

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **HOWARD J. TILLINGHAST**, 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 21 day of January, 2024.

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

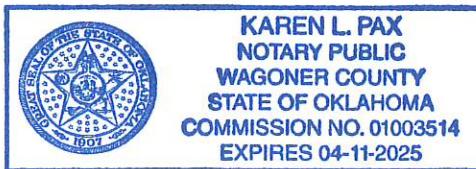


Howard J. Tillinghast

STATE OF OKLAHOMA)
COUNTY OF Oklahoma)
) §

21 BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of January 2024, personally appeared Howard J. Tillinghast, 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



Assistant City Attorney


NOTARY PUBLIC

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

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer CB Checked: 2/28/24
Project: Melinda Park Sewer Improvement S.23030 Parcel No. 10

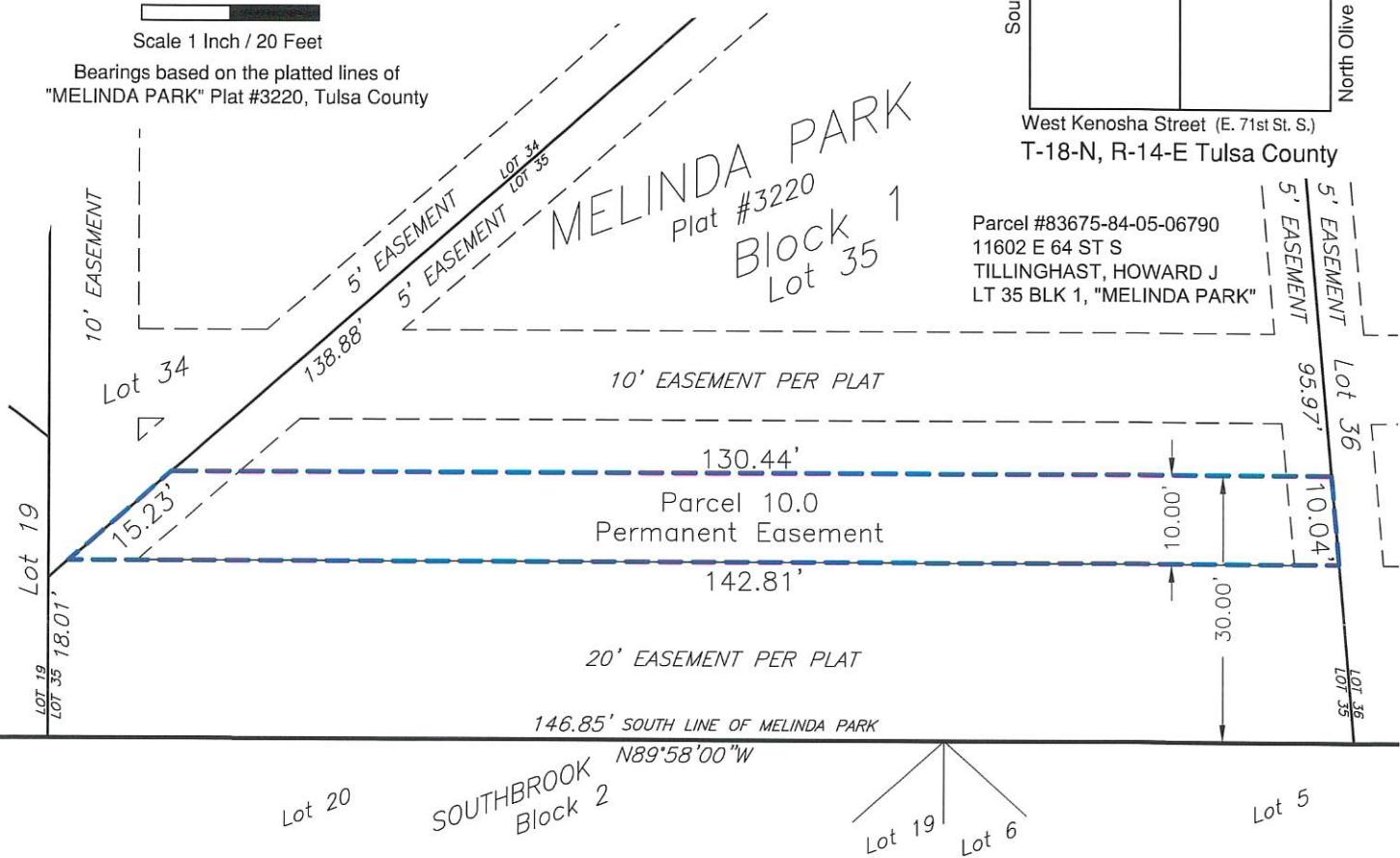
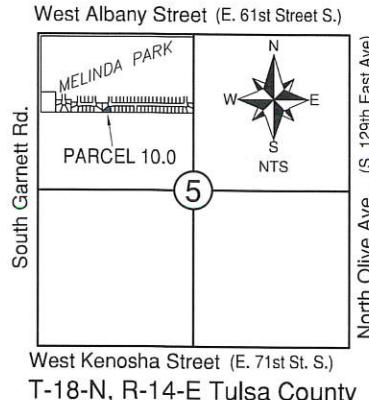
PERMANENT EASEMENT

Parcel: 10.0



Scale 1 Inch / 20 Feet

Bearings based on the platted lines of
"MELINDA PARK" Plat #3220, Tulsa County



Parcel 10.0 Legal Description

A Tract of Land that is the North 10.00 feet of the South 30.00 feet of Lot Thirty-Five (35) of Block One (1), "MELINDA PARK" an addition to the City of Broken Arrow, Oklahoma, filed as Plat #3220 at the office of the Tulsa County Clerk.

Gross area within Lot, 1366 Square Feet or 0.0314 Acres

Net area without existing easement, 1239 Square Feet or 0.0285 Acres

This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma.

Prepared by Russell M. Muzika, Oklahoma PLS No. 1603

Russell M. Muzika
Okla. PLS No. 1603
GEODECA LLC



Exhibit A

<p>GEODECA LAND SURVEYING COMPANY P.O. Box 33012, Tulsa, Ok. 74153 918 949 4064 CA # 5524 exp 6/30/2024</p>	TILLINGHAST, HOWARD J	PERMANENT EASEMENT
	11602 East 64th Street South	Parcel: 10.0
	Lot 35, Block 1, "MELINDA PARK"	Revision: 0
	Gross Area: 1366 Sq.Ft. or 0.0314 Acres	Date: December 21st, 2023
	Net Area: 1239 Sq. Ft. or 0.0285 Acres	