

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **Eagle I Investments, LLC, a Colorado limited liability company, as nominee for LRL Christian Charitable Trust No. 1, a Colorado trust**, 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 31st day of July, 2025.

Eagle I Investments, LLC, a Colorado limited liability company, as nominee for LRL Christian Charitable Trust No. 1, a Colorado trust, a Colorado limited liability company

By: David Cocolin
David Cocolin, Manager

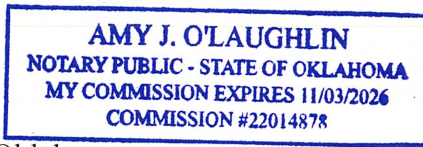
Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 31st day of July, 2025, personally appeared David Cocolin* as Manager of Eagle I Investments, LLC, a Colorado limited liability company, as nominee for LRL Christian Charitable Trust No. 1, a Colorado trust, to me known to be the identical person who executed the within and foregoing instrument in writing and acknowledged to me that he executed the same as his 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.

* aka Dave Cocolin



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

A handwritten signature in black ink, appearing to be "Dan M.", written over a horizontal line.

Assistant City Attorney

A handwritten signature in black ink, appearing to be "Amy J. O'Laughlin", written over a horizontal line.

NOTARY PUBLIC

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

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer: ELK Date: 7/31/25
Project: 2154250 County Line Trunk Sewer Phase IIB - Sanitary Sewer Improvements
Parcel 40.0

EXHIBIT "A"
PERMANENT EASEMENT

OWNER:

Eagle I Investments LLC

PROPERTY ID:

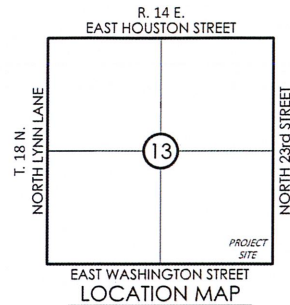
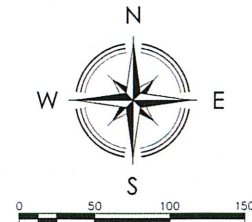
98413-84-13-37310

PROPERTY ADDRESS:

No address listed on County Records

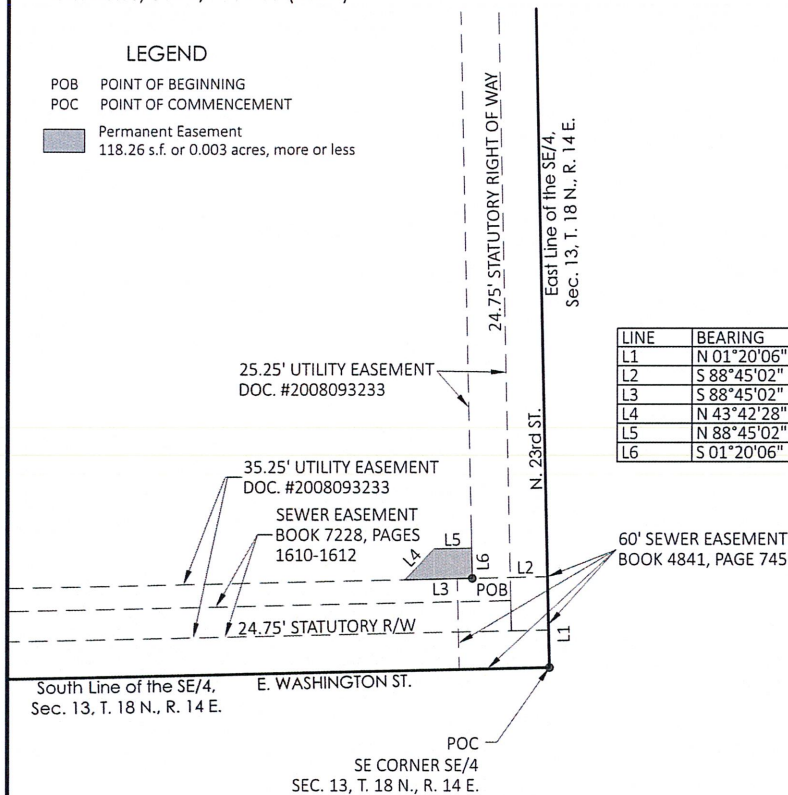
STATEMENT OF BEARINGS:

Basis of Bearings: Oklahoma State Plane Coordinate System,
North Zone, 3501, NAD 83 (1993)



LEGEND

- POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
Permanent Easement
118.26 s.f. or 0.003 acres, more or less



LINE	BEARING	DISTANCE
L1	N 01°20'06" W	60.00'
L2	S 88°45'02" W	50.00'
L3	S 88°45'02" W	45.00'
L4	N 43°42'28" E	28.26'
L5	N 88°45'02" E	25.00'
L6	S 01°20'06" E	20.00'

A tract of land located in the Southeast Quarter (SE/4) of Section Thirteen (13), Township Eighteen (18) 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 Southeast corner of said SE/4; Thence North 01°20'06" West and along the East line of said SE/4, for a distance of 60.00 feet; Thence South 88°45'02" West and parallel with the South line of said SE/4, for a distance of 50.00 feet to the POINT OF BEGINNING; Thence continuing South 88°45'02" West and parallel with said South line, for a distance of 45.00 feet; Thence North 43°42'28" East, for a distance of 28.26 feet; Thence North 88°45'02" East and parallel with the South line of said SE/4, for a distance of 25.00 feet; Thence South 01°20'06" East and parallel with the East line of said SE/4, for a distance of 20.00 feet POINT OF BEGINNING.

NATHANIEL J. REED
P.L.S. #1744
Oklahoma P.L.S. #1744
6-27-2025
Date



HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC
5807 South Garnett Road, Suite K, (918) 234-4859 Office
Tulsa, Oklahoma 74146 (918) 893-5552 Fax
Certificate of Authorization No. 4656 Expires June 30, 2025

PARCEL: PERMANENT. ESMT.	PROJECT No.: 161027
DRAWING: PARCEL 40.0	DATE: MARCH 2025
	DRAWN: JLN
	SCALE: 1:100'
REVISION: JUNE 2025	CHECKED: NJR
	SHEET NO.: 1 OF 1