

NON-EXCLUSIVE UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Forest Ridge Development Limited Partnership, an Oklahoma limited partnership, of Wagoner County, State of Oklahoma, ("Grantor"), the owner of the legal and equitable title to the following described real estate situated in the City of Broken Arrow, Wagoner County, State of Oklahoma, in consideration of the sum of One and no/100 Dollars in hand paid, receipt of which is hereby acknowledged, do hereby assign, grant and convey to the City of Broken Arrow, Wagoner County, Oklahoma, a municipal corporation, its successors and assigns, ("Grantee") a non-exclusive easement and right-of-way over and across the following described real property and premises, situated in Wagoner County, State of Oklahoma, to wit:

[Wellstone III at Forest Ridge
(Utility Easement along the East side of Wellstone III)]

A tract of land located in the NW/4 and the W/2 of the NE/4 of Section 11, T-18-N, R-15-E of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the most southerly corner of Reserve "D", "Wellstone II at Forest Ridge", a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to the official recorded plat thereof, Plat Cabinet 5- 416A, as filed in the records of the Wagoner County Clerk's office;

Thence S 64°58'29"E a distance of 657.54 feet to the "Point of Beginning";

Thence N 42°14'59"E a distance of 272.29 feet;

Thence N 04°06'55"E a distance of 279.56 feet;

Thence S 85°53'05"E a distance of 11.00 feet;

Thence S 04°06'55"W a distance of 283.36 feet;

Thence S 42°14'59"W a distance of 253.44 feet;

Thence S 15°34'05"W a distance of 128.28 feet;

Thence N 74°25'55"W a distance of 20.00 feet;

Thence N 15°34'05"E a distance of 112.98 feet to the "Point of Beginning".

Said tract contains 8,400 square feet or 0.1928 acres.