

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **BA BROWN, ^{Property} LLC**, 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 6th day of April, 2026.

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

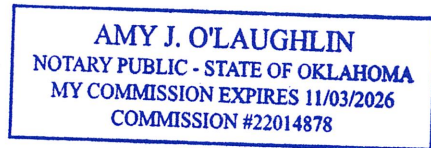
Property
BA Brown, LLC
By: Kelley Rash
Kelley Rash, Managing Member

STATE OF Oklahoma)
) §
COUNTY OF Tulsa)

6th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of April, 2026, personally appeared Kelley Rash, as Managing Member of BA Brown, LLC, 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.

*Property



Amy J. O'Laughlin
NOTARY PUBLIC

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

[Signature]

Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

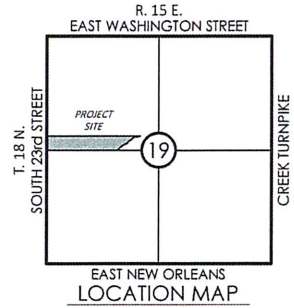
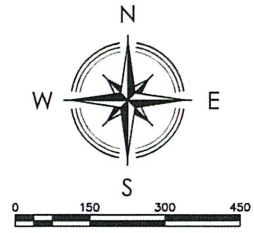
City Clerk

Engineer: EUR Date: 4/7/26
Project: 2154250 County Line Trunk Sewer Phase IIB - Sanitary Sewer Improvements
Parcels 29.0, 35.0, 37.0, 38.0, and 39.0

EXHIBIT "A" PERMANENT EASEMENT

OWNER:
B.A. Brown Property, LLC
PROPERTY ID:
730007031

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

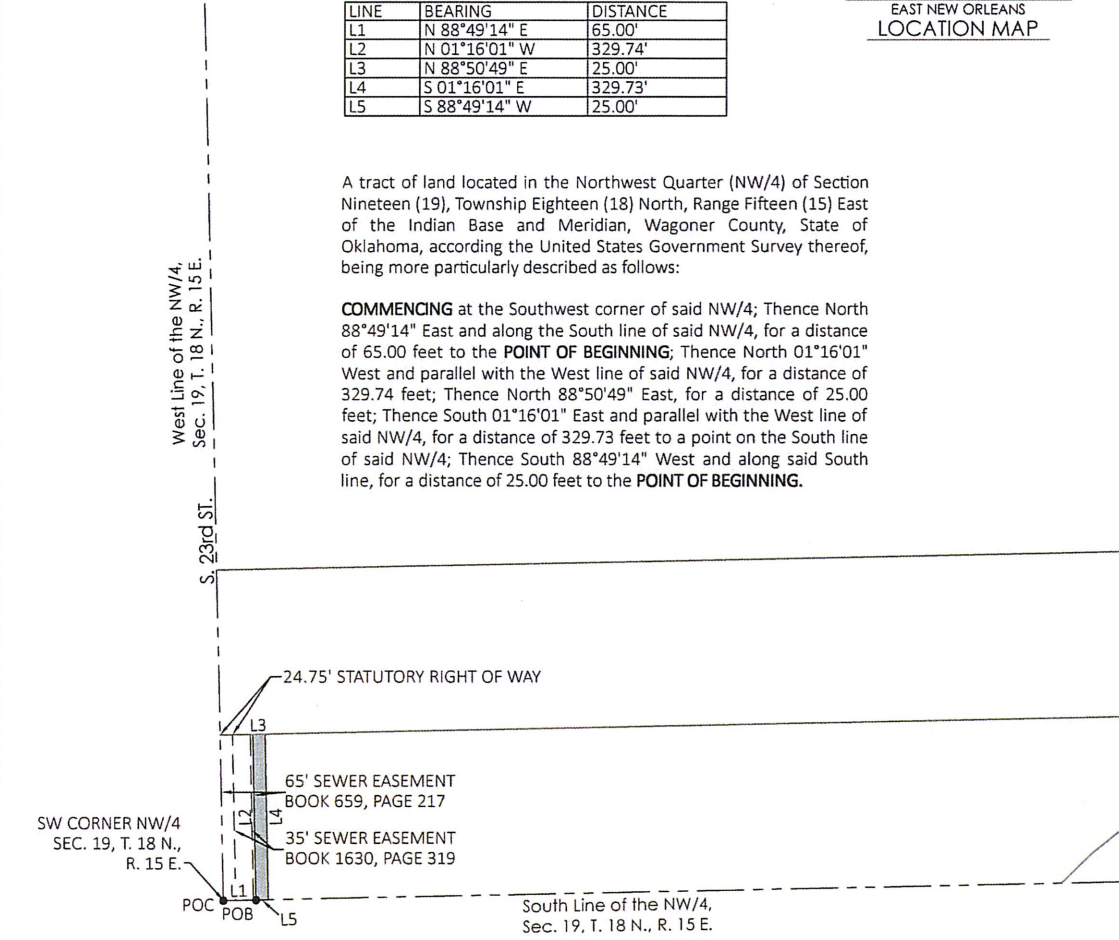


LEGEND
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
 Permanent Easement
8,243.30 s.f. or 0.19 acres, more or less

LINE	BEARING	DISTANCE
L1	N 88°49'14" E	65.00'
L2	N 01°16'01" W	329.74'
L3	N 88°50'49" E	25.00'
L4	S 01°16'01" E	329.73'
L5	S 88°49'14" W	25.00'

A tract of land located in the Northwest Quarter (NW/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 NW/4; Thence North 88°49'14" East and along the South line of said NW/4, for a distance of 65.00 feet to the **POINT OF BEGINNING**; Thence North 01°16'01" West and parallel with the West line of said NW/4, for a distance of 329.74 feet; Thence North 88°50'49" East, for a distance of 25.00 feet; Thence South 01°16'01" East and parallel with the West line of said NW/4, for a distance of 329.73 feet to a point on the South line of said NW/4; Thence South 88°49'14" West and along said South line, for a distance of 25.00 feet to the **POINT OF BEGINNING**.



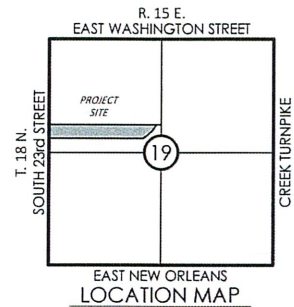
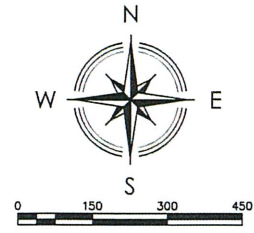
Nathaniel Edward REED
 Oklahoma P.L.S. #11844744
 Date: 3-14-2025

 BROKEN ARROW <i>Where opportunity lives</i>	HARDEN & ASSOCIATES SURVEYING AND MAPPING, PC <small>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, 2025</small>	PARCEL: PERMANENT EASEMENT	PROJECT No.: 161027
		DRAWING: PARCEL 29.0	DATE: MARCH 2025
		REVISION: MARCH 2025	DRAWN: JLN
			SCALE: 1:300'
			CHECKED: NJR
	SHEET NO.: 1 OF 1		

EXHIBIT "A" PERMANENT EASEMENT

OWNER:
B.A. Brown Property, LLC
PROPERTY ID:
730007030

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

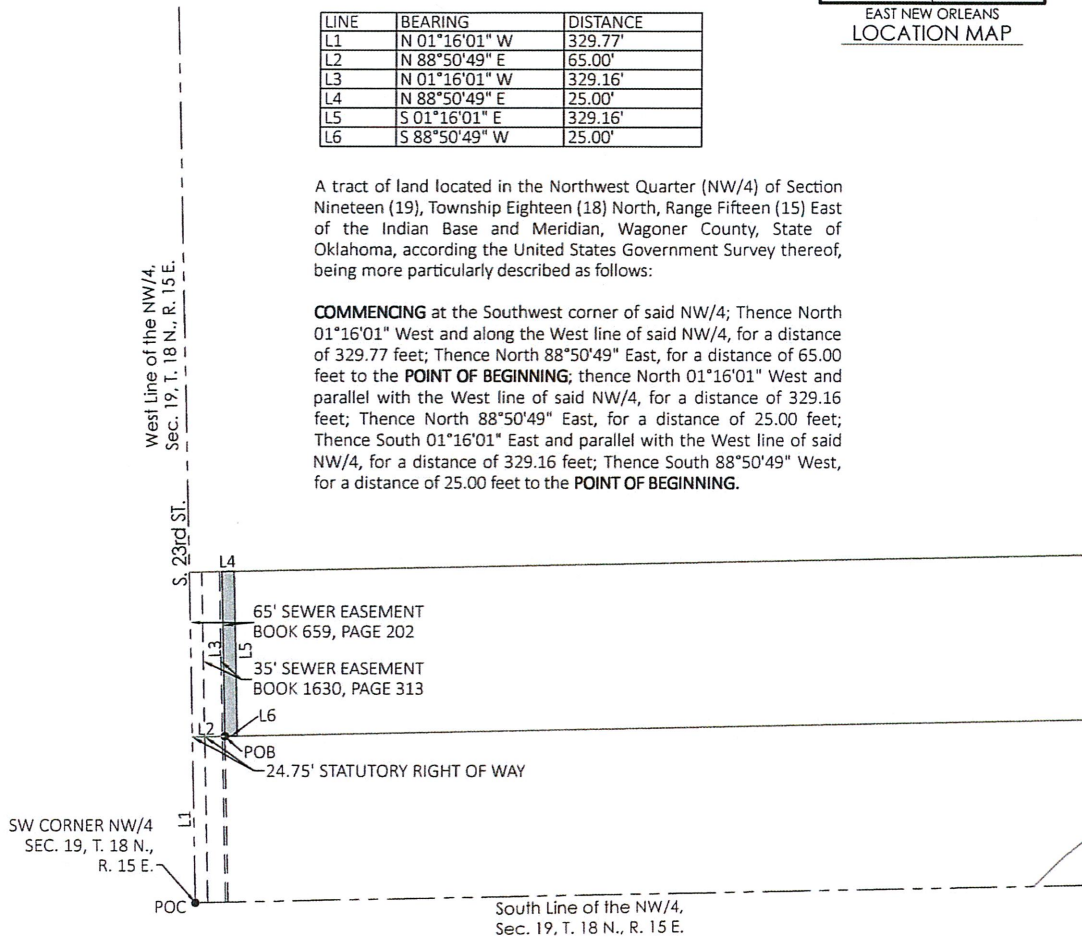


- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - Permanent Easement
 - 8,229.05 s.f. or 0.19 acres, more or less

LINE	BEARING	DISTANCE
L1	N 01°16'01" W	329.77'
L2	N 88°50'49" E	65.00'
L3	N 01°16'01" W	329.16'
L4	N 88°50'49" E	25.00'
L5	S 01°16'01" E	329.16'
L6	S 88°50'49" W	25.00'

A tract of land located in the Northwest Quarter (NW/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 the United States Government Survey thereof, being more particularly described as follows:

COMMENCING at the Southwest corner of said NW/4; Thence North 01°16'01" West and along the West line of said NW/4, for a distance of 329.77 feet; Thence North 88°50'49" East, for a distance of 65.00 feet to the **POINT OF BEGINNING**; thence North 01°16'01" West and parallel with the West line of said NW/4, for a distance of 329.16 feet; Thence North 88°50'49" East, for a distance of 25.00 feet; Thence South 01°16'01" East and parallel with the West line of said NW/4, for a distance of 329.16 feet; Thence South 88°50'49" West, for a distance of 25.00 feet to the **POINT OF BEGINNING**.



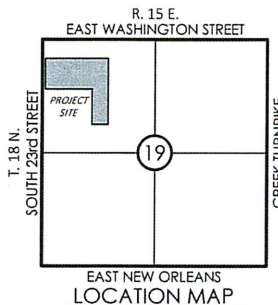
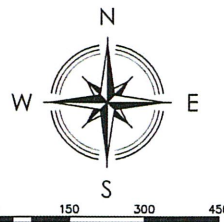
NATHANIEL J. REED
 Nathaniel J. Reed
 Oklahoma, License #1744
 Date: 3-14-2025

 BROKEN ARROW <i>Where opportunity lives</i>	HARDEN & ASSOCIATES SURVEYING AND MAPPING, PC <small>5807 South Garnett Road, Suite K, Tulsa, Oklahoma 74146 (918) 234-4859 Office (918) 893-5552 Fax Certificate of Authorization No. 4656 Expires June 30, 2025</small>	PARCEL: PERMANENT ESMT.	PROJECT No.: 161027
		DRAWING: PARCEL 35.0	DATE: MARCH 2025
		REVISION:	DRAWN: JLN
			SCALE: 1:300'
			CHECKED: NJR
	SHEET NO.: 1 OF 1		

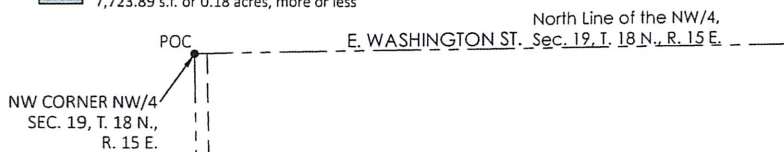
EXHIBIT "A" PERMANENT EASEMENT

OWNER:
B.A. Brown Property, LLC
PROPERTY ID:
730096149

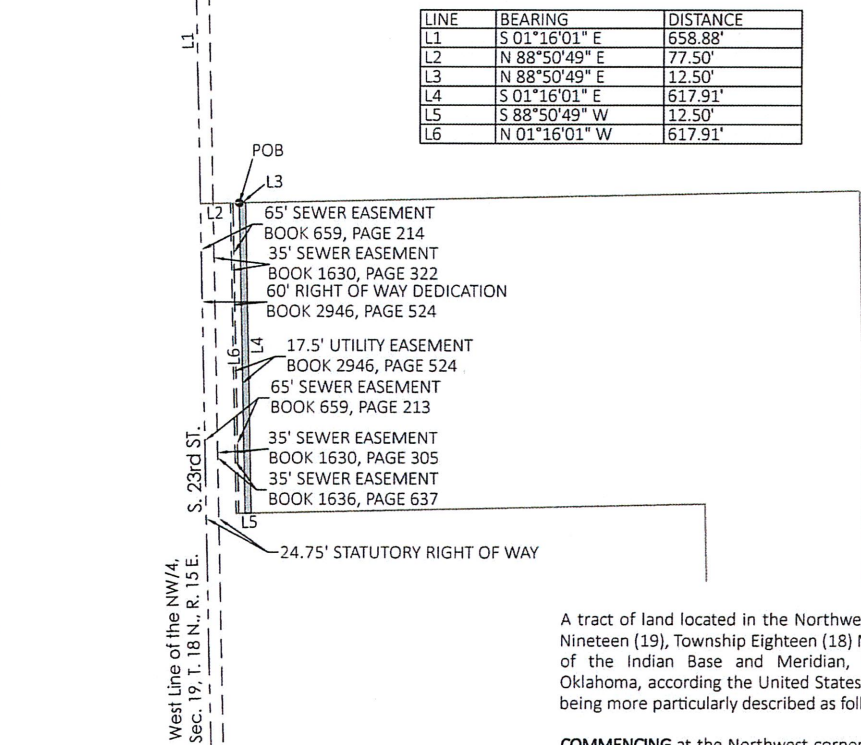
STATEMENT OF BEARINGS:
Basis of Bearings: Oklahoma State Plane Coordinate System,
North Zone, 3501, NAD 83 (1993)



- LEGEND**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - Permanent Easement
7,723.89 s.f. or 0.18 acres, more or less



LINE	BEARING	DISTANCE
L1	S 01°16'01" E	658.88'
L2	N 88°50'49" E	77.50'
L3	N 88°50'49" E	12.50'
L4	S 01°16'01" E	617.91'
L5	S 88°50'49" W	12.50'
L6	N 01°16'01" W	617.91'



A tract of land located in the Northwest Quarter (NW/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 Northwest corner of said NW/4; Thence South 01°16'01" East and along the West line of said NW/4, for a distance of 658.88 feet; Thence North 88°50'49" East, for a distance of 77.50 feet to the **POINT OF BEGINNING**; Thence continuing North 88°50'49" East, for a distance of 12.50 feet; Thence South 01°16'01" East and parallel with the West line of said NW/4, for a distance of 617.91 feet; Thence South 88°50'49" West, for a distance of 12.50 feet; Thence North 01°16'01" West and parallel with the West line of said NW/4, for a distance of 617.91 feet to the **POINT OF BEGINNING**.

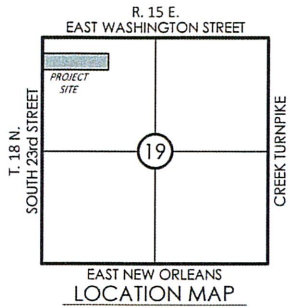
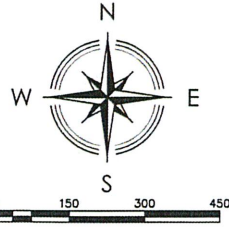
Nathaniel J. Reed
 Oklahoma Professional Land Surveyor #1744
 Date: 3.14.2025

 BROKEN ARROW <i>Where opportunity lives</i>	HARDEN & ASSOCIATES SURVEYING AND MAPPING, PC <small>5807 South Garnett Road, Suite K, Tulsa, Oklahoma 74146 (918) 234-4859 Office (918) 893-5552 Fax Certificate of Authorization No. 4656 Expires June 30, 2025</small>	PARCEL: PERMANENT ESMT. DRAWING: PARCEL 37.0 REVISION:	PROJECT No.: 161027 DATE: MARCH 2025 DRAWN: JLN SCALE: 1:300' CHECKED: NJR SHEET NO.: 1 OF 1
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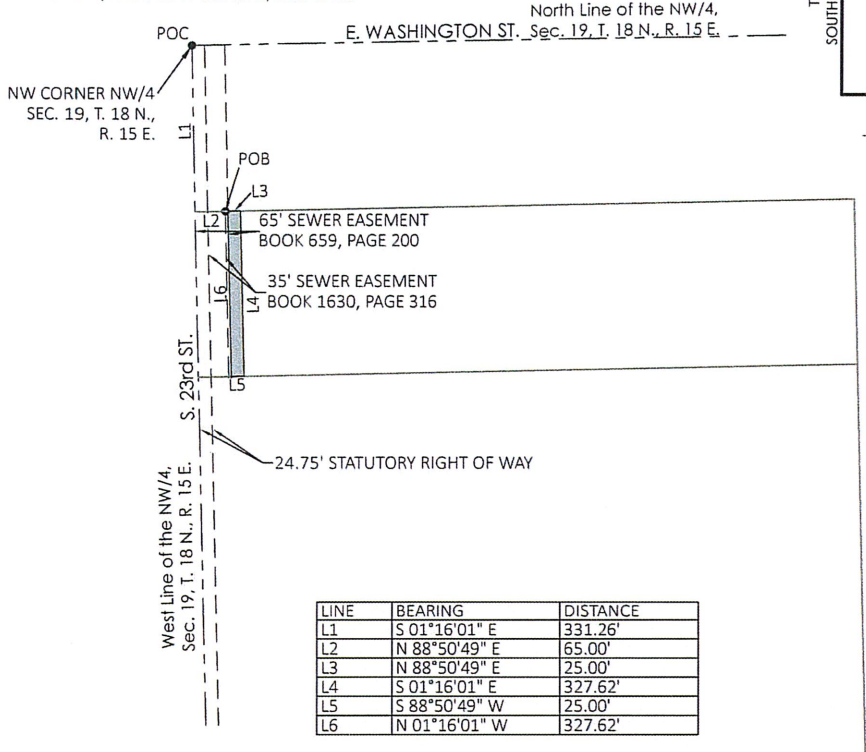
EXHIBIT "A" PERMANENT EASEMENT

OWNER:
B.A. Brown Property, LLC
PROPERTY ID:
730005637

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
8,190.50 s.f. or 0.19 acres, more or less



LINE	BEARING	DISTANCE
L1	S 01°16'01" E	331.26'
L2	N 88°50'49" E	65.00'
L3	N 88°50'49" E	25.00'
L4	S 01°16'01" E	327.62'
L5	S 88°50'49" W	25.00'
L6	N 01°16'01" W	327.62'

A tract of land located in the Northwest Quarter (NW/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 Northwest corner of said NW/4; Thence South 01°16'01" East and along the West line of said NW/4, for a distance of 331.26 feet; Thence North 88°50'49" East, for a distance of 65.00 feet to the **POINT OF BEGINNING**; Thence continuing North 88°50'49" East, for a distance of 25.00 feet; Thence South 01°16'01" East and parallel with the West line of said NW/4, for a distance of 327.62 feet; Thence South 88°50'49" West, for a distance of 25.00 feet; Thence North 01°16'01" West and parallel with the West line of said NW/4, for a distance of 327.62 feet to the **POINT OF BEGINNING**.

Nathaniel J. Reed
 Oklahoma State of Oklahoma
 Date: 3.14.2025



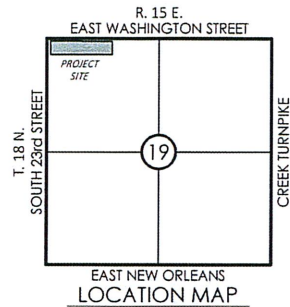
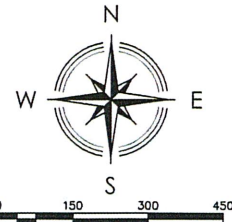
HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC
5807 South Garnett Road, Suite K, (918) 234-4859 Office
Tulsa, Oklahoma 74146 (918) 893-5552 Fax
Certificate of Authorization No. 4656 Expires June 30, 2025

PARCEL: PERMANENT ESMT.	PROJECT No.: 161027
DRAWING: PARCEL 38.0	DATE: MARCH 2025
REVISION:	DRAWN: JLN
	SCALE: 1:300'
	CHECKED: NJR
	SHEET NO.: 1 OF 1

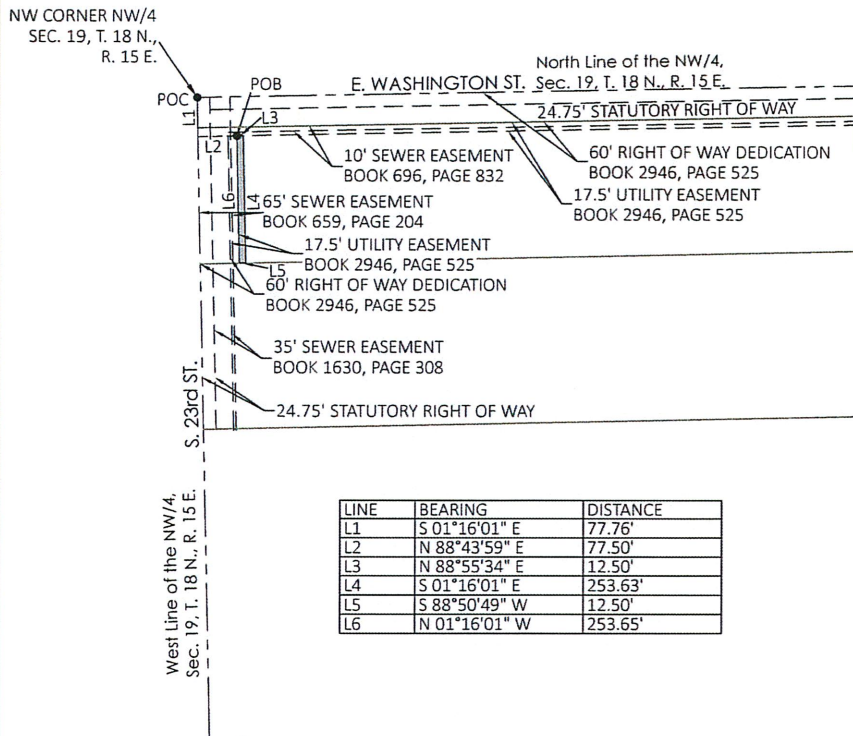
EXHIBIT "A" PERMANENT EASEMENT

OWNER:
B.A. Brown Property, LLC
PROPERTY ID:
730096836

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
3,170.50 s.f. or 0.07 acres, more or less



LINE	BEARING	DISTANCE
L1	S 01°16'01" E	77.76'
L2	N 88°43'59" E	77.50'
L3	N 88°55'34" E	12.50'
L4	S 01°16'01" E	253.63'
L5	S 88°50'49" W	12.50'
L6	N 01°16'01" W	253.65'

A tract of land located in the Northwest Quarter (NW/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 the United States Government Survey thereof, being more particularly described as follows:

COMMENCING at the Northwest corner of said NW/4; Thence South 01°16'01" East and along the West line of said NW/4, for a distance of 77.76 feet; Thence North 88°43'59" East and perpendicular to the West line of said NW/4, for a distance of 77.50 feet to the **POINT OF BEGINNING**; Thence North 88°55'34" East and parallel with the North line of said NW/4, for a distance of 12.50 feet; Thence South 01°16'01" East and parallel with the West line of said NW/4, for a distance of 253.63 feet; Thence South 88°50'49" West, for a distance of 12.50 feet; Thence North 01°16'01" West and parallel with the West line of said NW/4, for a distance of 253.65 feet to the **POINT OF BEGINNING**.

Date **3.14.2025**

Nathaniel J. Reed
 Oklahoma P.L.S. #1744

 BROKEN ARROW <i>Where opportunity lives</i>	HARDEN & ASSOCIATES SURVEYING AND MAPPING, PC <small>5807 South Garnett Road, Suite K, Tulsa, Oklahoma 74146 Certificate of Authorization No. 4656</small>	PARCEL: PERMANENT EASEMENT DRAWING: PARCEL 39.0 REVISION:	PROJECT No.: 161027 DATE: MARCH 2025 DRAWN: JLN SCALE: 1:300' CHECKED: NJR SHEET NO.: 1 OF 1	
	<small>(918) 234-4859 Office (918) 893-5552 Fax Expires June 30, 2025</small>			