

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, **GRAND SLAM ENTERPRISES, LLC, an Oklahoma limited liability company**, the Owner(s), of the legal and equitable title to the following described real estate situated in TULSA 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, an municipal corporation, Oklahoma, and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby grant and convey unto the said **CITY OF BROKEN ARROW, a municipal corporation**, 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:

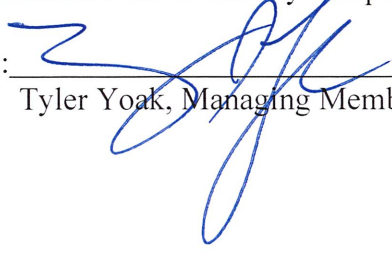
SEE EXHIBIT "A"

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 the roadway improvements.

That the Owner(s) agree 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 26th day of March 2026.

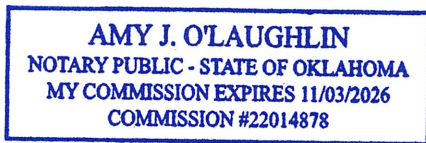
GRAND SLAM ENTERPRISES, LLC, an
Oklahoma limited liability company

By: 
Tyler Yoak, Managing Member

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

26th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of March 2026, personally appeared Tyler Yoak, Managing Member of GRAND SLAM ENTERPRISES, LLC, an Oklahoma limited liability company, 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.



Amy J. O'Laughlin
NOTARY PUBLIC

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



Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer SAW Checked: 3-27-26
Project: INDIAN SPRINGS STORM SEWER IMPROVEMENTS
Project #SW26100 Parcel 1.A

**GRAND SLAM ENTERPRISES LLC
TEMPORARY CONSTRUCTION EASEMENT
15,417.29 SQ FEET, OR 0.35 ACRES**

LEGAL DESCRIPTION 1.A:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER SECTION OF SECTION ELEVEN (11), TOWNSHIP SEVENTEEN (17) 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 POINT OF BEGINNING WITH A NORTHING OF 360352.3183 AND A EASTING OF 2620723.0232; THENCE CLOCKWISE N 37°52'9.93" E A DISTANCE OF 141.87 FEET; THENCE S 54°33'15.73" E A DISTANCE OF 32.33 FEET; THENCE S 17°13'27.07" E A DISTANCE OF 78.51 FEET; THENCE S 02°09'42.97" W A DISTANCE OF 82.64 FEET; THENCE S 89°41'31.69" W A DISTANCE OF 66.87 FEET; THENCE N 45°52'38.72" W A DISTANCE OF 92.90 FEET; TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 15,417.29 SQUARE FEET OR 0.35 ACRES, MORE OR LESS. THE TRACT OF LAND DESCRIPTION IS BASED ON THE STATE PLANE COORDINATE SYSTEM.



**GRAND SLAM ENTERPRISES LLC
SECTION 11 T17N, R14E TULSA COUNTY**

PARCEL 1.A
PROJECT NO. SW26100
PARCEL NO. 97411741112750
MARCH 20TH 2026
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GRAND SLAM ENTERPRISES LLC TEMPORARY CONSTRUCTION EASEMENT 15,417.29 SQ FEET, OR 0.35 ACRES

OWNER:

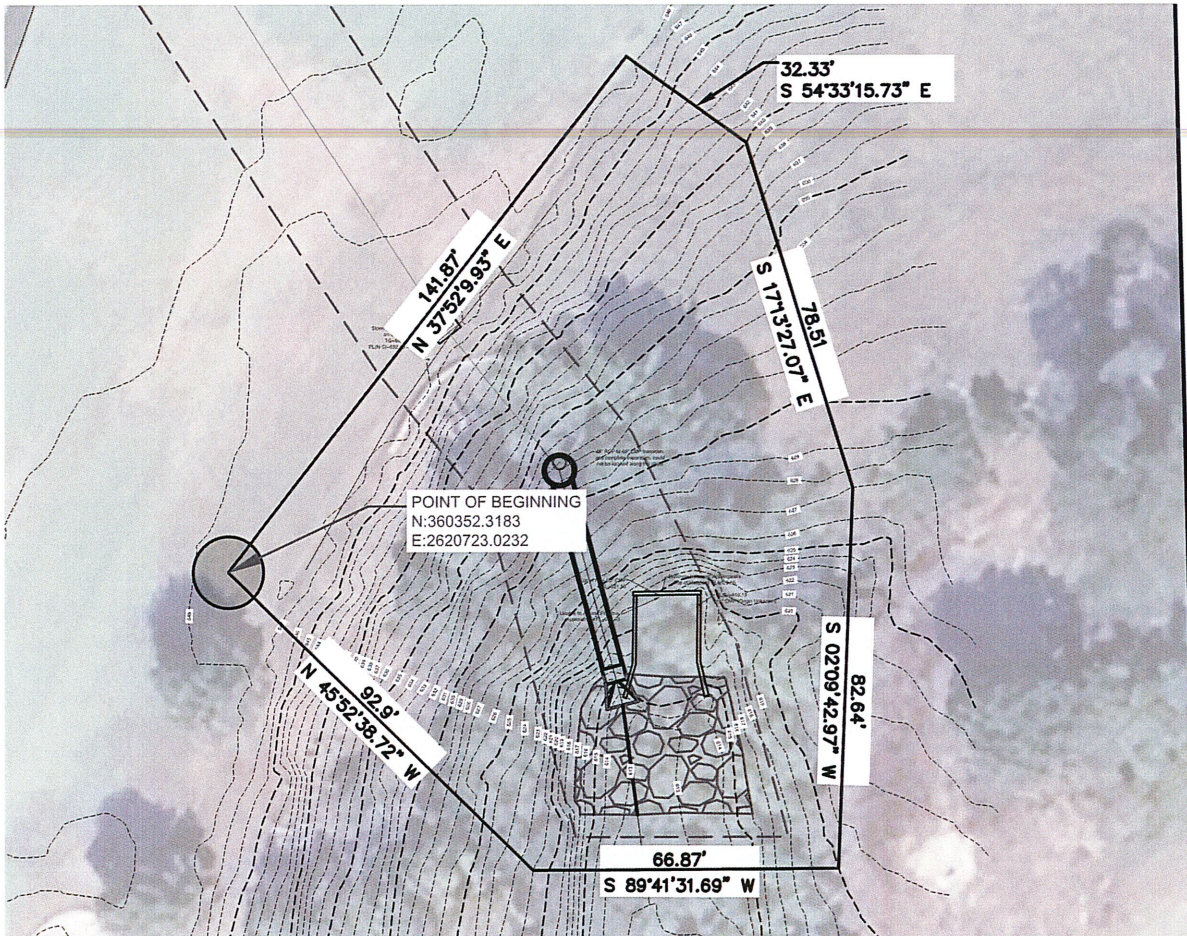
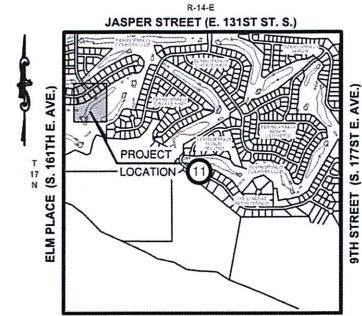
GRAND SLAM ENTERPRISES
C/O GRAND SLAM ENTERPRISES

ADDRESS:

16006 E 131ST ST.
BROKEN ARROW, OK 74011

STATEMENT OF BEARINGS:

ALL BEARINGS ON THIS PLAT OF SURVEY ARE BASED UPON
THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.



**GRAND SLAM ENTERPRISES LLC
SECTION 11 T17N, R14E TULSA COUNTY**

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