

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **MR PROPERTY BUYER, 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 WAGONER 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 27th day of July, 2026.

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

MR PROPERTY BUYER, LLC,
an Oklahoma limited liability company

BY:

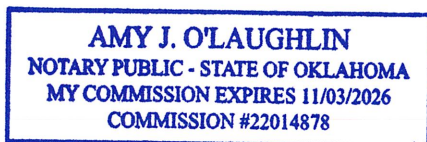


Khalid Al-Rifai, Manager

STATE OF Oklahoma)
COUNTY OF Tulsa) §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 27th day of July, 2026, personally appeared KhalidAl-Rifai, as Manager of Mr. Property Buyer, 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.




 NOTARY PUBLIC

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

Dr M

Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer: ELR Date: 7/28/26
Project: SW25080 Hwy 51 North Sewer Extension
Parcel 3.1

Exhibit "A"

Parcel No. 3.1
Mr. Property Buyer, LLC

Date Written: September 16, 2025

PERMANENT 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 25.00 feet to the point of beginning; thence N43°42'50"W 305.03 feet to the Northwesterly line of said Lot 20; thence N46°17'10"E along said Northwesterly line 12.50 feet; thence S43°42'50"E 305.03 feet to said Southeasterly line; thence S46°17'10"W 12.50 feet to the point of beginning.

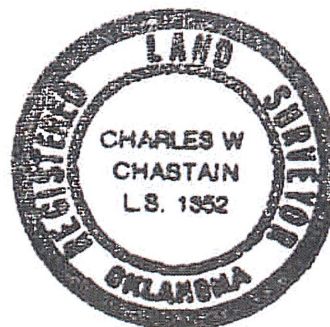
Containing 3,812.83 square feet or 0.09 acres.

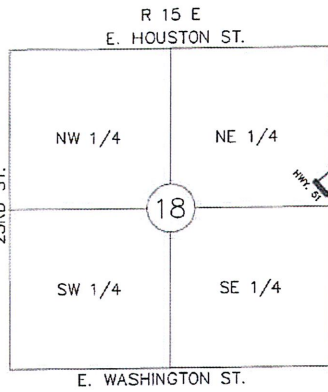
Real Property Certification

I, Charles W. Chastain, P.L.S., Holloway, Updike and Bellen, Inc., certify that the attached Permanent 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 LOCATION

PARCEL NO. 3.1
COUNTY: WAGONER

LEGAL DESCRIPTION OF RECORD:
PART OF WALLER COMMERCIAL PARK ADD.
PERMANENT UTILITY EASEMENT - 3,812.83 S.F.
TEMPORARY CONSTRUCTION EASEMENT - XXXX S.F.

LEGEND

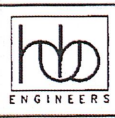
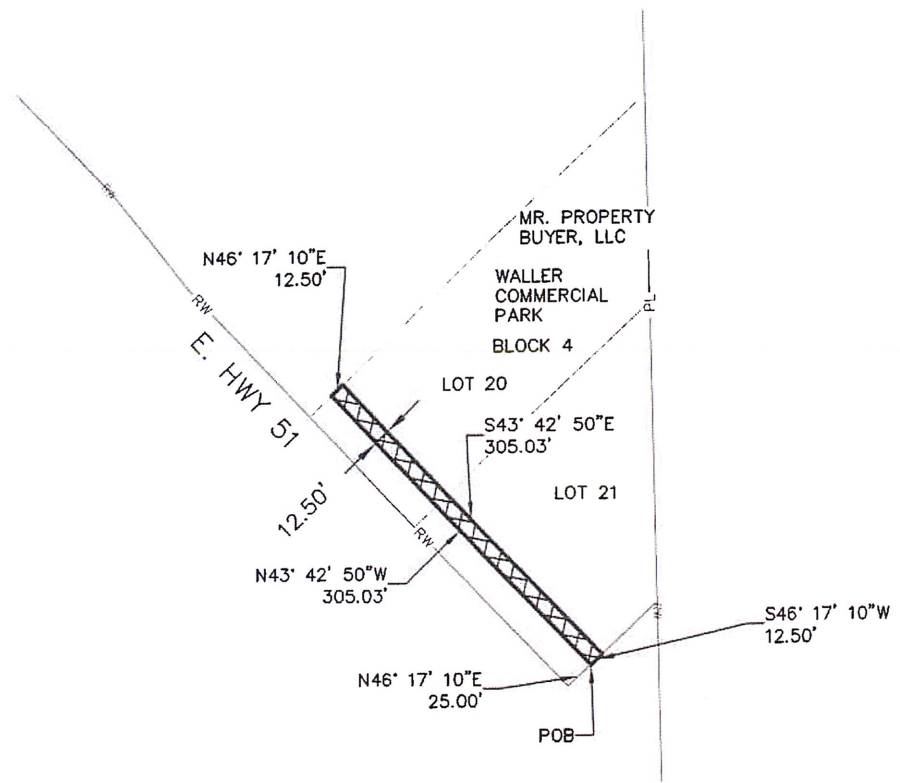
- PROPERTY TO ACQUIRE
- TEMP. CONSTRUCTION EASEMENT

---'---' RECORDED DISTANCES

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

SCALE 1" = 200'

Charles W. Chastain
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. 4.1
Mr. Property Buyer, LLC

Date Written: September 16, 2025

PERMANENT EASEMENT

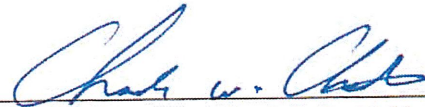
A strip, piece or parcel of land lying in part of the NE1/4 of Section 18, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma being more particularly described as follows: Commencing at the Southeast corner of said NE1/4, thence N01°25'27"W along the East line thereof 414.63 feet; thence S88°34'33"W 266.97 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 144.16 feet; thence N38°00'12"W 100.50 feet; thence N43°42'50"W 251.74 feet; thence N51°18'31"W 151.33 feet; thence N43°42'50"W 272.94 feet to the Easterly line of Blue Bell XL Subdivision; thence N46°17'10"E along said Easterly line 17.50 feet; thence S43°42'50"E 271.78 feet; thence S51°18'31"E 151.33 feet; thence S43°42'50"E 253.78 feet; thence S38°00'12"E 100.50 feet; thence S43°42'50"E 143.29 feet to said Westerly line of Waller Commercial Park Subdivision; thence S46°17'10"W 17.50 feet to the point of beginning.

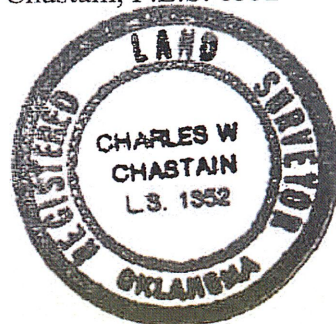
Containing 16,111.90 square feet or 0.37 acres.

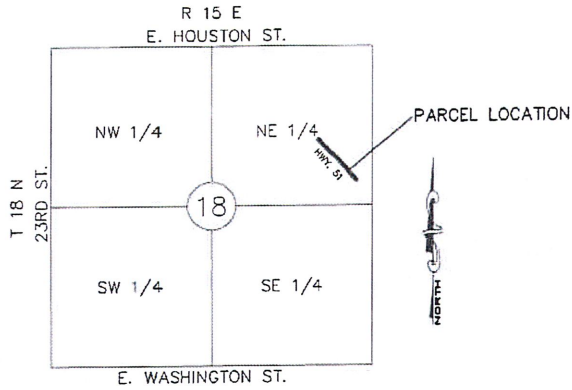
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9-22/25
Date


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





PARCEL NO. 4.1
COUNTY: WAGONER

LEGAL DESCRIPTION OF RECORD:
PART OF NE/4 OF SECTION 18, T18N, R15E
PERMANENT UTILITY EASEMENT - 16,111.90 S.F.
TEMPORARY CONSTRUCTION EASEMENT - XXXX S.F.

LEGEND

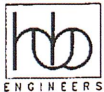
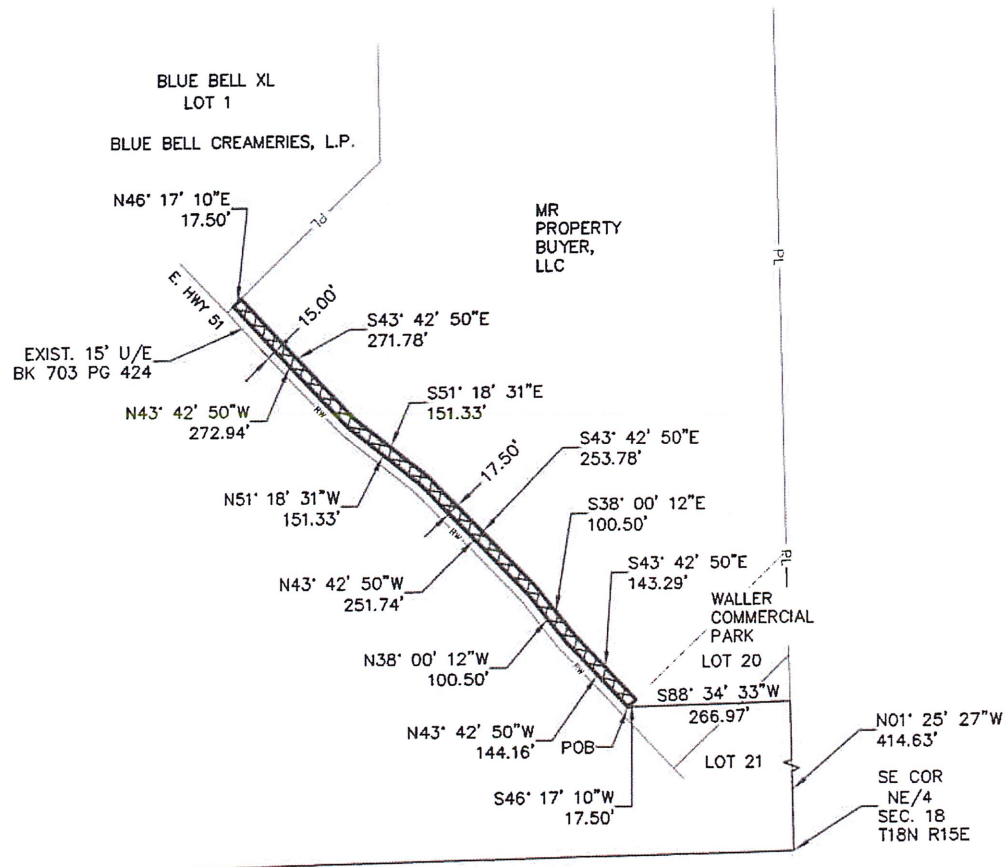
- PROPERTY TO ACQUIRE
- TEMP. CONSTRUCTION EASEMENT

---' 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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