

## TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, Shenandoah Valley at Battle Creek Property Owners Association, Inc. , 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 stormwater 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 28<sup>th</sup> day of March 2025.

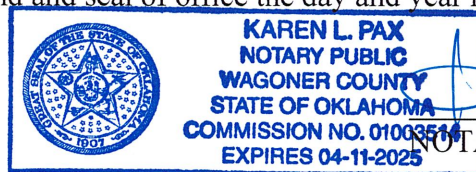
Shenandoah Valley at Battle Creek Property  
Owners Association, Inc.

By:   
Jerry Miller, President

[illegible]

2024 BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of March, 2025, personally appeared Jerry Miller, 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

In the

Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

Engineer ELR Checked: 4/1/2025  
Project: Shenandoah Valley Proj # SW23030 Parcel No. 1.A

City Clerk

**SHENANDOAH VALLEY HOA  
TEMPORARY CONSTRUCTION EASEMENT  
14,593.14 SQ FEET, OR 0.33 ACRES**

**LEGAL DESCRIPTION 1.A:**

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER SECTION OF SECTION TWENTY SEVEN (27), TOWNSHIP NINETEEN (19) 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 405334.5786 AND A EASTING OF 2615268.1618; THENCE CLOCKWISE N 58°28'46.00" W A DISTANCE OF 182.80 FEET; THENCE N 23°52'18.00" E A DISTANCE OF 49.73 FEET; THENCE S 21°29'35.10" E A DISTANCE OF 22.20' FEET; THENCE S 66°05'04.49" E A DISTANCE OF 75.17 FEET; THENCE N 56°38'01.00" E A DISTANCE OF 98.18 FEET; THENCE S 60°37'51.00" E A DISTANCE OF 50.42 FEET; THENCE S 29°22'09.00" W A DISTANCE OF 136.76 FEET; TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 14,593.14 SQUARE FEET OR 0.33 ACRES, MORE OR LESS.



**BROKEN ARROW**  
*Where Opportunity lives*

**SHENANDOAH VALLEY AT BATTLE CREEK  
RESERVE "A", D/E AND U/E  
SECTION 27 T-19-N, R-14-E TULSA COUNTY**

PARCEL 1.A  
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FEBRUARY 14TH 2025



# **SHENANDOAH VALLEY HOA TEMPORARY CONSTRUCTION EASEMENT 14,593.14 SQ FEET, OR 0.33 ACRES**

**OWNER:**

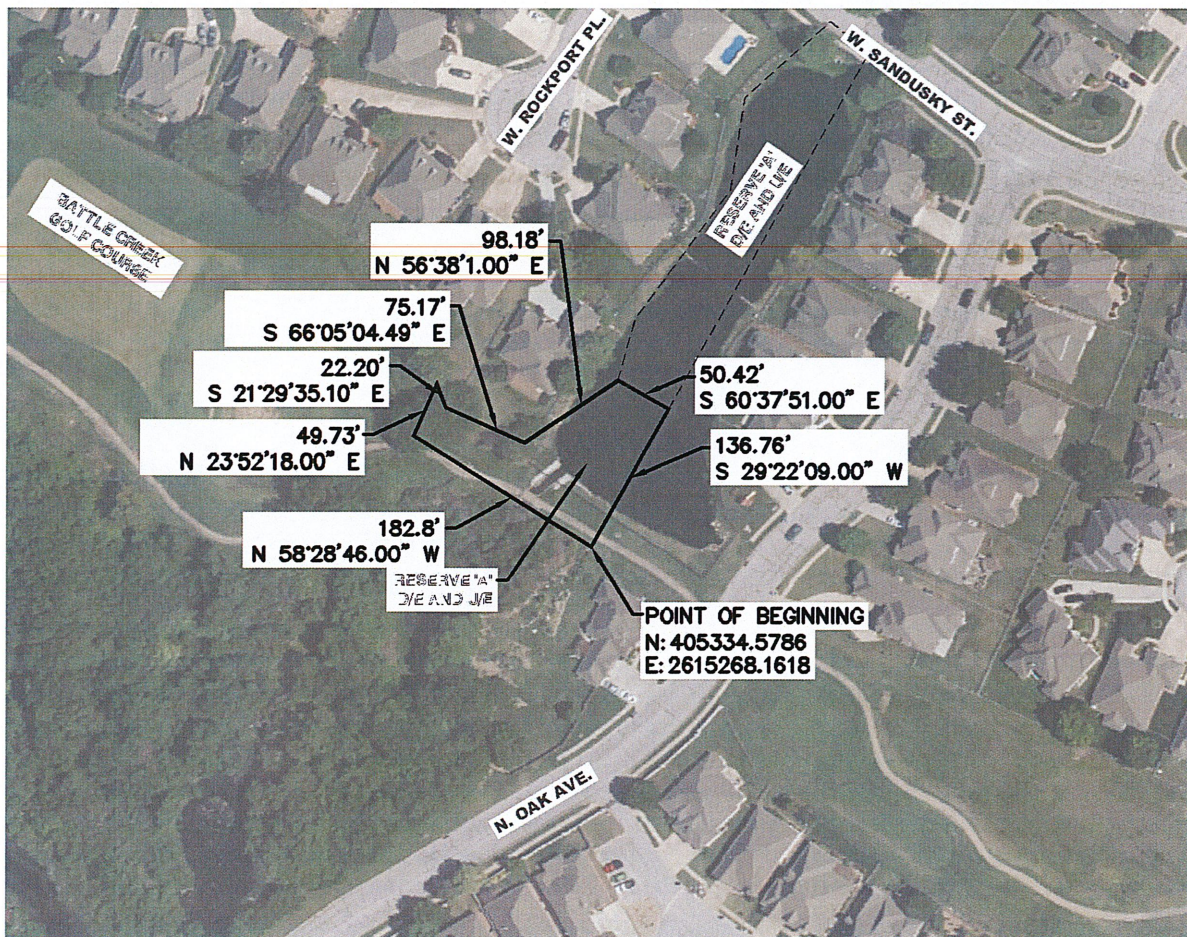
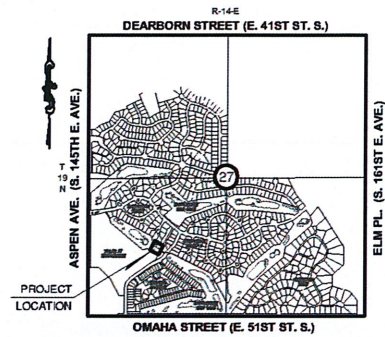
SHENANDOAH VALLEY INC. ATTN: SHENANDOAH VALLEY HOA

**ADDRESS:**

P.O. BOX 1742  
BROKEN ARROW, OK 74013

**STATEMENT OF BEARINGS:**

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



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RESERVE "A", D/E AND U/E  
SECTION 27 T-19-N, R-14-E TULSA COUNTY**

PARCEL 1.A  
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