

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, **LAKELAND REAL ESTATE, LLC.**, an Oklahoma limited liability corporation, 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 Broken Arrow Creek Trail, Phase II, Project #196032.

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 21st day of December 2020.

LAKELAND REAL ESTATE, LLC.,
an Oklahoma limited liability corporation

By: 
Michael Knapp, Sr., Managing Member

STATE OF OKLAHOMA)
) §
COUNTY OF Tulsa)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 21st day of December, 2020, personally appeared Michael Knapp, Sr., 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.



Kay Robertson
NOTARY PUBLIC

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

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

[Signature] 12/30/2020
Assistant City Attorney

Michael L. Spurgeon, City Manager

Attest:

Engineer [Signature] Checked: 12/28/20
Project: 196032 Broken Arrow Creek Trail, Phase II, Parcel No. 14.A

City Clerk

TEMPORARY EASEMENT
Parcel: 14A

LEGAL DESCRIPTION:

A part of Lot 4 of Block 2 of "SWANDA ACRES DUPLEXES" an addition to the City of Broken Arrow, filed as plat #4036 at the office of the Tulsa County Clerk, more particularly described as follows;

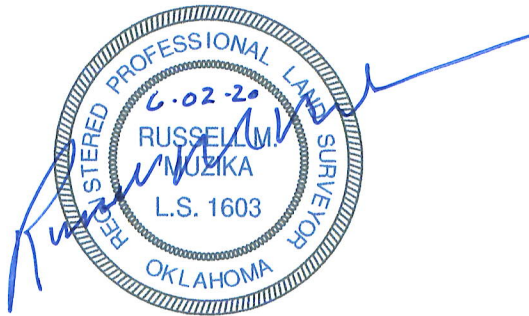
Beginning at the Southeast Corner of Lot 4 of Block 2 of "SWANDA ACRES DUPLEXES"; thence along the South Line of Lot 4, S88°38'54"W a distance of 10.00 feet;
thence N01°21'06"W a distance of 113.00 feet to a point on the North Line of Lot 4;
thence N88°38'54"E a distance of 10.00 feet to the Northeast Corner of Lot 4;
thence S01°21'06"E a distance of 113.00 feet to the Point of Beginning.


Having an area of 1130 square feet or 0.0259 acres

Bearings based on the Oklahoma State Plane Grid Zone North.

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

Russell M. Muzika,
Oklahoma PLS No. 1603



	GEODECA LLC	TEMPORARY EASEMENT	Parcel: 14A
	P.O.Box 330281, Tulsa, Ok. 74133	Area: 1130 Sq. Ft. or 0.0259 Acres	Revision: 0.a
	918 949 4064	Owner: Lakeland Real Estate LLC	Date: June 2nd, 2020
	CA # 5524 exp 6/30/2022	Address: 119 East Canton St South	

TEMPORARY EASEMENT
Parcel: 14A



0 10 20



Scale 1 Inch / 20 Feet

Bearings based on Oklahoma State Plane
Coordinate Zone North Grid. (NAD-83)

E Canton St

10.00'
N 88°38'54" E

Swanda Acres Duplexes
#4036

Block 2
Lot 4

119 East Canton St South
Lakeland Real Estate LLC

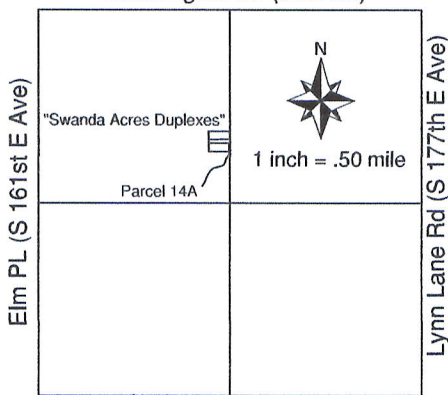
N 01°21'06" W 113.00'

Parcel 14A Temporary Easement
1130 Square Feet or 0.0259 Acres

S 01°21'06" E 113.00'

1st Place

Tulsa County
Section 23 T-18-N, R-14-E
Washington St. (91st St.)



VICINITY MAP


S 88°38'54" W
10.00'

POINT OF BEGINNING
(Southeast Corner of Lot 4,
Block 2 of "SWANDA ACRES
DUPLEXES")

Swanda Acres II
#4877

Block 1
Lot 1

East Line of Northwest Quarter of Section 23, T18N, R14E

	GEODECA LLC P.O.Box 330281, Tulsa, Ok. 74133 918 949 4064 CA # 5524 exp 6/30/2022	TEMPORARY EASEMENT	Parcel: 14A
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