

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **ROBSON DEVELOPMENT COMPANY**, an Oklahoma 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 27th day of October, 2025.

Return to:
City of Broken Arrow
City Clerk
P.O. Box 610
Broken Arrow, OK 74013

Robson Development Company, Inc.,
an Oklahoma Corporation

By: John J. Robson
John J. Robson, President

STATE OF Oklahoma)
) §
COUNTY OF Wagoner)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 27th day of October 2025, personally appeared John J. Robson, President of ROBSON DEVELOPMENT COMPANY, Inc., an Oklahoma Corporation, 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.



Bridget Herring
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

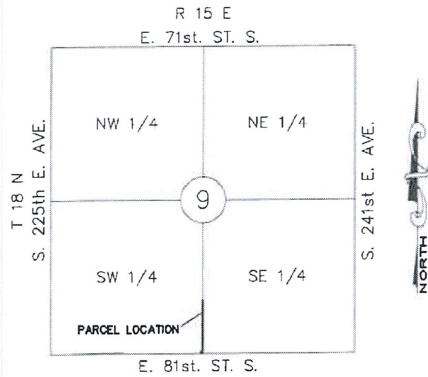
Michael L. Spurgeon, City Manager

Attest:

Engineer ELR Date: 11/12/25
PROJECT: Park Lane Lift Station Improvements & Cambridge Estates Relief Line
Parcel 2.1

City Clerk

EXHIBIT "A"



JOB NUMBER: -
PARCEL NO. 2.1
COUNTY: WAGONER

LEGAL DESCRIPTION OF RECORD:
PART OF SE/4 SW/4
SECTION 9, T18N, R15E
PERMANENT UTILITY EASEMENT - 15,917.58 S.F.
TEMPORARY EASEMENT - XX.XX S.F.

LEGEND

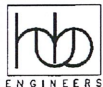
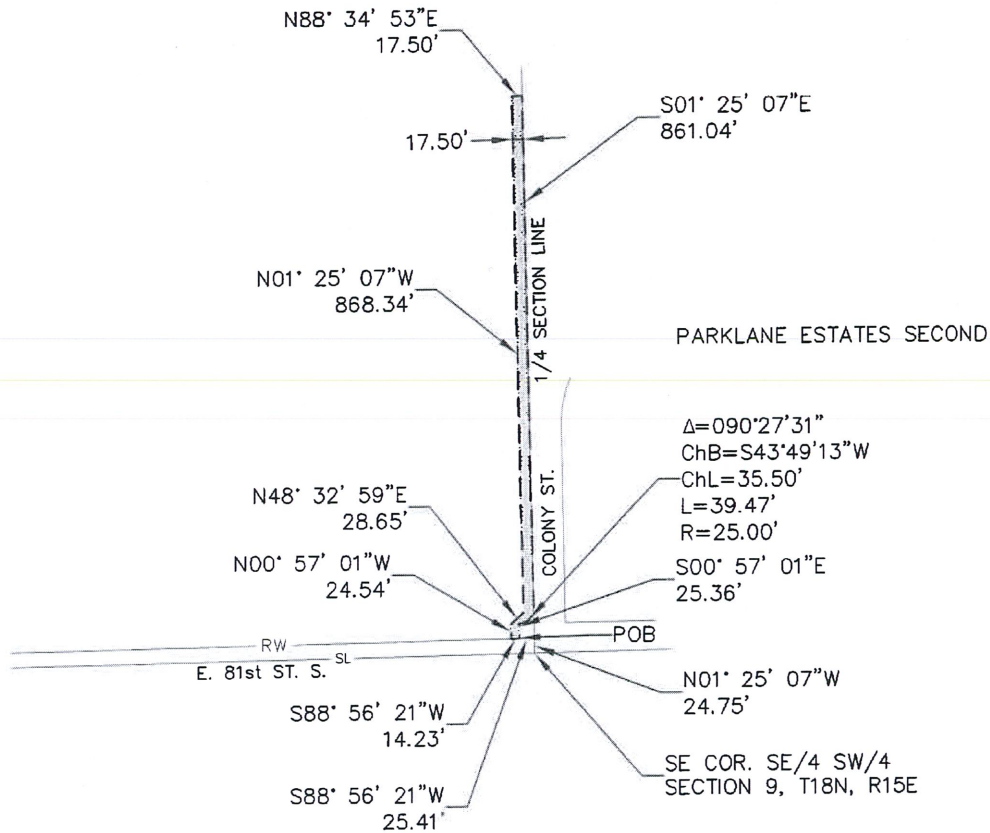
- PROPERTY TO ACQUIRE
- TEMP. CONSTRUCTION EASEMENT

---'---' RECORDED DISTANCES

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

SCALE 1" = 300'

CHARLES W. CHASTAIN, OR. 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 06/30/15

TITLE:	PARK LANE LIFT STATION IMPROVEMENTS & CAMBRIDGE ESTATES RELIEF LINE	
PROJECT:	24BAPARKLANE PROJ. # S24030	
OWNER:	ROBSON DEVELOPMENT CO.	
DATE:	OCTOBER 15, 2024	REVISION: NOVEMBER 11, 2024

Parcel No. 2.1
Robson Development Co,

Date Written: October 15, 2024

PERMANENT UTILITY EASEMENT

A parcel of land lying in part of the SE1/4 SW1/4 of Section 9, Township 18 North, Range 15 East, Wagoner County, Oklahoma being more particularly described as follows:

Commencing at the Southeast corner of said SE1/4 SW1/4, thence N01°25'07"W along the East line of said SE1/4 SW1/4 24.75 feet to the northerly right-of-way line of E. 81st Street South; thence S88°56'21"W along said northerly right-of-way line 25.41 feet to the point of beginning; thence S88°56'21"W along said northerly right-of-way line 14.23 feet; thence N00°57'01"W 24.54 feet; thence N48°32'59"E 28.65 feet; thence N01°25'07"W 868.34 feet; thence N88°34'53"E 17.50 feet to the East line of said SE1/4 SW1/4; thence S01°25'07"E along said East line 861.04 feet; thence on a curve to the right having a radius of 25.00 feet, a chord which bears S43°49'13"W 35.50 feet, an arc distance of 39.47 feet; thence S00°57'01"E 25.36 feet to the point of beginning.

Containing 15,917.58 square feet or 0.37 acres.

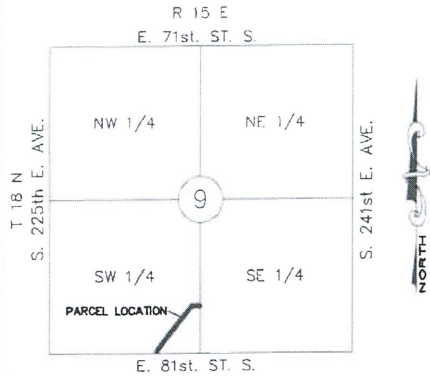
Real Property Certification

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

10/16/24
Date





EXHIBIT "A"



JOB NUMBER: -
PARCEL NO. 2.2
COUNTY: WAGONER

LEGAL DESCRIPTION OF RECORD:
PART OF SE/4 SW/4
SECTION 9, T18N, R15E
PERMANENT UTILITY EASEMENT - 23,133.25 S.F.
TEMPORARY EASEMENT - XX.XX S.F.

LEGEND

-  PROPERTY TO ACQUIRE
-  TEMP. CONSTRUCTION EASEMENT

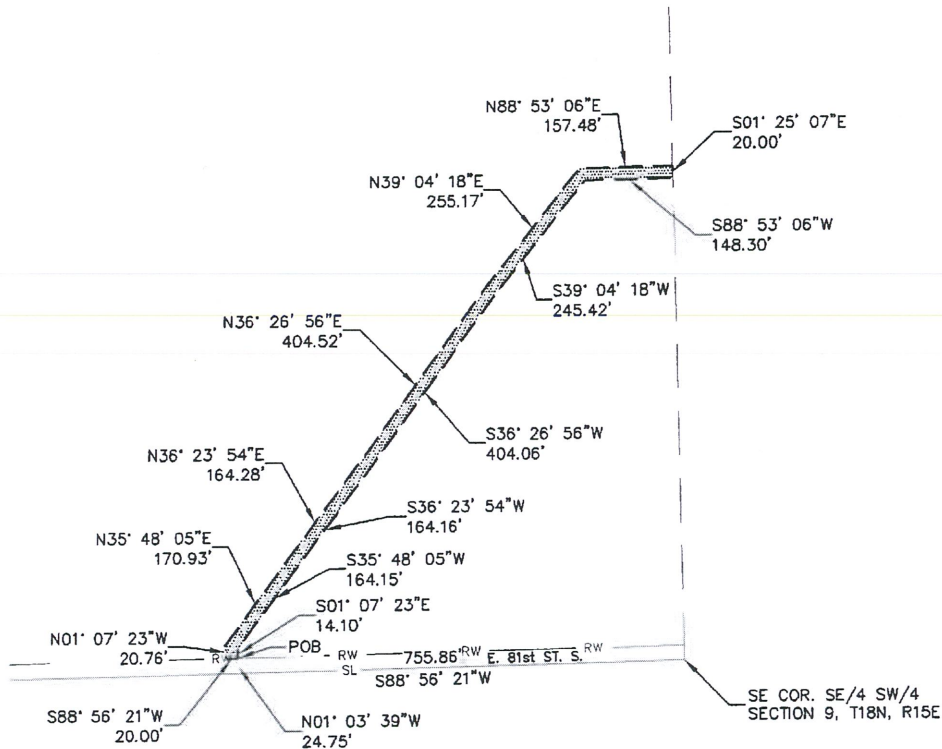
---'---' RECORDED DISTANCES

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

SCALE 1" = 300'

Charles W. Chastain

CHARLES W. CHASTAIN, OK. L.S. #1352



ENGINEERS HOLLOWAY, UPDIKE AND BELLEN INC. 905-A SOUTH 9TH STREET, BROKEN ARROW, OK 918-251-0717, FAX 918-251-0754 CA #219, EXPIRES 06/30/15	TITLE:	PARK LANE LIFT STATION IMPROVEMENTS & CAMBRIDGE ESTATES RELIEF LINE	
	PROJECT:	24BAPARKLANE PROJ. # S24030	
	OWNER:	ROBSON DEVELOPMENT CO.	
	DATE:	AUGUST 13, 2025	REVISION:

Parcel No. 2.2
Robson Development Co,

Date Written: August 13, 2025

PERMANENT UTILITY EASEMENT

A parcel of land lying in part of the SE1/4 SW1/4 of Section 9, Township 18 North, Range 15 East, Wagoner County, Oklahoma being more particularly described as follows:

Commencing at the Southeast corner of said SE1/4 SW1/4, thence S88°56'21"W along the South line of said SE1/4 SW1/4 755.86 feet; thence N01°03'39"W 24.75 feet to the point of beginning, said point being on the northerly right-of-way line of E. 81st Street South; thence S88°56'21"W along said northerly right-of-way line 20.00 feet; thence N01°07'23"W 20.76 feet; thence N35°48'05"E 170.93 feet; thence N36°23'54"E 164.28 feet; thence N36°26'56"E 404.52 feet; thence N39°04'18"E 255.17 feet; thence N88°53'06"E 157.48 feet to the East line of said SE1/4 SW1/4; thence S01°25'07"E along said East line 20.00 feet; thence S88°53'08"W 148.30 feet; thence S39°04'18"W 245.42 feet; thence S36°26'56"W 404.06 feet; thence S36°23'54"W 164.16 feet; thence S35°48'05"W 164.15 feet; thence S01°07'23"E 14.10 feet to the point of beginning.

Containing 23,133.25 square feet or 0.53 acres.

Real Property Certification

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

F-13-25
Date


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

