

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, HARLEY D. WATKINS Keli Eckhart * of the **LINDA J. HOLMAN REVOCABLE TRUST Dated January 25, 2007**, the owner(s), 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 by the City of Broken Arrow, Oklahoma and other good and valuable considerations, receipt of which is hereby acknowledged, do 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"

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 16th day of MAY, 2025.

*Successor Co-Trustees

Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013

Harley D Watkins
HARLEY D. WATKINS, CO-TRUSTEE
Keli Eckhart
KELI ECKHART, CO-TRUSTEE

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 16th day of MAY 2025, personally appeared HARLEY D. WATKINS
KELI ECKHART of the LINDA J. HOLMAN REVOCABLE TRUST Dated January 25, 2007, 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.





NOTARY PUBLIC

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



Assistant City Attorney

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

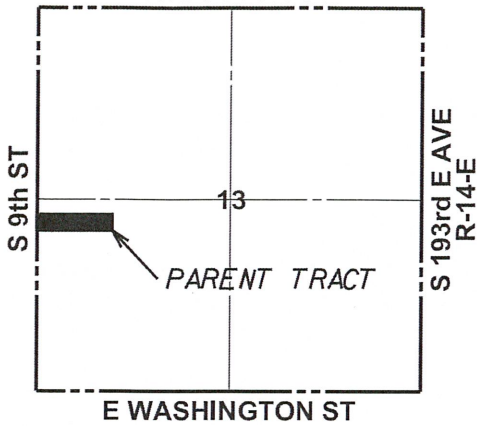
Michael L. Spurgeon, City Manager

Attest:

Engineer RTS Checked: 5/19/25
Project: 9TH STREET WIDENING-HOUSTON TO WASHINGTON
Project #ST2027 Parcel 11.A

City Clerk

T-18-N
E HOUSTON ST



Parcel No.: 11.A
County: Tulsa
Legal Description: See Exhibit "A"
Project Number: ST2027

LEGEND

POB - Point of Beginning
POC - Point of Commencement
SPC - State Plane Coordinates
R/W - Right-of-Way

Tract Area	216,903	S.F.	4.98 Acres
Existing R/W	4,801	S.F.	0.11 Acres
Proposed R/W	4,898	S.F.	0.11 Acres
Rem in Tract	207,204	S.F.	4.76 Acres
Perpetual Easement	-	S.F.	- Acres
Temp Construction Easement	-	S.F.	- Acres
Drainage Easement	-	S.F.	- Acres
Sanitary Easement	3,179	S.F.	0.07 Acres

EXHIBIT NOTES

1. This Exhibit is a sketch descriptive only of size, shape and location of the proposed Right-of-Way easement and does not constitute a plat of survey of the Grantor's Property.

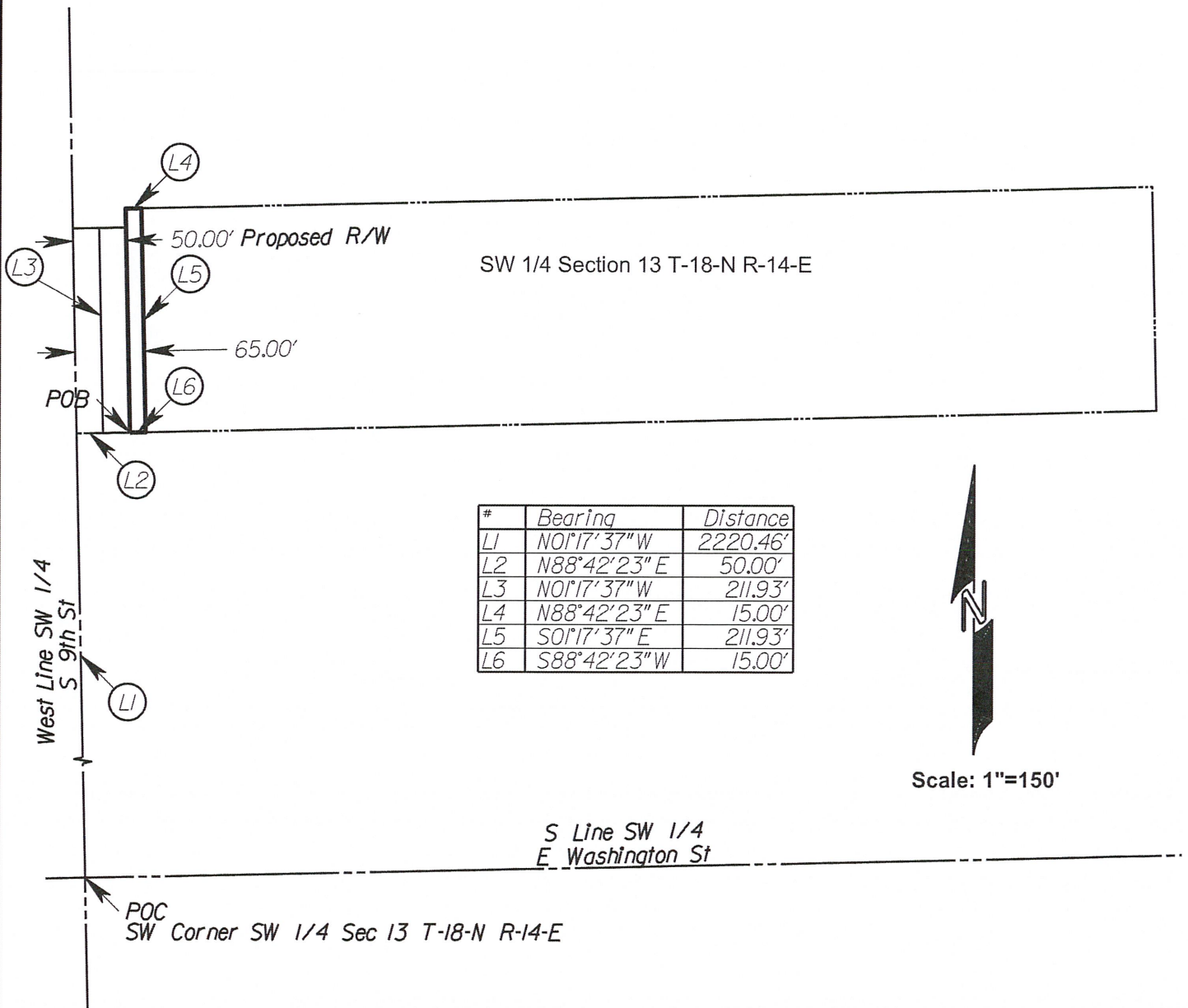


EXHIBIT "A"

PROPOSED SANITARY EASEMENT

PARCEL 11.A

CITY PROJECT NO. ST2027

PROPOSED SANITARY EASEMENT LEGAL

A parcel of land lying in the SW 1/4 of Section 13, Township 18 North, Range 14 East, City of Broken Arrow, Tulsa County, State of Oklahoma, said parcel being more particularly described as follows:

Commencing at the SW Corner of said Section 13; thence a distance of 2220.46 feet, on a bearing of N01°17'37"W (being the basis of bearings for this description) along the West line of said SW 1/4; thence a distance of 50.00 feet, on a bearing of N88°42'23"E to a point on the proposed Easterly Right-of-Way line for South 9th Street same being a line 50.00 feet East of and parallel with the West line of said SW 1/4 as well as the Point of Beginning; thence N01°17'37"W along said proposed Easterly Right-of-Way line and parallel line, a distance of 211.93 feet; thence N88°42'23"E, a distance of 15.00 feet to a point on a line being 65.00 feet East of and parallel with the West line of said SW 1/4; thence S01°17'37"E along said parallel line, a distance of 211.93 feet; thence S88°42'23"W, a distance of 15.00 feet to the Point of Beginning.

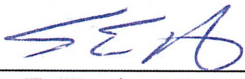
Said parcel containing 3,179 square feet, or 0.07 acre more or less and being subject to all easements and Rights-of-Way of record.

SURVEYOR'S CERTIFICATE

I, Carey E. Harris, PLS, Keystone Engineering and Land Surveying, Inc., certify that the attached legal description closes in accord with existing records, is a true representation of the real property described, and meets the minimum technical standards for land surveying of the state of Oklahoma.

Witness my hand and seal this 1st day of March 2021.





Carey E. Harris, P.L.S. #1719
C.A. No.: 5877
Expires: 6/30/21