

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, LEONARD E. AND DEANNA S. VILLALON, husband and wife, 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.

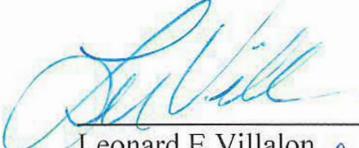
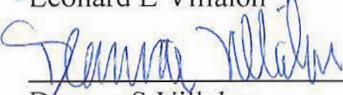
There is further granted, the right to remove any tree or parts of trees, which in the judgment of the City may interfere with the construction of the applicable utilities.

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 16 day of Aug. 1, 2024.

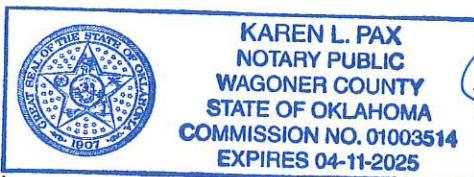
Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013

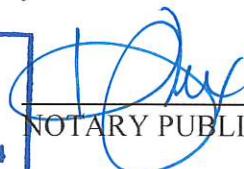

Leonard E Villalon

Deanna S Villalon

STATE OF OKLAHOMA)
COUNTY OF Oklahoma) §

1/18 BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of April 2024, personally appeared Leonard E and Deanna S Villalon, 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.

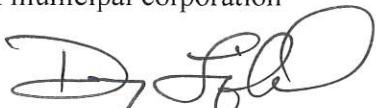
Given under my hand and seal of office the day and year last written above.





NOTARY PUBLIC

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



Assistant City Attorney
Deputy

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

Michael L. Spurgeon, City Manager

Attest:

Engineer Eric Checked: 4/30/24
Project: SW22050 Cedar Ridge Estates Drainage Imp Parcel 2

City Clerk

LEGAL DESCRIPTION PARCEL 2.0

A Tract of Land that is a part of the Lot 16, Block 4 of "CEDAR RIDGE ESTATES", an addition to the City of Broken Arrow, Oklahoma, filed as Plat #3216 at the office of the Tulsa County Clerk, more particularly described as follows;

Point of Beginning at the Northeast Corner of Lot 16, Block 4, "CEDAR RIDGE ESTATES"; thence along the North line of Lot 16, Block 4, S58°52'19"W a distance of 24.97 feet; thence N90°00'00"E a distance of 17.09 feet;

thence S67°18'05"E a distance of 5.30 feet to a point of the Eastern Boundary of Lot 16, Block 4;

thence along Eastern Boundary of Lot 16, Block 4 on a curve turning to the right with an arc length of 14.97 feet, with a radius of 192.16' feet with a chord bearing of N02°19'11"W, and with a chord length of 14.97 feet to the Point of Beginning,

Having an area of 145 Square Feet, 0.0033 Acres

Bearings Based on the Oklahoma State Plane (N3501) Zone North Grid (NAD83)

CERTIFICATION:

I, Mark Lyons, of GEODECA LLC, Certify that the attached legal description closes in accord with existing records, is a true representation of Parcel 2.0 as described, and meets the minimum technical standards for Land Surveying of the State of Oklahoma.

Mark Lyons
Professional Land Surveyor,
Oklahoma No. 2051



GEODECA LLC
P.O. Box 33012
Tulsa Oklahoma 74153
(918) 949 4064
www.geodeca.com
CA # 5524
renewal date 6/30/2024



PARCEL NO. 2.0 PERMANENT DRAINAGE EASEMENT

Part of the Lot 16, Block 4, CEDAR RIDGE ESTATES

Section 30, T18N, R14E, Tulsa County

Parcel 2.0 Area : 145 Square Feet, 0.0033 Acres

Date Prepared: 01/16/2024

Revison 0, Date Revised: na

#2204026

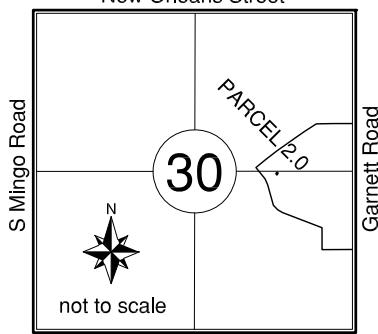
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PARCEL 2.0
PERMANENT DRAINAGE EASEMENT
145 Square Feet or 0.0033 Acres

Reserve Area

Parcel # 83365-84-30-18400
46 CEDAR RIDGE RD
VILLALON, LEONARD E & DEANNA S

LOCATION MAP
T-18-N, R-14-E TULSA COUNTY
(E 101st Street S)
New Orleans Street



P.O. Box 33012
Tulsa Oklahoma 74153
(918) 949 4064
CA # 5524
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Revison 0, Date Revised: na

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EXHIBIT A Page 2 of 2

PARCEL 1.0

Reserve
Lot 16

50' Building Line

17.09'
N 90°00'00" E
5.30'
S 67°18'05" E

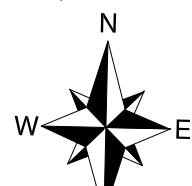
"Cedar Ridge Estates"
(Plat #3216)
Block 4
Lot 16

50' Bl
Lot 1
Reserve
Right-of-Way

POINT OF BEGINNING
Northeast Corner of the
Lot 16, Block 4

Chord Length - 14.97'
Chord Bearing - N 02°19'11" W
Radius - 192.16'
Arc Length - 14.97'

Right-of-Way
Lot 16



0 10 20
Scale 1 Inch = 20 Feet

BEARINGS BASED ON OKLAHOMA
STATE PLANE GRID ZONE NORTH