

**TEMPORARY CONSTRUCTION EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, **BA BROWN, LLC**, the Owner(s), of the legal and equitable title to the following described real estate situated in Wagoner County, State of Oklahoma, for and in consideration of the sum of One Dollar (\$1.00), cash in hand, paid by the City of Broken Arrow, an municipal corporation, Oklahoma, and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby grant and convey unto the said **CITY OF BROKEN ARROW**, a municipal corporation, County of Tulsa, State of Oklahoma, a temporary easement, through, over, and under, and across the following described property, situated in said County, to-wit:

**SEE EXHIBIT "A"**

for a period of not more than 12 MONTHS FROM THE START OF CONSTRUCTION. This grant of temporary right to use and occupy is given for the purpose of permitting the City of Broken Arrow, its employees, representatives, agents, and/or persons under contract with it, to use said described property for construction of the roadway improvements.

That the Owner(s) agree that this temporary construction easement shall be binding upon their heirs, executors, administrators and personal representatives during the term hereof and further agree that in the event the premises covered by this temporary construction easement are sold, assigned or conveyed, that the purchaser or grantee thereof will be advised of the existence of this temporary grant and that said sale during said term shall be made subject to the rights herein given.

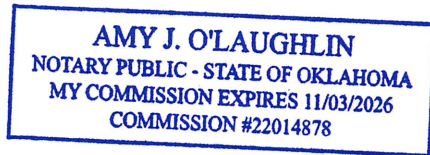
IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 6<sup>th</sup> day of April 2026.

**Property**  
BA BROWN, LLC  
By: Kelley Rash  
Kelley Rash, Managing Member

STATE OF Oklahoma )  
COUNTY OF Tulsa ) §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 6<sup>th</sup> day of April, 2026, personally appeared Kelley Rash, as Managing Member of BA Brown, LLC 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.  
*\*Property*



*Amy J. O'Laughlin*  
NOTARY PUBLIC

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

*[Signature]*  
Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

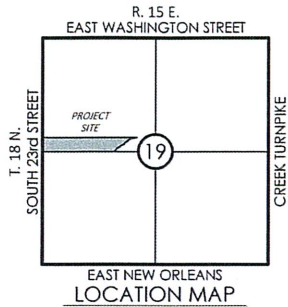
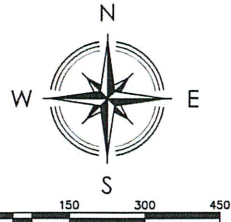
\_\_\_\_\_  
City Clerk

Engineer: ELR Date: 4/7/26  
Project: 2154250 County Line Trunk Sewer Phase IIB - Sanitary Sewer Improvements  
Parcels 29.1, 35.1, 37.1, 38.1, and 39.1

# EXHIBIT "A" TEMPORARY EASEMENT

**OWNER:**  
B.A. Brown Property, LLC  
**PROPERTY ID:**  
730007031

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

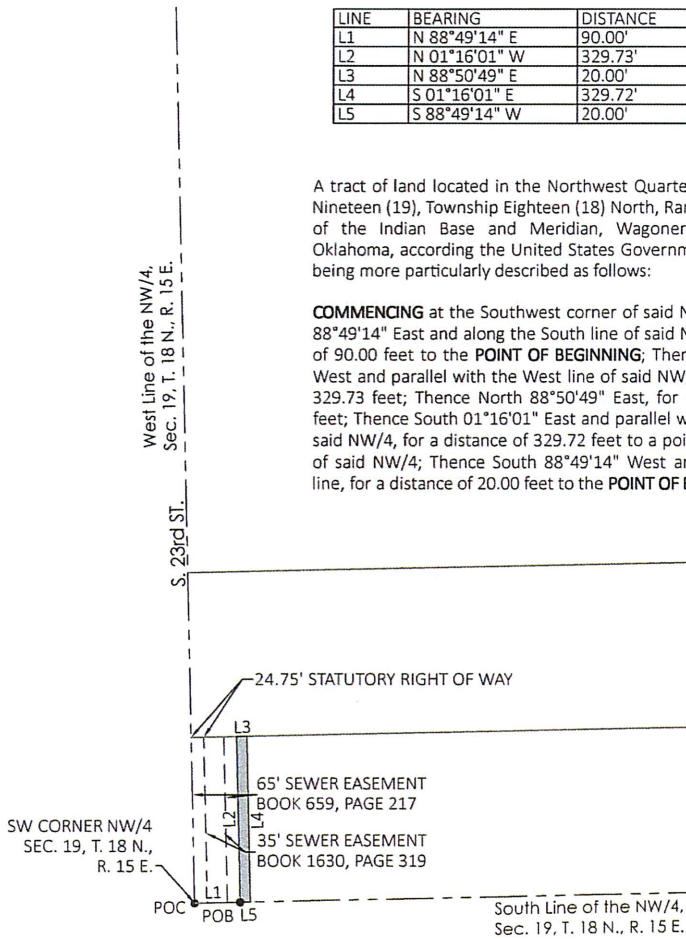


- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - Temporary Easement  
6,594.44 s.f. or 0.15 acres, more or less

LINE	BEARING	DISTANCE
L1	N 88°49'14" E	90.00'
L2	N 01°16'01" W	329.73'
L3	N 88°50'49" E	20.00'
L4	S 01°16'01" E	329.72'
L5	S 88°49'14" W	20.00'

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 88°49'14" East and along the South line of said NW/4, for a distance of 90.00 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 329.73 feet; Thence North 88°50'49" East, for a distance of 20.00 feet; Thence South 01°16'01" East and parallel with the West line of said NW/4, for a distance of 329.72 feet to a point on the South line of said NW/4; Thence South 88°49'14" West and along said South line, for a distance of 20.00 feet to the **POINT OF BEGINNING**.



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

Date: 3-14-2025



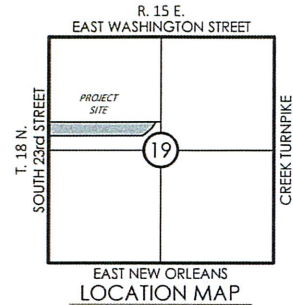
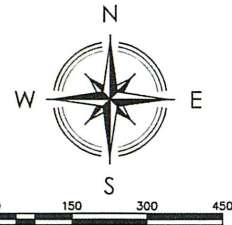
**HARDEN & ASSOCIATES**  
SURVEYING AND MAPPING, PC  
5807 South Garnett Road, Suite K, (918) 234-4859 Office  
Tulsa, Oklahoma 74146 (918) 893-5552 Fax  
Certificate of Authorization No. 4656 Expires June 30, 2025

PARCEL: TEMPORARY EASEMENT	PROJECT No.: 161027
DRAWING: PARCEL 29.1	DATE: MARCH 2025
REVISION: MARCH 2025	DRAWN: JLN
	SCALE: 1:300'
	CHECKED: NJR
	SHEET NO.: 1 OF 1

# EXHIBIT "A" TEMPORARY EASEMENT

**OWNER:**  
B.A. Brown Property, LLC  
**PROPERTY ID:**  
730007030

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

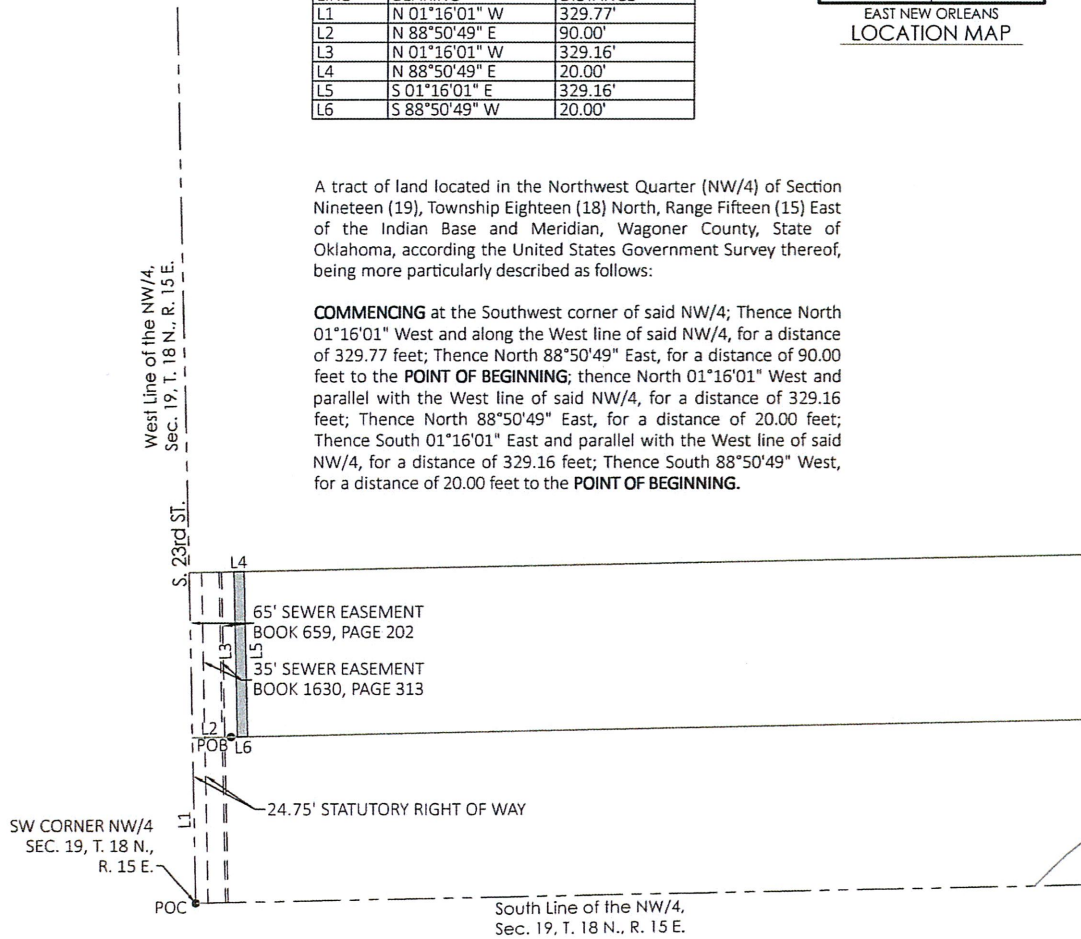


- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - Temporary Easement  
6,583.24 s.f. or 0.15 acres, more or less

LINE	BEARING	DISTANCE
L1	N 01°16'01" W	329.77'
L2	N 88°50'49" E	90.00'
L3	N 01°16'01" W	329.16'
L4	N 88°50'49" E	20.00'
L5	S 01°16'01" E	329.16'
L6	S 88°50'49" W	20.00'

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 329.77 feet; Thence North 88°50'49" East, for a distance of 90.00 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 329.16 feet; Thence North 88°50'49" East, for a distance of 20.00 feet; Thence South 01°16'01" East and parallel with the West line of said NW/4, for a distance of 329.16 feet; Thence South 88°50'49" West, for a distance of 20.00 feet to the **POINT OF BEGINNING**.



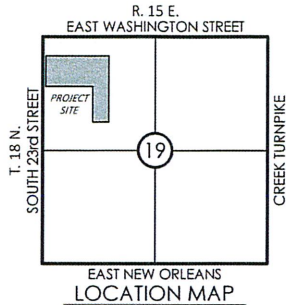
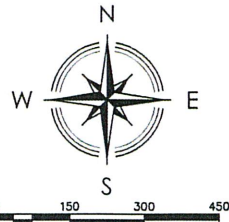
Nathaniel J. Reep, P.L.S. #1744  
 Date: 3-14-2025

 <b>BROKEN ARROW</b> <i>Where opportunity lives</i>	<b>HARDEN &amp; ASSOCIATES</b> SURVEYING AND MAPPING, PC <small>5807 South Garnett Road, Suite K, Tulsa, Oklahoma 74146          Certificate of Authorization No. 4656</small>	PARCEL: TEMPORARY EASEMENT DRAWING: PARCEL 35.1 REVISION:	PROJECT No.: 161027 DATE: MARCH 2025 DRAWN: JLN SCALE: 1:300' CHECKED: NJR SHEET NO.: 1 OF 1
	(918) 234-4859 Office (918) 893-5552 Fax Expires June 30, 2025		

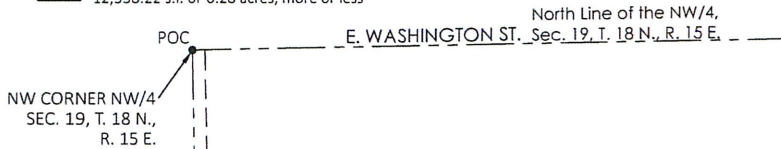
# EXHIBIT "A" TEMPORARY EASEMENT

**OWNER:**  
B.A. Brown Property, LLC  
**PROPERTY ID:**  
730096149

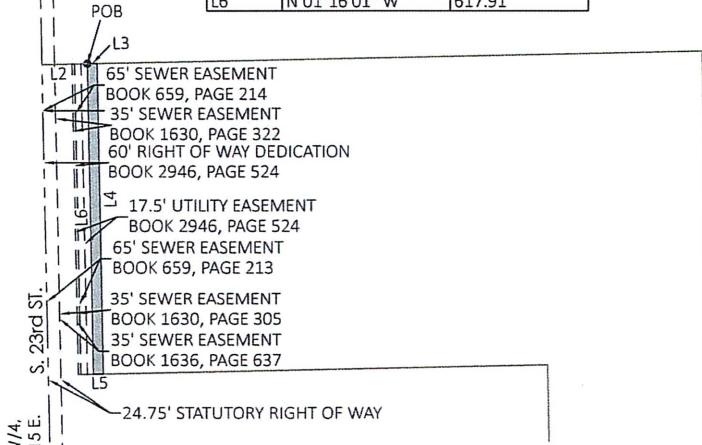
**STATEMENT OF BEARINGS:**  
Basis of Bearings: Oklahoma State Plane Coordinate System,  
North Zone, 3501, NAD 83 (1993)



- LEGEND**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - Temporary Easement  
12,358.22 s.f. or 0.28 acres, more or less



LINE	BEARING	DISTANCE
L1	S 01°16'01" E	658.88'
L2	N 88°50'49" E	90.00'
L3	N 88°50'49" E	20.00'
L4	S 01°16'01" E	617.91'
L5	S 88°50'49" W	20.00'
L6	N 01°16'01" W	617.91'



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 Northwest corner of said NW/4; Thence South 01°16'01" East and along the West line of said NW/4, for a distance of 658.88 feet; Thence North 88°50'49" East, for a distance of 90.00 feet to the **POINT OF BEGINNING**; Thence continuing North 88°50'49" East, for a distance of 20.00 feet; Thence South 01°16'01" East and parallel with the West line of said NW/4, for a distance of 617.91 feet; Thence South 88°50'49" West, for a distance of 20.00 feet; Thence North 01°16'01" West and parallel with the West line of said NW/4, for a distance of 617.91 feet to the **POINT OF BEGINNING**.

Nathaniel J. Reed  
 Oklahoma P.L.S. 1744  
 Date: 3.14.2025



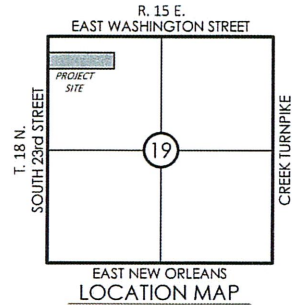
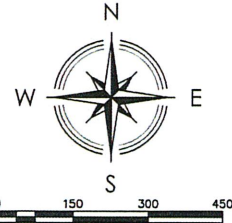
**HARDEN & ASSOCIATES**  
SURVEYING AND MAPPING, PC  
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Tulsa, Oklahoma 74146 (918) 893-5552 Fax  
Certificate of Authorization No. 4656 Expires June 30, 2025

PARCEL: TEMPORARY ESMT.	PROJECT No.: 161027
DRAWING: PARCEL 37.1	DATE: MARCH 2025
REVISION:	DRAWN: JLN
	SCALE: 1:300'
	CHECKED: NJR
	SHEET NO.: 1 OF 1

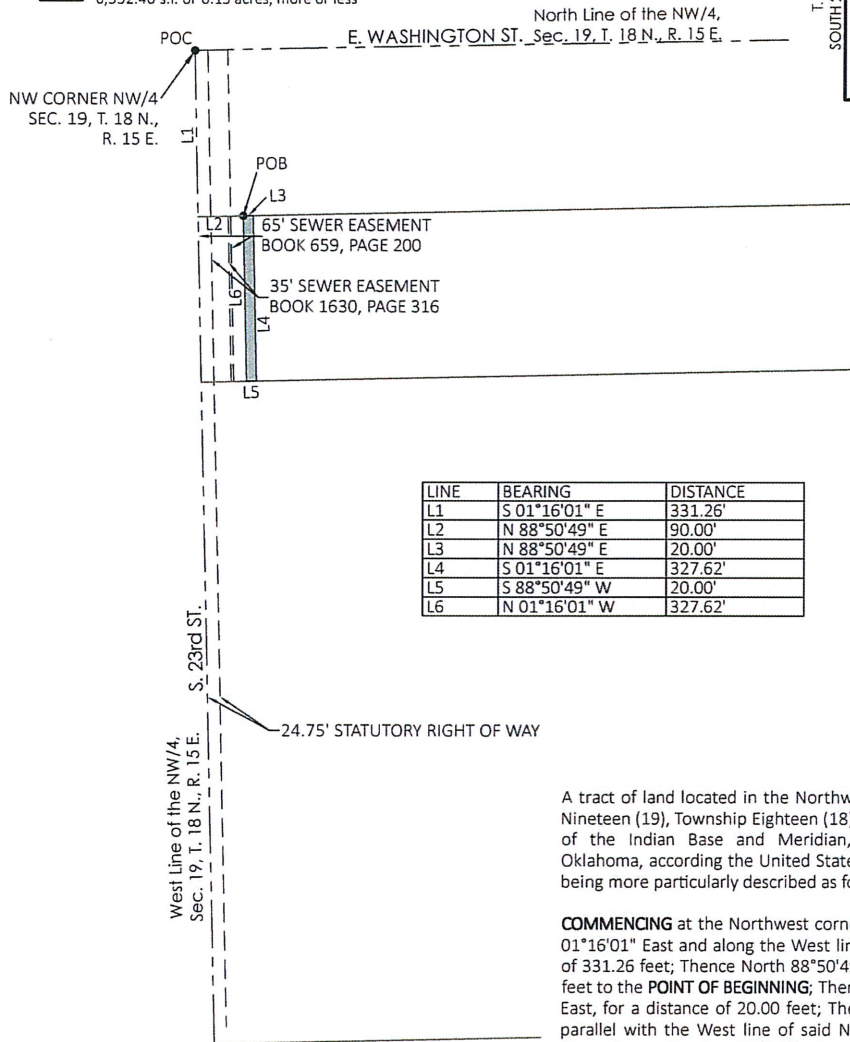
# EXHIBIT "A" TEMPORARY EASEMENT

**OWNER:**  
B.A. Brown Property, LLC  
**PROPERTY ID:**  
730005637

**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
  - Temporary Easement  
6,552.40 s.f. or 0.15 acres, more or less



LINE	BEARING	DISTANCE
L1	S 01°16'01" E	331.26'
L2	N 88°50'49" E	90.00'
L3	N 88°50'49" E	20.00'
L4	S 01°16'01" E	327.62'
L5	S 88°50'49" W	20.00'
L6	N 01°16'01" W	327.62'

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 the United States Government Survey thereof, being more particularly described as follows:

**COMMENCING** at the Northwest corner of said NW/4; Thence South 01°16'01" East and along the West line of said NW/4, for a distance of 331.26 feet; Thence North 88°50'49" East, for a distance of 90.00 feet to the **POINT OF BEGINNING**; Thence continuing North 88°50'49" East, for a distance of 20.00 feet; Thence South 01°16'01" East and parallel with the West line of said NW/4, for a distance of 327.62 feet; Thence South 88°50'49" West, for a distance of 20.00 feet; Thence North 01°16'01" West and parallel with the West line of said NW/4, for a distance of 327.62 feet to the **POINT OF BEGINNING**.

Nathaniel J. Reed Date  
 Oklahoma 3.14.2025



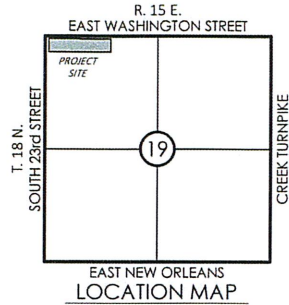
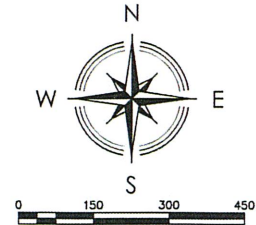
**HARDEN & ASSOCIATES**  
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Tulsa, Oklahoma 74146 (918) 893-5552 Fax  
Certificate of Authorization No. 4656 Expires June 30, 2025

PARCEL: TEMPORARY ESMT.	PROJECT No.: 161027
DRAWING: PARCEL 38.1	DATE: MARCH 2025
REVISION:	DRAWN: JLN
	SCALE: 1:300'
	CHECKED: NJR
	SHEET NO.: 1 OF 1

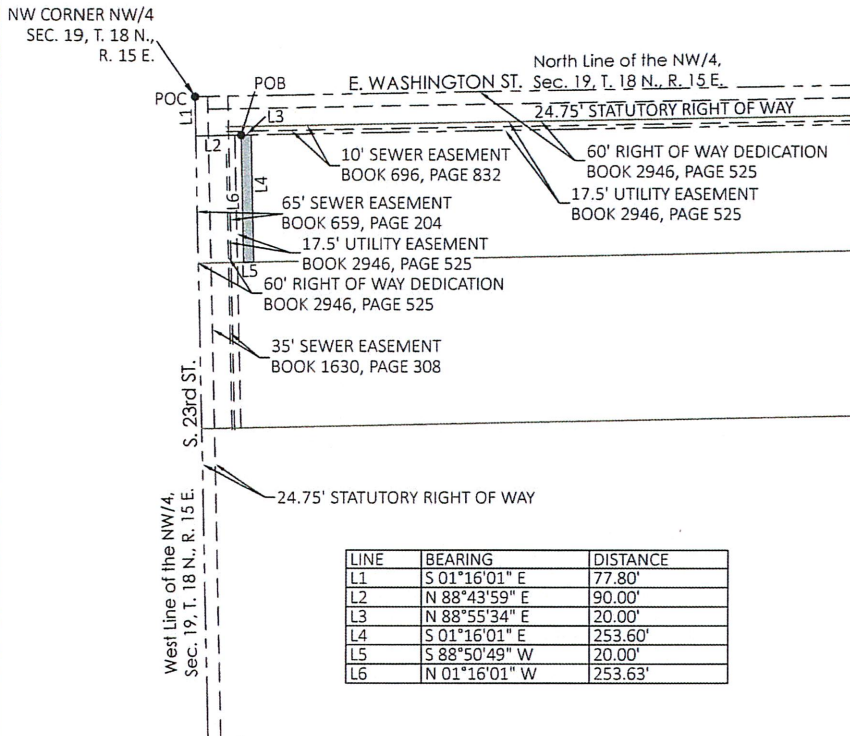
# EXHIBIT "A" TEMPORARY EASEMENT

**OWNER:**  
B.A. Brown Property, LLC  
**PROPERTY ID:**  
730096836

**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
  - Temporary Easement  
5,072.35 s.f. or 0.12 acres, more or less



LINE	BEARING	DISTANCE
L1	S 01°16'01" E	77.80'
L2	N 88°43'59" E	90.00'
L3	N 88°55'34" E	20.00'
L4	S 01°16'01" E	253.60'
L5	S 88°50'49" W	20.00'
L6	N 01°16'01" W	253.63'

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 the United States Government Survey thereof, being more particularly described as follows:

**COMMENCING** at the Northwest corner of said NW/4; Thence South 01°16'01" East and along the West line of said NW/4, for a distance of 77.80 feet; Thence North 88°43'59" East and perpendicular to the West line of said NW/4, for a distance of 90.00 feet to the **POINT OF BEGINNING**; Thence North 88°55'34" East and parallel with the North line of said NW/4, for a distance of 20.00 feet; Thence South 01°16'01" East and parallel with the West line of said NW/4, for a distance of 253.60 feet; Thence South 88°50'49" West, for a distance of 20.00 feet; Thence North 01°16'01" West and parallel with the West line of said NW/4, for a distance of 253.63 feet to the **POINT OF BEGINNING**.

Nathaniel J. Reed (P.L.S.) #1744      Date 3.14.2025  
 Oklahoma P.L.S. #1744



**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. 4656 Expires June 30, 2025

PARCEL: TEMPORARY EASEMENT  
DRAWING: PARCEL 39.1  
REVISION:

PROJECT No.: 161027  
DATE: MARCH 2025  
DRAWN: JLN  
SCALE: 1:300'  
CHECKED: NJR  
SHEET NO.: 1 OF 1