

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **QRG, LLC**, an Oklahoma limited liability company, 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 18 day of December, 2025.

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

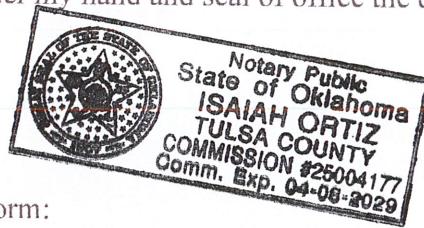
QRG, LLC, an Oklahoma limited liability company

By: 
Carrie Shell, Member Manager

STATE OF OKLAHOMA)
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 18th day of December, 2025, personally appeared Carrie Shell, as Manager Member of QRG, LLC, an Oklahoma limited liability company to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he (she) executed the same as his (her) 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.



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

John M
Assistant City Attorney

John M
NOTARY PUBLIC

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

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer: SM Date: 12/23/25
Project: S.1606 Elm Creek Trunk Line Upsizing
Parcel 4.0, 4.1, 4.2, and 4.3

PARCEL 4 - EXHIBIT "A"
PERMANENT EASEMENTS
PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

PARCEL 4.0 LEGAL DESCRIPTION (PERMANENT EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N37°13'22"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 19.41 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N37°13'22"W ALONG SAID SOUTHWESTERLY LINE FOR A DISTANCE OF 6.53 FEET;

THENCE N58°42'14"E FOR A DISTANCE OF 155.18 FEET;

THENCE S31°04'08"E FOR A DISTANCE OF 26.01 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 9;

THENCE S58°45'08"W ALONG SAID SOUTHEASTERLY LINE FOR A DISTANCE OF 39.99 FEET;

THENCE N08°01'08"E FOR A DISTANCE OF 25.22 FEET;

THENCE S58°41'12"W FOR A DISTANCE OF 130.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.04 ACRES (1,629 SQUARE FEET) MORE OR LESS.

AND

PARCEL 4.1 LEGAL DESCRIPTION (PERMANENT EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N58°47'17"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 162.40 FEET;

THENCE N31°04'08"W FOR A DISTANCE OF 13.84 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N31°04'08"W FOR A DISTANCE OF 11.62 FEET;

THENCE N78°03'17"E FOR A DISTANCE OF 7.80 FEET;

THENCE S08°01'08"W FOR A DISTANCE OF 11.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.00 ACRES (43 SQUARE FEET) MORE OR LESS.

AND

PARCEL 4.2 LEGAL DESCRIPTION (PERMANENT EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N58°47'17"E ALONG THE SOUTHEASTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 164.04 FEET;

THENCE N08°01'14"E FOR A DISTANCE OF 46.30 FEET;

THENCE S78°03'17"W FOR A DISTANCE OF 10.64 FEET TO THE POINT OF BEGINNING;

THENCE S78°03'17"W FOR A DISTANCE OF 4.36 FEET;

THENCE N07°36'05"E FOR A DISTANCE OF 43.61 FEET TO THE NORTHERLY LINE OF SAID LOT 9;

THENCE S78°25'43"E ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 4.43 FEET;

THENCE S08°01'21"W FOR A DISTANCE OF 41.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.00 ACRES (182 SQUARE FEET) MORE OR LESS.

AND

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT

S:\Survey\Raw Files\19-856 Elm Creek Trunk Line Sewer Improvements\CAD_Easements\19-856 Easements-Permanent-091420.dwg

		COWAN GROUP ENGINEERING	
5416 SOUTH YALE, SUITE 210 TULSA, OK 74135			
918-949-6171 O 918-949-6174 F			
W W W . C O W A N G R O U P . C O			
CA# 6414 EXPIRES 6/30/2022			
CLIENT:	CITY OF BROKEN ARROW		
PROJECT NO:	19-856		
DATE:	09/28/2020		
REVISED DATE:			
DRAWN BY:	JWS		
PAGE:	PAGE 1 OF 3		

(CONTINUED ON PAGE 2 OF 3)

PARCEL 4 - EXHIBIT "A"
PERMANENT EASEMENTS
PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

PARCEL 4.3 LEGAL DESCRIPTION (PERMANENT EASEMENT)

A TRACT OF LAND BEING A PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 9;

THENCE N37°13'22"W ALONG THE SOUTHWESTERLY LINE OF SAID LOT 9 FOR A DISTANCE OF 46.11 FEET;

THENCE N58°42'14"E FOR A DISTANCE OF 154.99 FEET;

THENCE N19°21'44"E FOR A DISTANCE OF 24.02 FEET TO THE POINT OF BEGINNING;

THENCE N37°00'25"W FOR A DISTANCE OF 8.25 FEET;

THENCE N08°01'21"E FOR A DISTANCE OF 29.32 FEET TO THE NORTHERLY LINE OF SAID LOT 9;

THENCE S78°25'43"E ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 5.61 FEET;

THENCE S07°38'23"W FOR A DISTANCE OF 34.80 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 0.00 ACRES (183 SQUARE FEET) MORE OR LESS.

BEARINGS ARE BASED ON GRID NORTH (N00°00'00"E) OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

THIS LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR LEGAL DESCRIPTIONS IN THE STATE OF OKLAHOMA.

PREPARED BY JUSTIN SMITH, OKLAHOMA PLS NO. 1868.



JUSTIN SMITH, PLS 1868

DATE

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT

S:\Survey\Raw Files\19-856 Elm Creek Trunk Line Sewer Improvements\CAD_Easements\19-856 Easements-Permanent-091420.dwg

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PARCEL 4 - EXHIBIT "A"
PERMANENT EASEMENTS

**PART OF LOT 9, BLOCK 1, FOXBORO ADDITION TO THE
 CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA**

PARCEL 4.3

0.00 Acres

183 S.F.

PLATTED
20' ESMT.

PARCEL 4.1

0.00 Acres

43 S.F.

PLATTED
10' ESMT.

PARCEL 4.2

0.00 Acres

182 S.F.

SAN. SWR. ESMT.
BOOK 4470, PAGE 1345

PARCEL 4.0

0.04 Acres

1,629 S.F.

T 17 N
TUCSON ST. (121ST ST. S.)

CARL L. KETCHUM AND
BETTY L. KETCHUM LIVING TRUST
DOC. NO. 2004005947

LINE TABLE

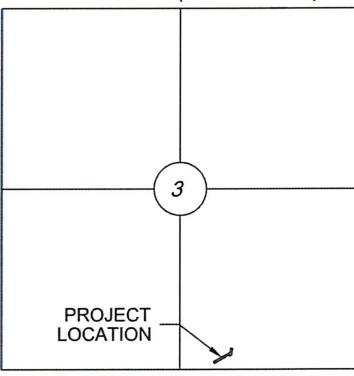
LINE NO.	DISTANCE	BEARING	LINE NO.	DISTANCE	BEARING
L1	39.99'	S58°45'08"W	L46	24.02'	N19°21'44"E
L4	6.53'	N37°13'22"W	L47	164.04'	N58°47'17"E
L5	155.18'	N58°42'14"E	L48	46.30'	N08°01'14"E
L6	26.01'	S31°04'08"E	L49	10.64'	S78°03'17"W
L11	130.39'	S58°41'12"W	L50	156.25'	N58°43'27"E
L12	25.22'	N08°01'08"E	L51	13.84'	N31°04'08"W
L20	11.68'	S08°01'08"W			
L23	11.62'	N31°04'08"W			
L24	7.80'	N78°03'17"E			
L27	41.85'	S08°01'21"W			
L30	4.36'	S78°03'17"W			
L31	43.61'	N07°36'05"E			
L32	4.43'	S78°25'43"E			
L34	8.25'	N37°00'25"W			
L36	5.61'	S78°25'43"E			
L37	34.80'	S07°38'23"W			
L41	29.32'	N08°01'21"E			
L42	162.40'	N58°47'17"E			
L44	19.41'	N37°13'22"W			
L45	46.11'	N37°13'22"W			

POINT OF COMMENCEMENT

SE CORNER LOT 9, BLOCK 1,
FOXBORO ADDITION

S. ASPEN AVE.

R
14
E



LOCATION MAP

NOT TO SCALE

SCALE: 1" = 60'



BASIS OF BEARINGS

GRID NORTH (N00°00'00"E) OKLAHOMA STATE
PLANE COORDINATE SYSTEM, NORTH ZONE

(SEE PAGE 1-2 OF 3 FOR LEGAL DESCRIPTIONS)

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CA# 6414 EXPIRES 6/30/2022



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