

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, **LEONARD E. AND DEANNA S. VILLALON**, the Owner(s), of the legal and equitable title to the following described real estate situated in TULSA County, State of Oklahoma, for and in consideration of the sum of One Dollar (\$1.00), cash in hand, paid by the City of Broken Arrow, an municipal corporation, Oklahoma, and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby grant and convey unto the said **CITY OF BROKEN ARROW**, a municipal corporation, County of Tulsa, State of Oklahoma, a temporary easement, through, over, and under, and across the following described property, situated in said County, to-wit:

SEE EXHIBIT "A"

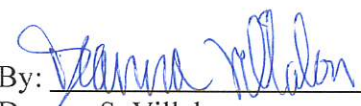
for a period of not more than 12 MONTHS FROM THE START OF CONSTRUCTION. This grant of temporary right to use and occupy is given for the purpose of permitting the City of Broken Arrow, its employees, representatives, agents, and/or persons under contract with it, to use said described property for construction of the roadway improvements.

That the Owner(s) agree that this temporary construction easement shall be binding upon their heirs, executors, administrators and personal representatives during the term hereof and further agree that in the event the premises covered by this temporary construction easement are sold, assigned or conveyed, that the purchaser or grantee thereof will be advised of the existence of this temporary grant and that said sale during said term shall be made subject to the rights herein given.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 16 day of April 2024.

By: 

Leonard E. Villalon

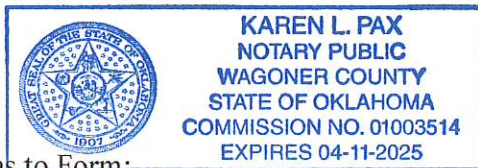
By: 

Deanna S. Villalon

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

16th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of April, 2024, personally appeared Leonard E and Deanna S Villalon, 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

[Signature]
Assistant City Attorney
Deputy

[Signature]
NOTARY PUBLIC

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

[Signature]
Michael L. Spurgeon, City Manager

Attest:

Engineer ELR Checked: 4/30/24
Project: SW22050 Cedar Ridge Estates Drainage Imp. Parcel 2A

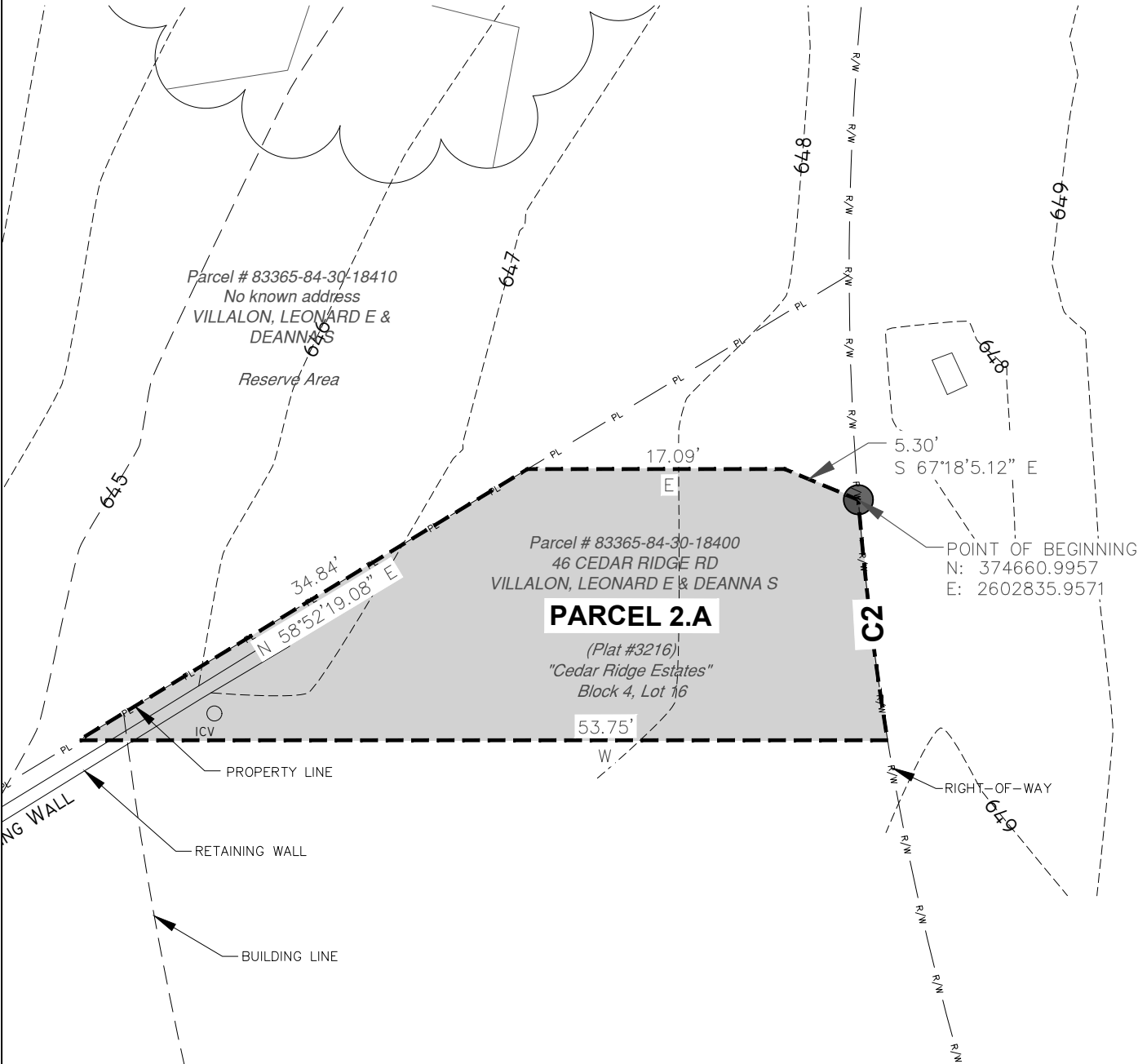
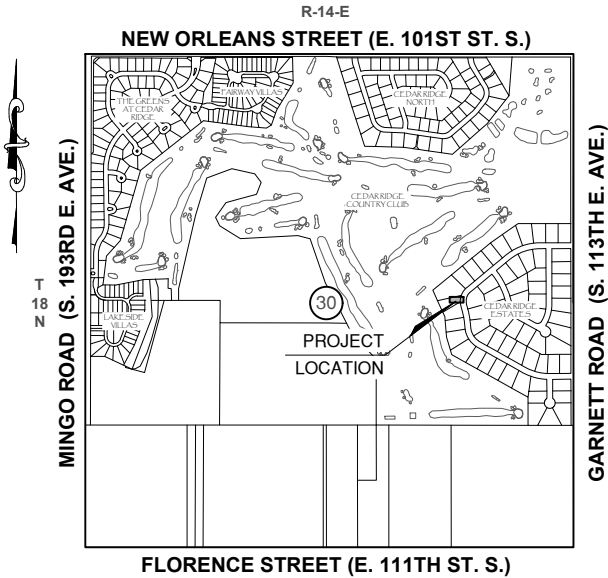
[Signature]
City Clerk

EXHIBIT "2.A"
CEDAR RIDGE ESTATES
TEMPORARY CONSTRUCTION EASEMENT

OWNER:
VILLALON, LENARD E. & DEANNA S.

ADDRESS:
46 CEDAR RIDGE ROAD
BROKEN ARROW, OK 74011

STATEMENT OF BEARINGS:
ALL BEARINGS ON THIS PLAT OF SURVEY ARE BASED UPON
THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.



CURVE TABLE					
NO.	DELTA	RADIUS	CURVE LG.	CHORD DISTANCE	CHORD BEARING
C2	4°47'50"	192.16'	16.09'	16.08'	S 6°56'59.45" E



BROKEN ARROW
Where Opportunity lives

PARCEL: PARCEL NO. 2.A
DRAWING: CEDAR RIDGE ESTATES
LOT 4, BLOCK 16
TEMPORARY CONSTRUCTION EASEMENT
REV:

DATE: 3/07/2024
DRAWN BY: DDS
SCALE: 1:10
CHK'D BY:

EXHIBIT "2.A"
CEDAR RIDGE ESTATES
TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER SECTION OF SECTION THIRTY (30), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE POINT OF BEGINNING WITH A NORTHING OF 374660.9957 AND A EASTING OF 2602835.9571; THENCE SOUTHWESTERLY ALONG THE RIGHT-OF-WAY WITH A CURVE TO THE RIGHT, WITH A RADIUS OF 192.16' FEET, WITH A CHORD BEARING OF SOUTH 06°56'59.45" WEST, WITH A CHORD DISTANCE OF 16.08' FEET TO A POINT OF CURVATURE; THENCE DUE WEST A DISTANCE OF 53.75' FEET TO A POINT ON THE SOUTH PROPERTY LINE THENCE NORTH 58°52'19.08 EAST ALONG SAID PROPERTY LINE A DISTANCE OF 34.84' FEET; THENCE DUE EAST A DISTANCE OF 17.09' FEET; THENCE SOUTH 67°18'05.12: EAST A DISTANCE OF 5.30' FEET TO THE POINT OF BEGINNING OF SAID TRACK OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 637.19 SQUARE FEET OR 0.015 ACRES, MORE OR LESS.