

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, MR PROPERTY BUYER, LLC, an Oklahoma limited liability company, the Owner, of the legal and equitable title to the following described real estate situated in ~~TULSA~~ ^{*Wagoner} 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, Oklahoma, and other good and valuable considerations, receipt of which are hereby acknowledged, does hereby grant and convey unto the said City of Broken Arrow, 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^s "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 sewer improvements for the Hwy 51 North Sewer Extension. Project No. S.25080.

That the Owner agrees 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 17th day of July, 2025.

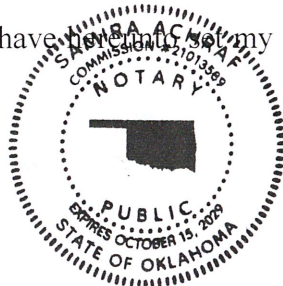
MR PROPERTY BUYER, LLC,
an Oklahoma limited liability company

BY: 
Khalid Al-Rifai, Manager

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 17th day of July, 2025, personally appeared Khalid Al-Rifai, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes therein set forth.

IN WITNESS WHEREOF, I have ~~signed~~ ^{signed} my hand and affixed my official seal the day and year last above written.




Notary Public

Approved as to Form:



Assistant City Attorney

Approved as to Substance:

City Manager

Attest:

Engineer: ELR Date: 7/24/20

Project: SW25080 Hwy 51 North Sewer Extension, Parcel 3.A & 4.A

City Clerk

Exhibit "A"

Parcel No. 3.A
Mr. Property Buyer, LLC

Date Written: September 16, 2025

TEMPORARY CONSTRUCTION EASEMENT

A strip, piece or parcel of land lying in part of Lots 20 and 21, Block 4 of Waller Commercial Park, a subdivision of part of the NE1/4 of Section 18, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma being more particularly described as follows: Commencing at the most Southerly corner of said Lot 21, thence N46°17'10"E along the Southeasterly line thereof 37.50 feet to the point of beginning; thence N43°42'50"W 305.03 feet to the Northwesternly line of said Lot 20; thence N46°17'10"E along said Northwesternly line 15.00 feet; thence S43°42'50"E 305.03 feet to said Southeasterly line; thence S46°17'10"W 15.00 feet to the point of beginning.

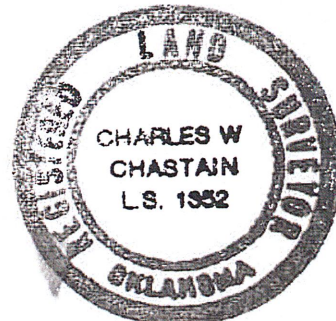
Containing 4,575.40 square feet or 0.11 acres.

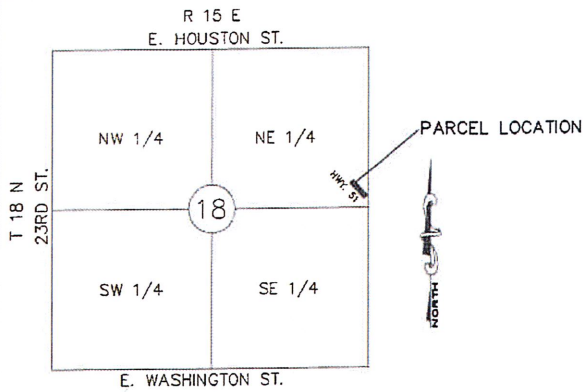
Real Property Certification

I, Charles W. Chastain, P.L.S., Holloway, Updike and Bellen, Inc., certify that the attached Temporary Construction Easement closes in accord with existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

9/22/25
Date

Charles W. Chastain
Charles W. Chastain, P.L.S. 1352





PARCEL NO. 3.A
COUNTY: WAGONER

LEGAL DESCRIPTION OF RECORD:
PART OF WALLER COMMERCIAL PARK ADD.
PERMANENT UTILITY EASEMENT - XXXX S.F.
TEMPORARY CONSTRUCTION EASEMENT - 4,575.40 S.F.

LEGEND

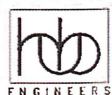
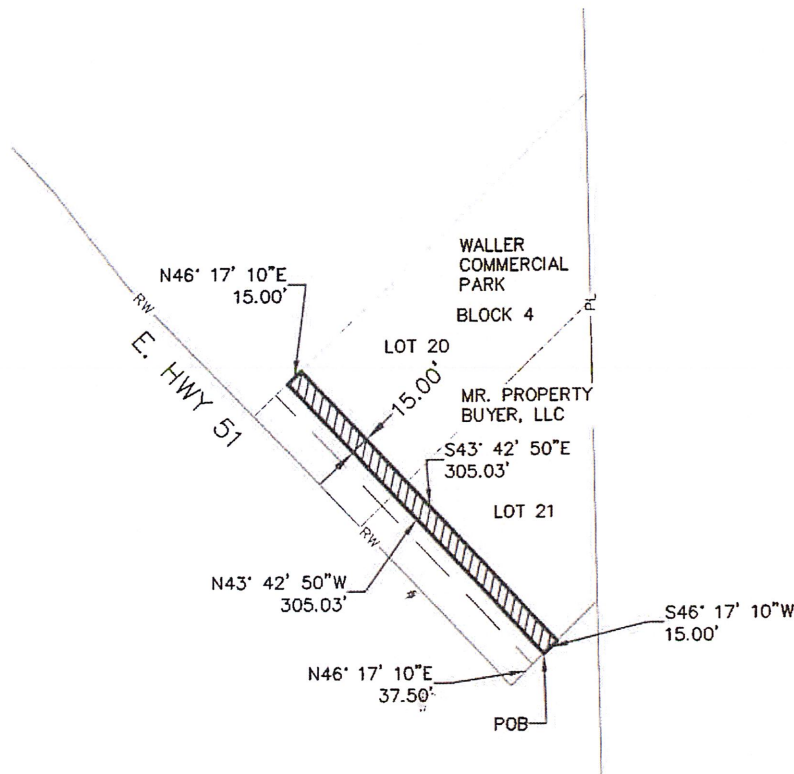
- PROPERTY TO ACQUIRE
- TEMP. CONSTRUCTION EASEMENT

---' RECORDED DISTANCES

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM (NAD 83)
OKLAHOMA NORTH ZONE

SCALE 1" = 200'

CHARLES W. CHASTAIN, OK. L.S. #1352



HOLLOWAY, UPDIKE AND BELLEN INC.
905-A SOUTH 9TH STREET, BROKEN ARROW, OK
918-251-0717, FAX 918-251-0754
CA #219, EXPIRES 06/30/21

TITLE:	HIGHWAY 51 NORTH SEWER EXTENSION FROM BLUE BELL CREAMERIES TO E. WASHINGTON ST.		
PROJECT:	24BABBLUEBELL	PROJ. #	S.25080
OWNER:	MR. PROPERTY BUYER, LLC		
DATE:	SEPTEMBER 16, 2025	REVISION:	

Exhibit "A"

Parcel No. 4.A
Mr. Property Buyer, LLC

Date Written: September 16, 2025

TEMPORARY CONSTRUCTION EASEMENT

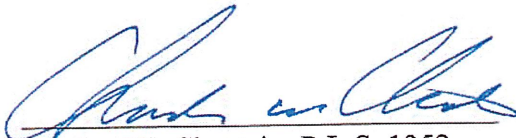
A strip, piece or parcel of land lying in part of the NE1/4 of Section 18, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma being more particularly described as follows: Commencing at the Southeast corner of said NE1/4, thence N01°25'27"W along the East line thereof 426.40 feet; thence S88°34'33"W 254.02 feet to the point of beginning, said point being on the Westerly line of Lot 20 of Waller Commercial Park Subdivision; thence N43°42'50"W 143.29 feet; thence N38°00'12"W 100.50 feet; thence N43°42'50"W 253.78 feet; thence N51°18'31"W 151.33 feet; thence N43°42'50"W 271.78 feet to the Easterly line of Blue Bell XL Subdivision; thence N46°17'10"E along said Easterly line 15.00 feet; thence S43°42'50"E 270.78 feet; thence S51°18'31"E 151.33 feet; thence S43°42'50"E 255.52 feet; thence S38°00'12"E 100.50 feet; thence S43°42'50"E 142.55 feet to said Westerly line of Waller Commercial Park Subdivision; thence S46°17'10"W 15.00 feet to the point of beginning.

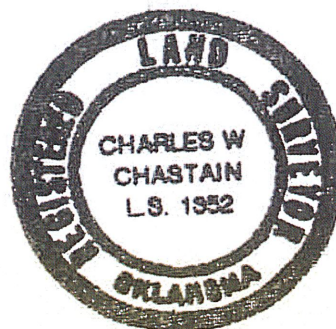
Containing 13,810.25 square feet or 0.32 acres.

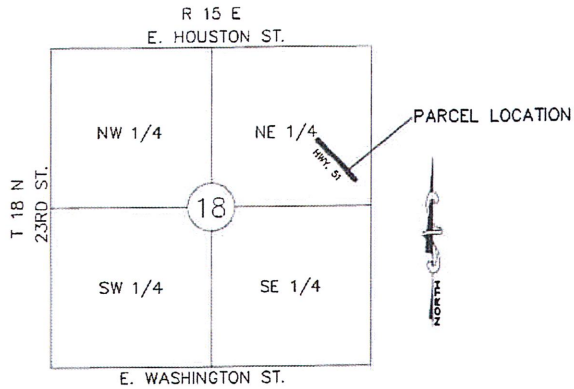
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9-22-25
Date


Charles W. Chastain, P.L.S. 1352





PARCEL NO. 4.A
COUNTY: WAGONER

LEGAL DESCRIPTION OF RECORD:
PART OF NE/4 OF SECTION 18, T18N, R15E
PERMANENT UTILITY EASEMENT - XXXX S.F.
TEMPORARY CONSTRUCTION EASEMENT -13,810.25 S.F.

LEGEND

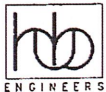
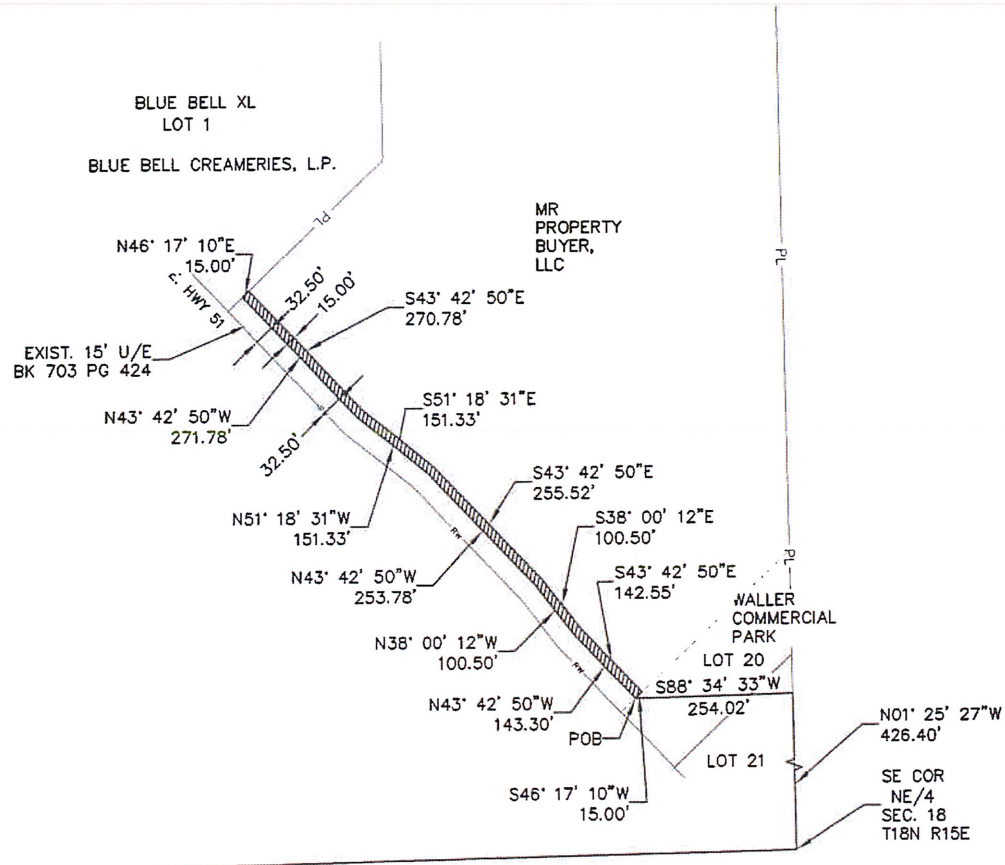
- PROPERTY TO ACQUIRE
- TEMP. CONSTRUCTION EASEMENT

---' RECORDED DISTANCES

BASIS OF BEARING - STATE PLANE COORDINATE SYSTEM (NAD 83)
OKLAHOMA NORTH ZONE

SCALE 1" = 300'

CHARLES W. CHASTAIN, OK. L.S. #1352



HOLLOWAY, UPDIKE AND BELLEN INC.
905-A SOUTH 9TH STREET, BROKEN ARROW, OK
918-251-0717, FAX 918-251-0754
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