

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **S AND R DEVELOPMENT, LLC**, a 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 11th day of June, 2024.

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

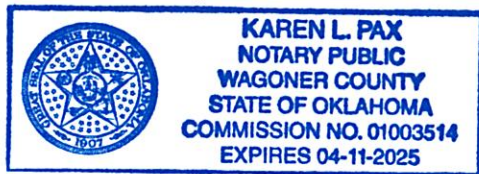
S AND R DEVELOPMENT, LLC
an Oklahoma limited liability company


Glenn Shaw, Managing Member

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 11th day of June 2024, personally appeared Glenn Shaw, 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.

Given under my hand and seal of office the day and year last written above.



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

A handwritten signature in blue ink, appearing to be "Don M", written over a horizontal line.

Assistant City Attorney

A handwritten signature in blue ink, appearing to be "Karen L. Pax", 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:

Engineer ELR Checked: 7/1/24
Project: Trunk Sewer Line S.24020

City Clerk

Parcel No. 1.1
S & R Development, L.L.C.

Date Written: April 8, 2024

PERMANENT UTILITY EASEMENT

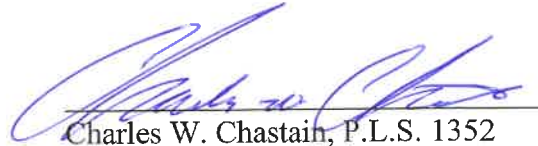
A strip of land being 17.50 feet wide lying in part of the South half of Section 33, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, Oklahoma being more particularly described as follows: Commencing at the Southwest corner of the E1/2 SW1/4 of said Section 33, thence N01°15'55"W along the West line thereof 2,585.26 feet; thence N88°44'05"E 7.47 feet to the point of beginning; thence N26°33'37"E 17.50 feet to the Southwesterly right-of-way line of the Creek Turnpike; thence S63°26'23"E along said right-of-way line 1,060.22 feet; thence S63°25'21"E along said right-of-way line 1,143.32 feet; thence S26°34'39"W 17.50 feet; thence N63°25'21"W 1,143.31 feet; thence N63°26'23"W 1,060.22 feet to the point of beginning.

Containing 38,561.82 square feet or 0.89 acres.

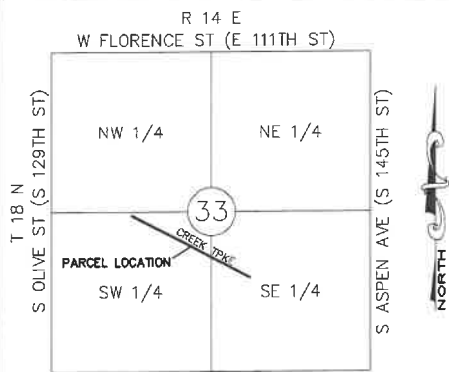
Real Property Certification

I, Charles W. Chastain, P.L.S., Holloway, Updike and Bellen, Inc., certify that the attached Permanent Utility Easement closes in accord with existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

4/9/24
Date


Charles W. Chastain, P.L.S. 1352





JOB NUMBER: -
PARCEL NO. 1.1
COUNTY: TULSA

LEGAL DESCRIPTION OF RECORD:
S/2 Section 33, T18N, R14E
PERMANENT UTILITY EASEMENT - 38,561.82 S.F.
TEMPORARY EASEMENT - XX.XX S.F.

LEGEND

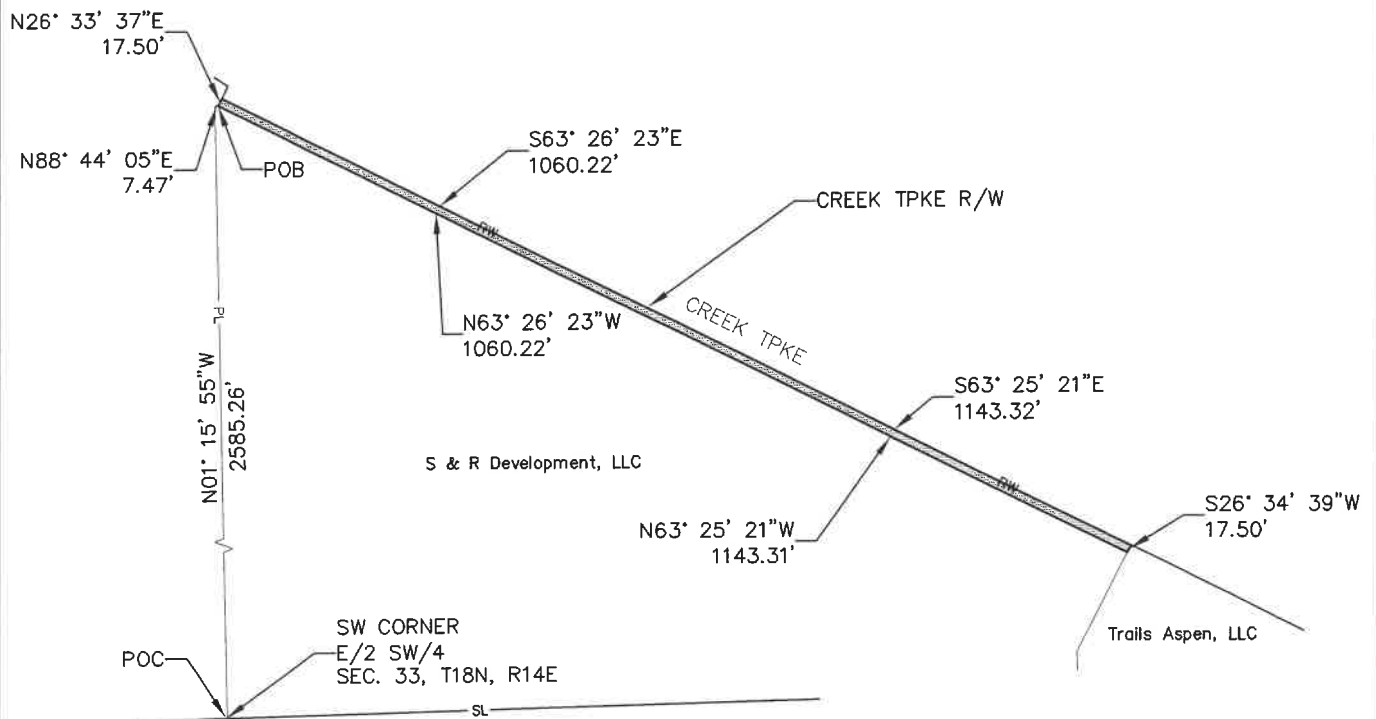
- PROPERTY TO ACQUIRE
- TEMP. CONSTRUCTION EASEMENT

---'---' RECORDED DISTANCES

BASIS OF BEARING
NSDB3 OKLAHOMA STATE
PLANE COORDINATE
SYSTEM-- NORTH ZONE

SCALE 1" = 400'

CHARLES W. CHASTAIN, OK. L.S. #1352



HOLLOWAY, UPDIKE AND BELLEN INC.
905-A SOUTH 9TH STREET, BROKEN ARROW, OK
918-251-0717, FAX 918-251-0754
CA #219, EXPIRES 06/30/15

TITLE:	INNOVATION DISTRICT LIFT STATION FORCEMAIN		
PROJECT:	23BKLDISTRICT PROJ. # 2352100		
OWNER:	S & R DEVELOPMENT, LLC		
DATE:	April 8, 2024	REVISION:	