

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Signature Properties the owner(s), of the legal and 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, receipt of which is hereby acknowledged, do(es) 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 Tulsa County, State of Oklahoma to wit:

SEE EXHIBITS "A" "B" AND "C" RB  
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 4 day of Jan 2017.

Notary Public Oklahoma  
OFFICIAL SEAL  
GENA JEFFCOAT  
Commission #13005410  
Commission Exp. 06-10-2017

Signature Properties  
Kathie Hannagan

State of Oklahoma )  
County of Tulsa ) ss.

Before me, the undersigned, a Notary Public within and for said County and State, on this 4th day of Jan 2017, personally appeared Kathie Hannagan to me known to be the identical person(s) who executed the within and foregoing instrument as the free and voluntary act and deed of such person for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission expires: 6-10-17

Gena Jeffcoat  
Notary Public

Approved as to Form:

[Signature]  
Asst. City Attorney

Approved as to Substance:

\_\_\_\_\_  
City Manager

Engineer: \_\_\_\_\_ checked: 1-30-17  
Project:

EXHIBIT "A"

# EXHIBIT OF 17.5' UTILITY AND OVERLAND DRAINAGE EASEMENT

W. Urbana St.

13

'K'

'O'

7

6

N 62°55'14" E  
18.67'

N 6°39'47" W  
52.35'

S 6°39'47" E  
42.90'

N 88°35'38" E  
53.58'

50.00'  
S 88°35'38" W

N 4°55'14" E  
76.49'

S 4°55'14" W  
30.46'

S 45°00'00" E  
17.55'

62.47'  
S 34°35'49" W

POINT OF  
BEGINNING

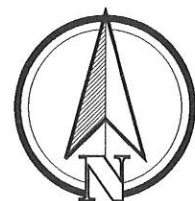
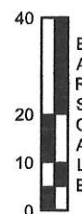


EXHIBIT "B"

# 17.5' UTILITY AND OVERLAND DRAINAGE EASEMENT LEGAL DESCRIPTION

## Legal Description

A PART OF RESERVE "O", BRISTOL PONDS, AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT NUMBER 5917 AND AS DOCUMENT 2005131022, IN THE OFFICE OF THE TULSA COUNTY CLERK.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF RESERVE "O" OF BRISTOL PONDS, AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT NUMBER 5917 AND AS DOCUMENT 2005131022, IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE N 04° 55' 14" E, ALONG THE WEST LINE OF SAID RESERVE "O", A DISTANCE OF 76.49 FEET; THENCE S 88° 35' 38" W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET; THENCE N 06° 39' 47" W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 52.35 FEET; THENCE N 62° 55' 14" E A DISTANCE OF 18.67 FEET; THENCE S 06° 39' 47" E A DISTANCE OF 42.90 FEET; THENCE N 88° 35' 38" E A DISTANCE OF 53.58 FEET; THENCE S 04° 55' 14" W A DISTANCE OF 30.46 FEET; THENCE S 45° 00' 00" E A DISTANCE OF 17.55 FEET, TO A POINT ON THE SOUTHEASTERLY LINE OF SAID RESERVE "O"; THENCE S 34° 35' 49" W, ALONG THE SOUTHEASTERLY LINE OF SAID RESERVE "O", A DISTANCE OF 62.47 FEET, TO THE POINT OF BEGINNING.

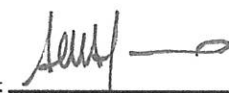
SAID TRACT OF LAND CONTAINING 0.0738 ACRES / 3,214.84 SQUARE FEET.

THE BASIS OF BEARINGS FOR SAID TRACT IS S 34° 35' 49" W, ALONG THE SOUTHEASTERLY LINE OF RESERVE "O" OF BRISTOL PONDS, AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT NUMBER 5917 AND AS DOCUMENT 2005131022, IN THE OFFICE OF THE TULSA COUNTY CLERK.

## Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

BY:



ALBERT JONES III  
PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1580

12-9-16



EXHIBIT "C"

**LEGAL DESCRIPTION  
FOR  
17.5 FOOT UTILITY AND OVERLAND DRAINAGE EASEMENT IN SOUTH RESERVE "O"**

A PART OF RESERVE "O", BRISTOL PONDS, AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT NUMBER 5917 AND AS DOCUMENT 2005131022, IN THE OFFICE OF THE TULSA COUNTY CLERK.

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THENCE N 04° 55' 14" E, ALONG THE WEST LINE OF SAID RESERVE "O", A DISTANCE OF 76.49 FEET;

THENCE S 88° 35' 38" W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET;

THENCE N 06° 39' 47" W, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 52.35 FEET;

THENCE N 62° 55' 14" E A DISTANCE OF 18.67 FEET; THENCE S 06° 39' 47" E A DISTANCE OF

42.90 FEET; THENCE N 88° 35' 38" E A DISTANCE OF 53.58 FEET; THENCE S 04° 55' 14" W A

DISTANCE OF 30.46 FEET; THENCE S 45° 00' 00" E A DISTANCE OF 17.55 FEET, TO A POINT ON

THE SOUTHEASTERLY LINE OF SAID RESERVE "O";

THENCE S 34° 35' 49" W, ALONG THE SOUTHEASTERLY LINE OF SAID RESERVE "O", A DISTANCE OF 62.47 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.0738 ACRES / 3,214.84 SQUARE FEET.

THE BASIS OF BEARINGS FOR SAID TRACT IS S 34° 35' 49" W, ALONG THE SOUTHEASTERLY LINE OF RESERVE "O" OF BRISTOL PONDS, AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS PLAT NUMBER 5917 AND AS DOCUMENT 2005131022, IN THE OFFICE OF THE TULSA COUNTY CLERK.