

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, REIP, L.L.C., an Oklahoma Limited Liability Company by Coleman Robison, its Manager, the Owner (s), of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, "Grantor", in consideration of the sum of One Dollar (\$1.00), cash in hand, receipt of which is acknowledged, do hereby assign, grant and convey 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, maintaining, 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 Grantee may interfere with the construction of the applicable utilities.

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 have caused this instrument to be executed this 2<sup>d</sup> day of October 20 17.

REIP, L.L.C.,  
an Oklahoma Limited Liability Company  
By [Signature]  
Coleman Robison, Manager

State of Oklahoma        )  
  )ss.  
County of Tulsa         )

Before me, the undersigned, a Notary Public within and for said County and State, on this 2<sup>d</sup> day of October 20 17, personally appeared Coleman Robison for REIP, L.L.C. to me known to be the identical person(s) who executed the within and

foregoing instrument as its Manager and as the free and voluntary act and deed of such limited liability company 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.



*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public

Approved as to Form:

Approved as to Substance:

\_\_\_\_\_  
Asst. City Attorney

\_\_\_\_\_  
City Manager

Engineer: \_\_\_\_\_ checked: \_\_\_\_\_

Project:

**EXHIBIT A**  
**LEGAL DESCRIPTION FOR UTILITY EASEMENT**

(PAGE 1 OF 2)

A 15.00 FOOT WIDE STRIP OF LAND THAT IS PART OF THE SW/4 OF SECTION 34, T-19-N, R-14-E OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

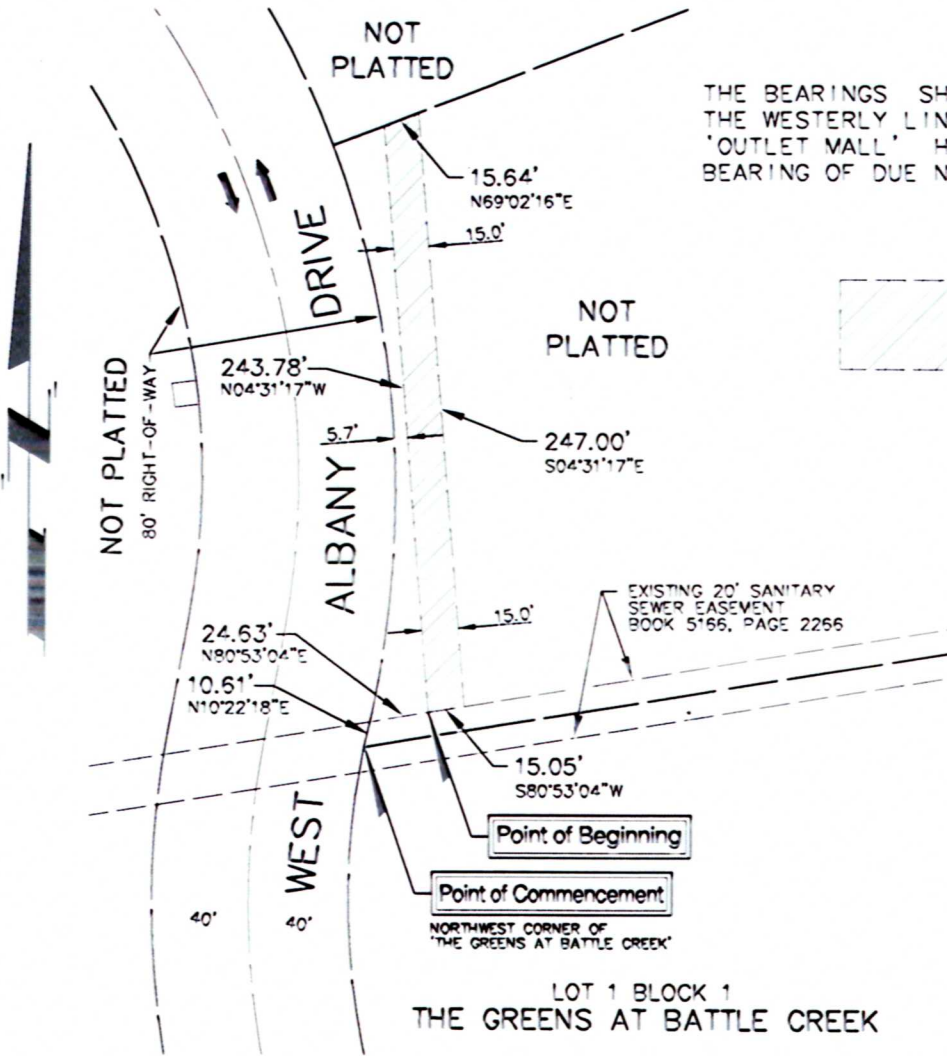
COMMENCING AT A POINT THAT IS THE NORTHWEST CORNER OF LOT 1 IN BLOCK 1 OF "THE GREENS AT BATTLE CREEK", AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO RECORDED DOC #6428 THEREOF, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF WEST ALBANY DRIVE; THENCE N 10°22'18" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 10.61 FEET TO A POINT ON THE NORTHERLY LINE OF AN EXISTING 20.00 FOOT WIDE SANITARY SEWER EASEMENT DATED JANUARY 24, 1989, RECORDED IN BOOK 5166, PAGE 2266; THENCE N 80°53'04" E ALONG SAID NORTHERLY LINE FOR 24.63 FEET TO THE "POINT OF BEGINNING" OF SAID STRIP OF LAND; THENCE N 04°31'17" W FOR 243.78 FEET; THENCE N 69°02'16" E FOR 15.64 FEET; THENCE S 04°31'17" E FOR 247.00 FEET TO A POINT ON SAID NORTHERLY LINE; THENCE S 80°53'04" W ALONG SAID NORTHERLY LINE FOR 15.05' TO THE "POINT OF BEGINNING" OF SAID STRIP OF LAND.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 3,681 SQUARE FEET OR 0.0845 ACRES.

THE BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED ON THE WEST LINE OF THE RECORDED PLAT OF "OUTLET MALL", PLAT NUMBER 4440, HAVING A NON-ASTRONOMICAL BEARING OF DUE NORTH.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY RONNIE LEE MARTIN, OKLAHOMA LICENSED PROFESSIONAL LAND SURVEYOR NO. 1203, ON AUGUST 22, 2017. (CA NO. 1783)





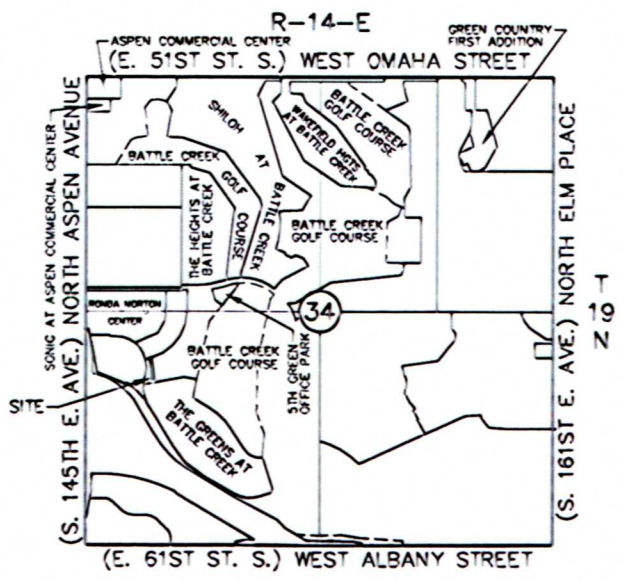
**Note**

THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF THE RECORDED PLAT OF 'OUTLET MALL' HAVING A NON-ASTRONOMICAL BEARING OF DUE NORTH.



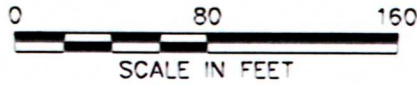
DATE SIGNED: 9-28-2017

LOT 1 BLOCK 1  
 THE GREENS AT BATTLE CREEK



**Location Map**

EXHIBIT FOR UTILITY EASEMENT  
 IN PART OF THE  
**SW/4**  
 OF  
**SECTION 34, T-19-N, R-14-E**  
 CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA



**SACK AND ASSOCIATES, INC.**  
 3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519  
 Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sa@sackandassociates.com  
 CA Number 1783 (PE/LS)

Project: ALBANY AND REDBUD-A Drawing: EXHBT03A XREF: COPYRITE S-811X T-SAI2  
 Drawn: CDH Order: G313A File: 1914.34 Drawer: Plotted: 25 SEP 2017