

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **MICHAEL BAILEY and JESSICA BAILEY**, the owner 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.

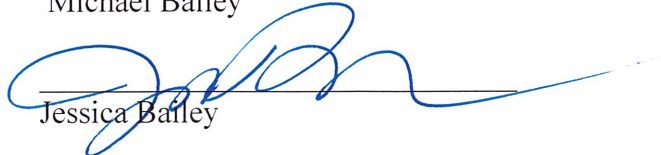
TO HAVE AND TO HOLD such easement and right of way unto the City of Broken Arrow, Oklahoma, its successors and assigns forever.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 22nd day of July, 2026.

City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013



Michael Bailey



Jessica Bailey

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 2nd day of July, 2026, personally appeared Michael Bailey and Jessica Bailey known to be the identical person who subscribed their names to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

AMY J. O'LAUGHLIN
NOTARY PUBLIC - STATE OF OKLAHOMA
MY COMMISSION EXPIRES 11/03/2026
COMMISSION #22014878

In or

Engineer: SLR Date: 7/22/26
Project: S.26040 Parcels 10.0
NEW ORLEANS & 9TH STREET SANITARY SEWER LINE

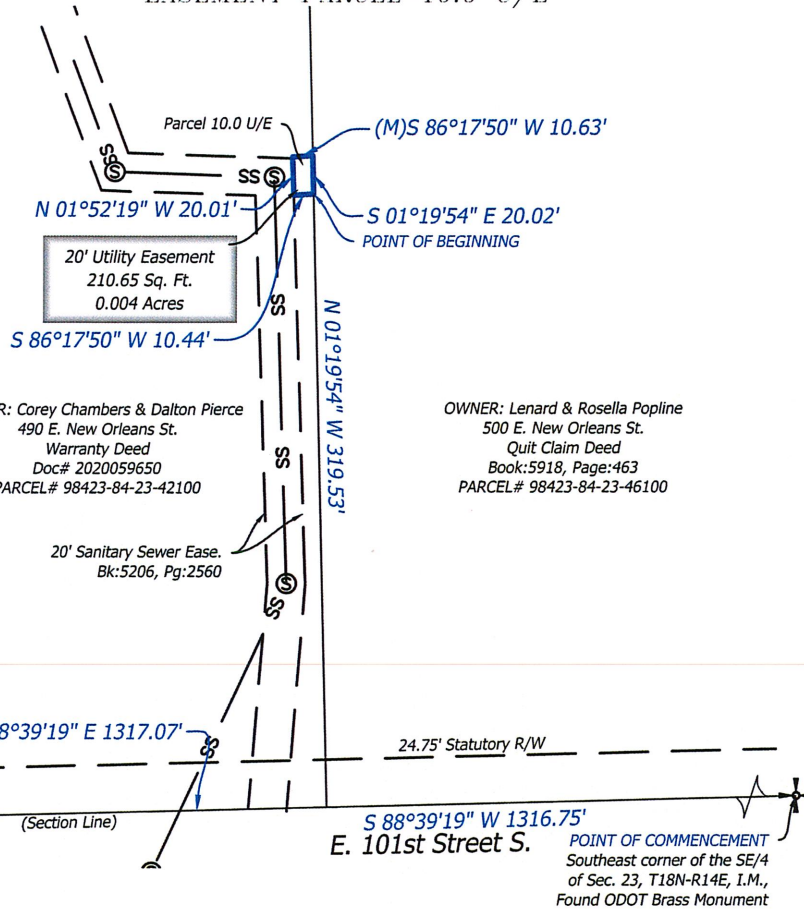
EXHIBIT
of
20' UTILITY EASEMENT
EASEMENT PARCEL-10.0 U/E

PARCEL: PERMANENT ESMT.
EASEMENT PARCEL: 10.0 U/E

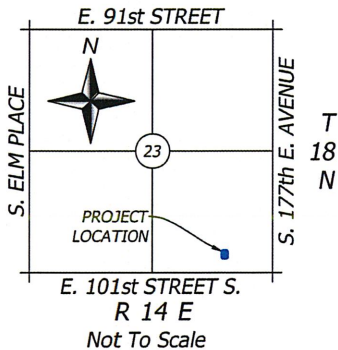
CITY PROJECT NO.
S.26040

OWNER:
COREY CHAMBERS &
DALTON PIERCE

PARCEL ID:
98423-84-23-42100



Southwest corner of the SE/4
of Sec. 23, T18N-R14E, I.M.,
Found 1\"/>



0 50' 100'
1\"/>

U.S. Survey Foot
Basis of Bearing
South Line of the SE/4
South 88° 39' 19\"/>

Field Date: NOVEMBER 10TH, 2025

LEGEND

- 20' UTILITY EASEMENT
- LOT LINE
- EX-EASEMENT LINE
- SECTION LINE



Troy Dee
Troy Dee, PLS #1745
January 29, 2026

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
Drafted by: JP GLS Job No.: 252462
Plot Date: January 29, 2026

Sheet 1 Of 3

Exhibit "A"

LEGAL DESCRIPTIONS of 20' UTILITY EASEMENT EASEMENT PARCEL 10.0 U/E & 10' TEMPORARY CONSTRUCTION EASEMENT EASEMENT PARCEL 10.1 T.C.E.

PARCEL: PERMANENT ESMT.

EASEMENT PARCEL: 10.0 U/E

PARCEL: TEMP. CONST. ESMT.

EASEMENT PARCEL: 10.1 T.C.E.

CITY PROJECT NO.
S.26040

OWNER:
COREY CHAMBERS &
DALTON PIERCE

PARCEL ID:
98423-84-23-42100

G LEGAL DESCRIPTION

20' Utility Easement

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4) of Section Twenty-three (23); Thence S88°39'19"W along the South line of said SE/4 a distance of 1316.75 feet; Thence N01°19'54"W a distance of 319.53 feet to the POINT OF BEGINNING; Thence S86°17'50"W a distance of 10.44 feet to a point on the East line of an existing 20 feet in width Sanitary Sewer Easement recorded in Book 5206, Page 2560; Thence N01°52'19"W along the East line of said 20' Easement a distance of 20.01 feet; Thence N86°17'50"E a distance of 10.63 feet; Thence S01°19'54"E a distance of 20.02 feet to the POINT OF BEGINNING.

Containing 210.65 Sq. Ft. or 0.004 Acres, more or less.

AND

10' Temporary Construction Easement

A tract of land lying in the Southeast Quarter (SE/4) of Section Twenty-three (23), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter (SE/4) of Section Twenty-three (23); Thence S88°39'19"W along the South line of said SE/4 a distance of 1316.75 feet; Thence N01°19'54"W a distance of 339.55 feet to the POINT OF BEGINNING; Thence S86°17'50"W a distance of 10.63 feet; Thence N01°52'19"W a distance of 10.01 feet; Thence N86°17'50"E a distance of 10.72 feet; Thence S01°19'54"E a distance of 10.01 feet to the POINT OF BEGINNING.

Containing 106.74 Sq. Ft. or 0.002 Acres, more or less.

Legal Description prepared on January 29, 2026 by Troy Dee, Registered Professional Land Surveyor No. 1745.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 29 day of January, 2026.



Troy Dee
Troy Dee, PLS #1745
January 29, 2026

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A. # 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
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Sheet 3 Of 3