

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **Indian Nations Council, Inc., Boy Scouts of America Trust, an Oklahoma non-profit corporation**, 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 EXHIBITS "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 9th day of July, 2025.

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

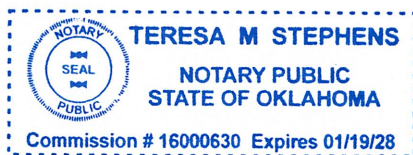
Indian Nations Council, Inc., Boy Scouts of America
Trust, an Oklahoma non-profit corporation

By: 
Art Hawkins, Scout Executive

STATE OF OKLAHOMA)
) §
COUNTY OF Tulsa)

BEFORE ME, a Notary Public in and for this state, on this 9th day of July, 2025, personally appeared ART HAWKINS, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its (attorney-in-fact, president, vice-president, chair, or vice-chair of the board of directors or mayor, as the case may be) and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the corporation, 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

Don M

Assistant City Attorney

Teresa M. Stephens
NOTARY PUBLIC

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

Michael L. Spurgeon, City Manager

Attest:

City Clerk

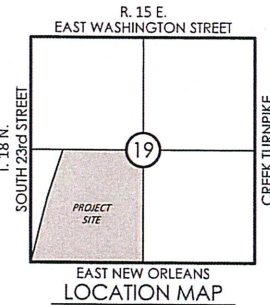
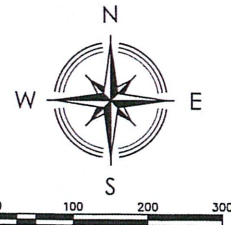
Engineer: ELR Date: 6/16/25
Project: 2154250 County Line Trunk Sewer Phase IIB - Sanitary Sewer Improvements
Parcels 22.0 and 34.0

EXHIBIT "A" PERMANENT EASEMENT

OWNER:
Boy Scouts
PROPERTY ID:
730007020

STATEMENT OF BEARINGS:

Basis of Bearings: Oklahoma State Plane Coordinate System,
North Zone, 3501, NAD 83 (1993)



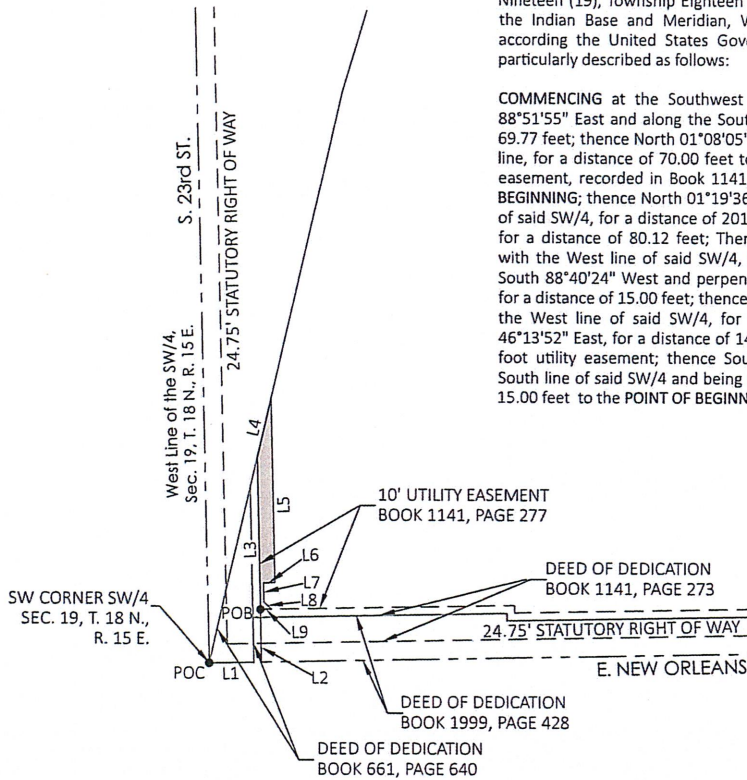
LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
Permanent Easement
4,337.33 s.f. or 0.10 acres, more or less

LINE	BEARING	DISTANCE
L1	N 88°51'55" E	69.77'
L2	N 01°08'05" W	70.00'
L3	N 01°19'36" W	201.77'
L4	N 13°07'44" E	80.12'
L5	S 01°19'36" E	244.42'
L6	S 88°40'24" W	15.00'
L7	S 01°19'36" E	24.95'
L8	S 46°13'52" E	14.17'
L9	S 88°51'55" W	15.00'

A tract of land located in the Southwest Quarter (SW/4) of Section Nineteen (19), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; thence North 88°51'55" East and along the South line of said SW/4, for a distance of 69.77 feet; thence North 01°08'05" West and perpendicular to said South line, for a distance of 70.00 feet to a point on an existing 10 foot utility easement, recorded in Book 1141, Page 277, same being the POINT OF BEGINNING; thence North 01°19'36" West and parallel with the West line of said SW/4, for a distance of 201.77 feet; thence North 13°07'44" East, for a distance of 80.12 feet; Thence South 01°19'36" East and parallel with the West line of said SW/4, for a distance of 244.42 feet; thence South 88°40'24" West and perpendicular to the West line of said SW/4, for a distance of 15.00 feet; thence South 01°19'36" East and parallel with the West line of said SW/4, for a distance 24.95 feet; thence South 46°13'52" East, for a distance of 14.17 feet to a point on said existing 10 foot utility easement; thence South 88°51'55" West and parallel with South line of said SW/4 and being along said easement, for a distance of 15.00 feet to the POINT OF BEGINNING.



Nathanial J. Reed
Nathanial J. Reed
Oklahoma Professional Land Surveyor No. 4744
Date: 2-18-2022



HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC
5807 South Garnett Road, Suite K, (918) 234-4859 Office
Tulsa, Oklahoma 74146 (918) 893-5552 Fax
Certificate of Authorization No. 4656 Expires June 30, 2023

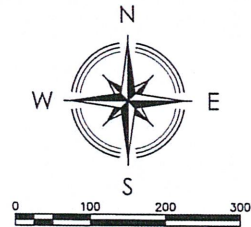
PARCEL: PERMANENT EASEMENT PROJECT No.: 161027
DRAWING: PARCEL 22.0 DATE: OCT 2021
REVISION: FEB 2022 DRAWN: JLN
SCALE: 1:200' CHECKED: NJR
SHEET NO.: 1 OF 1

EXHIBIT "A" PERMANENT EASEMENT

OWNER:
Boy Scouts
PROPERTY ID:
730007020

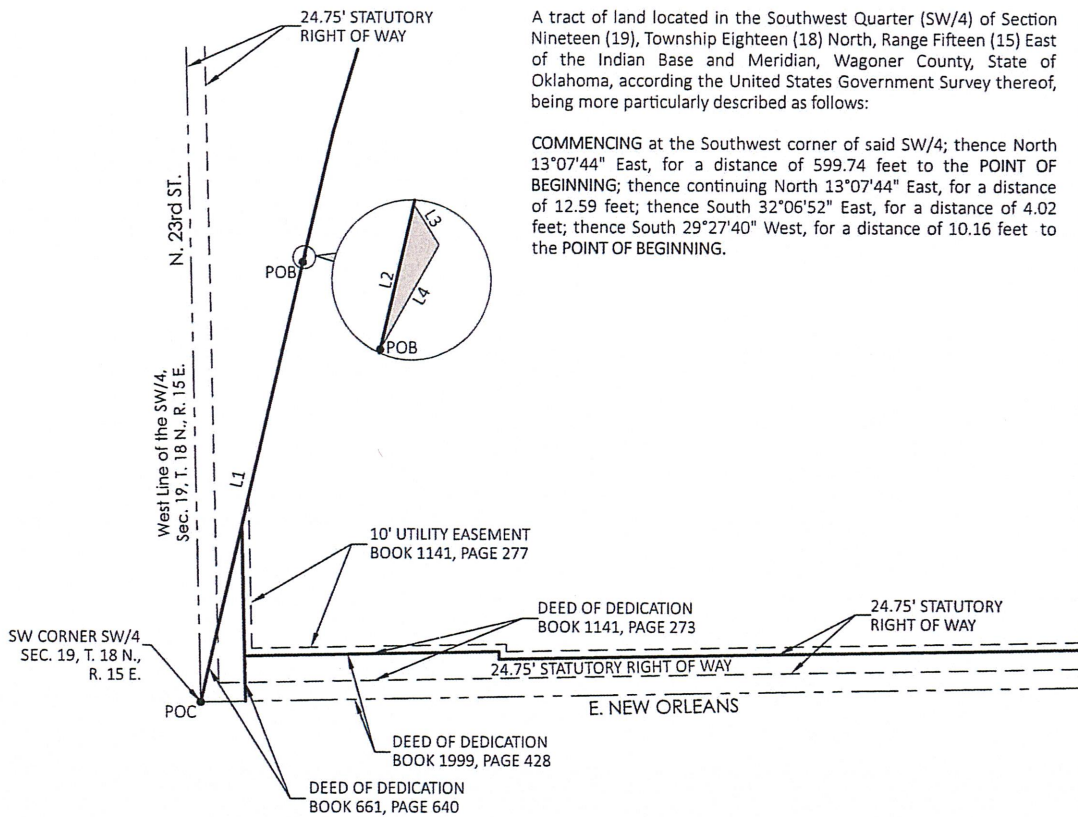
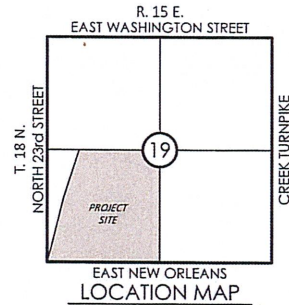
STATEMENT OF BEARINGS:

Basis of Bearings: Oklahoma State Plane Coordinate System,
North Zone, 3501, NAD 83 (1993)



LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
Permanent Easement
17.98 s.f. or 0.0004 acres, more or less

LINE	BEARING	DISTANCE
L1	N 13°07'44" E	599.74'
L2	N 13°07'44" E	12.59'
L3	S 32°06'52" E	4.02'
L4	S 29°27'40" W	10.16'



A tract of land located in the Southwest Quarter (SW/4) of Section Nineteen (19), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows:

COMMENCING at the Southwest corner of said SW/4; thence North 13°07'44" East, for a distance of 599.74 feet to the POINT OF BEGINNING; thence continuing North 13°07'44" East, for a distance of 12.59 feet; thence South 32°06'52" East, for a distance of 4.02 feet; thence South 29°27'40" West, for a distance of 10.16 feet to the POINT OF BEGINNING.

Nathaniel J. Reed
Nathaniel J. Reed
Oklahoma L.S. #1744
2-18-2022
Date



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Tulsa, Oklahoma 74146 (918) 893-5552 Fax
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PARCEL: PERMANENT EASEMENT
DRAWING: PARCEL 34.0
REVISION: FEB 2022

PROJECT No.: 161027
DATE: OCT 2021
DRAWN: JLN
SCALE: 1:200'
CHECKED: NJR
SHEET NO.: 1 OF 1