



OVERLAND DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned owner(s) RC Lynn Lane, LLC of the legal and equitable title to the following described real estate, "Grantor," for and in consideration of One Dollar (\$1.00), cash in hand, and other value received, the receipt of which is hereby acknowledged, do(es) hereby grant and convey to the City of Broken Arrow, Tulsa County, State of Oklahoma, a municipal corporation, "Grantee" and its successors and assigns for public use, a perpetual easement under and upon the following described property situated in Tulsa County, Oklahoma, to wit: Exhibit 2A (1 of 2), Exhibit 2A (2 of 2)

upon the completion of the initial construction by the Grantor and the acceptance by the City of Broken Arrow

for the purposes of permitting the maintenance of storm sewers under said property together with all necessary and convenient appurtenances thereto; and to use and maintain the same and affording the Grantee, its officers, agents, employees and all persons under contract with it, the right to enter upon said premises for the purpose of surveying, excavating for, operating and maintaining and replacing such utility, and for terminating such use. The Owner will construct the storm sewer improvements and the City upon acceptance will be in charge of the utility.

The easement granted herein shall not be impaired or otherwise affected by any division of ownership or the adjacent land or by sale of all or any part thereof.

Grantor retains, reserves and shall continue to enjoy the use of the surface of the premises except as may be necessary for the purposes granted to grantee. Grantor acknowledges that the easement granted to the Grantee is superior to the Grantor's interest in the use of the surface, or to buildings or structures thereon, which arise due to the design, construction, maintenance, operation, repair or removal of a storm sewer in the easement; Grantor for themselves and their heirs and assigns, hereby expressly agree(s) to indemnify and hold the Grantee harmless for any loss, including costs and attorney fees, which hereafter arises from such design, construction, maintenance, operation, repair or removal of said storm sewer.

To have and to hold the above described easement and right unto the said Grantee, its successors and assigns forever,

IN WITNESS WHEREOF, the parties have caused this instrument to be executed this 3rd day of November, 2017

[Signature]
MAR

State of Arkansas)
)SS.
County of Washington)

Before me, the undersigned, a Notary Public within and for said County and State, on this 3rd day of November 2017, personally appeared David C. Frve to me known to be the identical person(s) who executed the within and foregoing instrument he free and voluntary act and as deed 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: 11/7/22

Kristy Payne
Notary Public
Washington County, Arkansas
Comm. No. 12390934
Comm. Exp. 11-17-22

Approved as to Form:

[Signature]
Asst. City Attorney

Approved as to Substance:

[Signature]
City Manager
12/5/17

Engineer: [Signature]
Project:



ATTEST:

[Signature]
(Seal) CITY CLERK

EXHIBIT "2A" (1 OF 2)

LEGAL DESCRIPTION

OWNER: RC LYNN LANE, LLC
Section 13, T-18-N, R-14-E, I.M.

Overland Drainage Easement

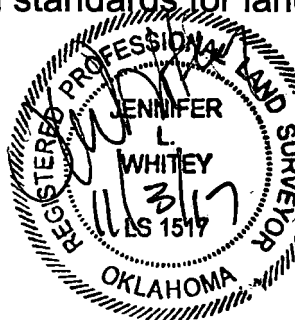
Real Estate: A parcel of land lying in the Southwest Quarter (SW/4) of Section Thirteen (13), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, Oklahoma. Bearings based on State Plane Coordinates and evidence found in the field.

Overland Drainage Easement Description:

Commencing at the Southeast corner of the Southwest Quarter of Section 13, Township 18 North, Range 14 East, I.M. Thence S 88°45'09" W along the South line of said SW/4 a distance of 331.38 feet, Thence N 01°14'53" W a distance of 147.78 feet to the Point of Beginning, Thence N 72°37'37" W a distance of 173.04 feet, Thence N 75°38'16" W a distance of 19.16 feet, Thence N 81°33'37" W a distance of 17.67 feet, Thence N 87°21'30" W a distance of 17.70 feet, Thence S 86°50'38" W a distance of 18.38 feet, Thence S 84°08'56" W a distance of 106.83 feet, Thence N 01°18'17" W a distance of 50.16 feet, Thence N 84°08'56" E a distance of 104.03 feet, Thence N 86°50'38" E a distance of 22.08 feet, Thence S 87°21'30" E a distance of 22.76 feet, Thence S 81°33'37" E a distance of 22.79 feet, Thence S 75°38'16" E a distance of 23.06 feet, Thence S 72°37'37" E a distance of 157.50 feet, Thence S 01°14'53" E a distance of 52.76 feet to the Point of Beginning. Containing 17,625 square feet or 0.41 acres, more or less.

Real Property Certification

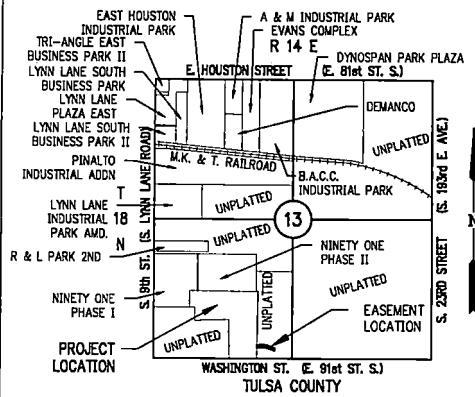
I, Jennifer L. Whitey, certify that the attached legal description closes in accord with existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying in the State of Oklahoma.



Surveyor's Name: **Jennifer L. Whitey**
Oklahoma P.L.S. # **1517**
Certificate of Authorization No. **973**
CA expiration date: **June 30, 2018**

EXHIBIT "2A" (2 OF 2)

OVERLAND DRAINAGE EASEMENT

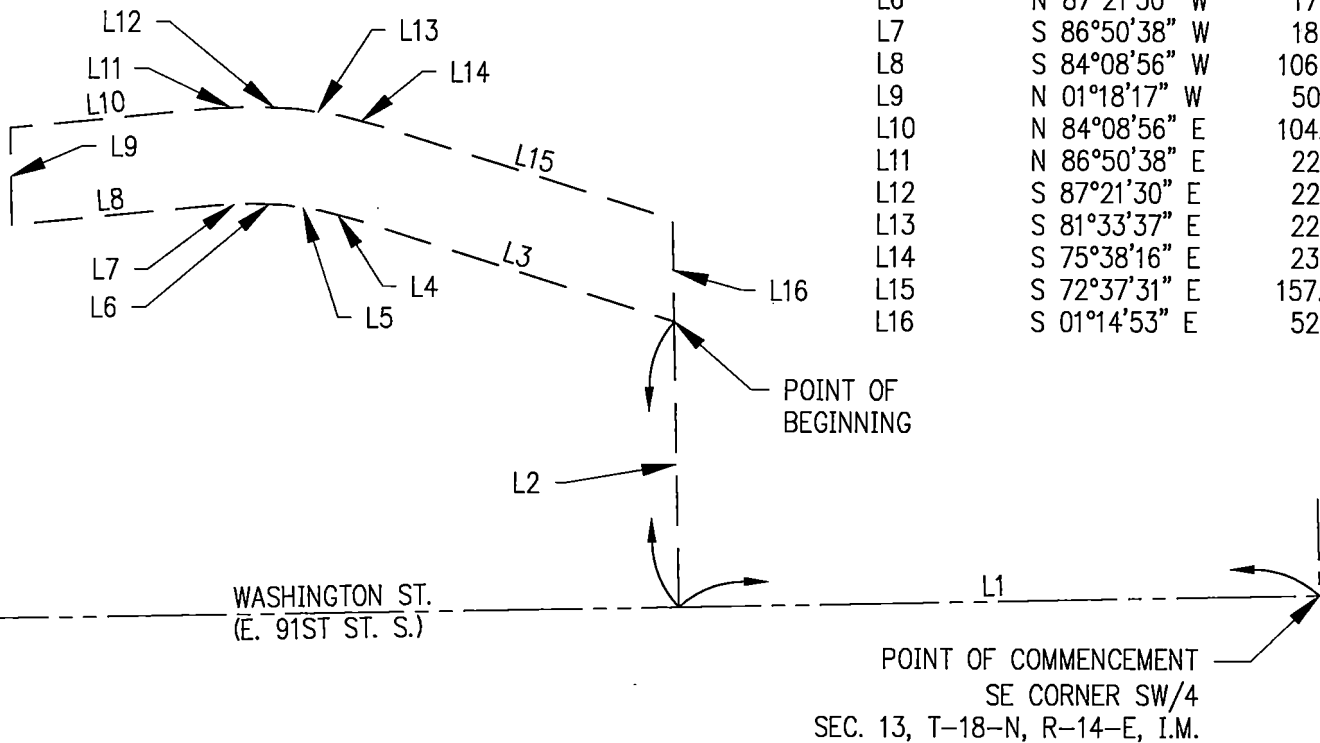


LOCATION MAP

JOB: 15106903
 PARCEL NO.: 2A
 COUNTY: TULSA
 LOCATION DESC: SW/4 SEC. 13, T 18 N, R 14 E, I.M.
 DETENTION EASEMENT 17,625 SF 0.41 AC
 OWNER: RC LYNN LANE, LLC

EASEMENT LINE TABLE

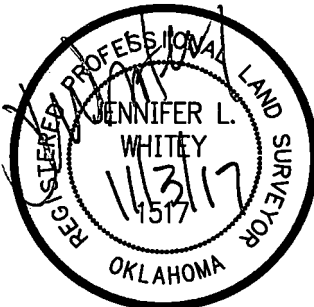
LINE #	BEARING	DISTANCE
L1	S 88°45'09" W	331.38'
L2	N 01°14'53" W	147.78'
L3	N 72°37'37" W	173.04'
L4	N 75°38'16" W	19.16'
L5	N 81°33'37" W	17.67'
L6	N 87°21'30" W	17.70'
L7	S 86°50'38" W	18.38'
L8	S 84°08'56" W	106.83'
L9	N 01°18'17" W	50.16'
L10	N 84°08'56" E	104.03'
L11	N 86°50'38" E	22.08'
L12	S 87°21'30" E	22.76'
L13	S 81°33'37" E	22.79'
L14	S 75°38'16" E	23.06'
L15	S 72°37'31" E	157.50'
L16	S 01°14'53" E	52.76'



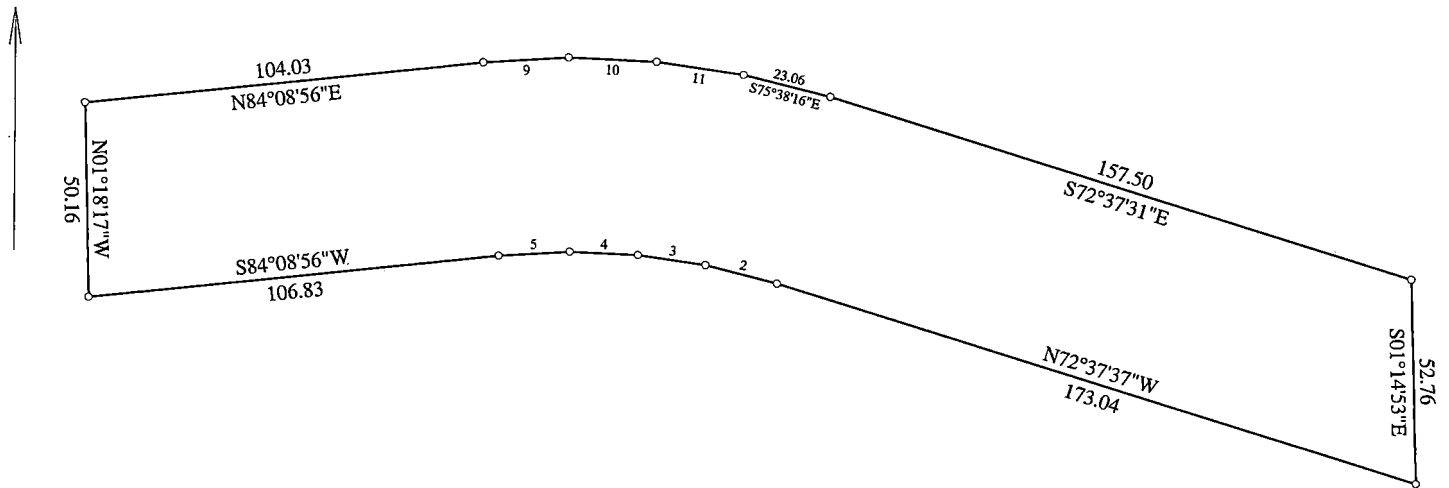
GRAPHIC SCALE IN FEET



CRAFTON, TULL & ASSOCIATES, INC.
 CA 973 (PE/LS) EXPIRES 6/30/2018



SHEET 2 OF 2



Title: Overland Drainage Easement 91 Phase III

Date: 11-03-2017

Scale: 1 inch = 50 feet

File: Overland Drainage Easement Phase III.des

Tract 1: 0.405 Acres: 17625 Sq Feet: Closure = s85.3848e 0.02 Feet: Precision = 1/42074: Perimeter = 808 Feet

001=N72.3737W 173.04	006=S84.0856W 106.83	011=S81.3337E 22.79
002=N75.3816W 19.16	007=N01.1817W 50.16	012=S75.3816E 23.06
003=N81.3337W 17.67	008=N84.0856E 104.03	013=S72.3731E 157.50
004=N87.2130W 17.70	009=N86.5038E 22.08	014=S01.1453E 52.76
005=S86.5038W 18.38	010=S87.2130E 22.76	