olsson Inc.
11600 Broadway Extension
Suite 300
Oklahoma City, Ok 73114
(405) 242-6600

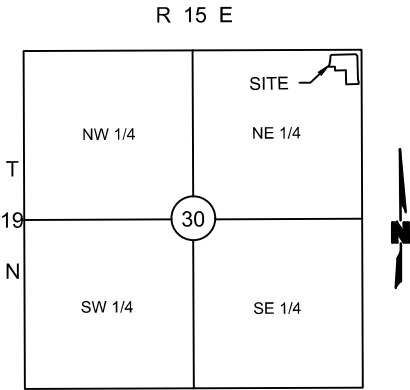
E 41ST S

POINT OF
COMMENCEMENT



S 209TH E AVE

Drainage Easement =
2,290.65 S.F. or 0.053 Acres



LOCATION MAP
NOT TO SCALE

F:\2024\02001-02500\024-02135-A\40-Design\Survey\SRV\Xref\IV_DRAINAGE ESMNT_02402135.dwg
DATE: Jun 24, 2025 4:04pm USER: cweller

PROJECT NO: 024-02135

DRAWN BY: GCW

DATE: 06.24.2025

PERMANENT DRAINAGE EASEMENT

olsson

11600 Broadway Extension
Suite 300
Oklahoma City, OK 73114
olsson.com
TEL 405.242.6600
Olsson - Survey
Oklahoma COA #2483

EXHIBIT

B
(2 of 2)