

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **CAROL J. BELL AND JAMES M. BELL**, wife and husband, the owner(s), of the legal and 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, receipt of which is hereby acknowledged, do(es) 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"

EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11)

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 31 day of July 2017.

Carol J. Bell
CAROL J. BELL
James M. Bell
JAMES M. BELL

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 31 day of July 2017, personally appeared **Carol J. Bell and James M. Bell** to me known to be the identical person(s) who executed the within and foregoing instrument as the free and voluntary act and deed of such person for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission expires: _____

Approved as to Form:

[Signature]
Assistant City Attorney

[Signature]
Notary Public
Approved as to Substance:

City Manager

Attest:

Engineer: [Signature] checked: 03/03/17
Project: 9th Street widening Elgin to El Paso #1210, Parcel #7

City Clerk

PARCEL 7.1
OWNER: WILSON, CHARLES I. AND MARVELL
PERPETUAL UTILITY EASEMENT & TEMPORARY
CONSTRUCTION EASEMENT LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT TWO (2), BLOCK TWO (2), LEMON ADDITION, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT IS THE NORTHWEST CORNER OF LOT 2, BLOCK 2, LEMON ADDITION; THENCE NORTH 88°46'52" EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 FOR 7.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 88°46'52" EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 FOR 13.00 FEET; THENCE SOUTH 01°10'07" EAST PARALLEL WITH THE WESTERLY LINE OF SAID LOT 2 FOR 61.97 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE SOUTH 88°46'52" WEST ALONG SAID SOUTHERLY LINE OF LOT 2 FOR 13.00 FEET; THENCE NORTH 01°10'07" WEST PARALLEL WITH SAID WESTERLY LINE OF LOT 2 FOR 61.97 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 806 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

REAL PROPERTY CERTIFICATION

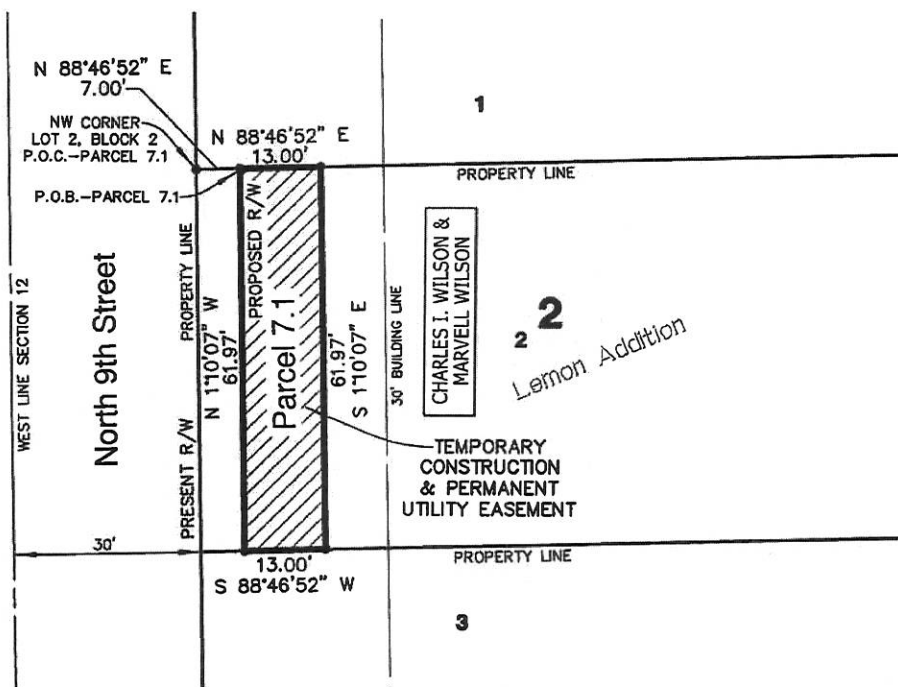
I, DEAN ROBINSON, OF SISEMORE WEISZ & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

9/20/12
DATE

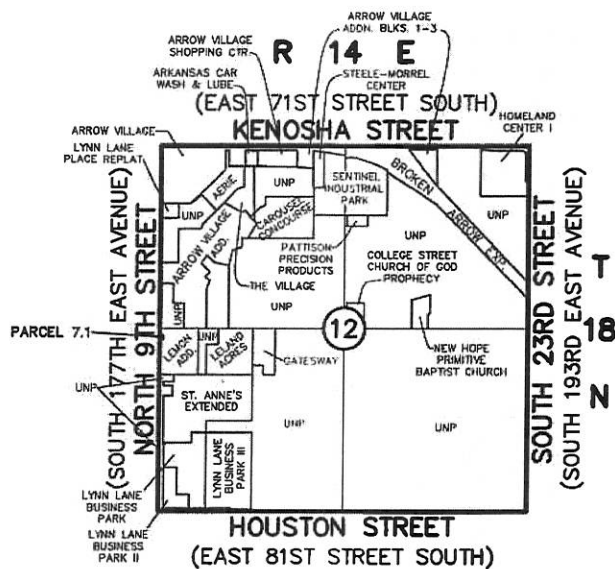
SISEMORE WEISZ & ASSOCIATES, INC.
BY DEAN ROBINSON


DEAN ROBINSON
PLS NO. 1146, STATE OF OKLAHOMA
C. A. NO. 1146
EXPIRES: 6/30/2015

Parcel Map



SCALE 1"=20'



Location Map

SCALE: NOT TO SCALE

TOTAL PROPERTY - 0.225 ACRES
PERMANENT UTILITY ESMT. - 0.018 ACRES
TEMP. CONSTRUCTION ESMT. - 0.018 ACRES

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R/W - RIGHT-OF-WAY

DATE: 12/10/2013
SHEET 2 OF 2



Sisemore Weisz & Associates, Inc.

6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
W.O. NO. 1672004

PHONE (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/15
FILE NO. 1814.1200

Parcel 7.1

Parcel Map Check Report

Date: 12/18/2013 1:53:31 PM

Parcel Name: PARCEL 7.1

North: 390,988.2093'

East: 2,624,832.6568'

Segment# 1: Line

Course: N88° 46' 52"E

Length: 13.000'

North: 390,988.4858'

East: 2,624,845.6539'

Segment# 2: Line

Course: S1° 10' 07"E

Length: 61.968'

North: 390,926.5307'

East: 2,624,846.9177'

Segment# 3: Line

Course: S88° 46' 52"W

Length: 13.000'

North: 390,926.2541'

East: 2,624,833.9206'

Segment# 4: Line

Course: N1° 10' 07"W

Length: 61.968'

North: 390,988.2093'

East: 2,624,832.6568'

Perimeter: 149.935'

Area: 805.58Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00"E

Error North : 0.00000

East: 0.00000

Precision 1: 149,936,000.000