

NON-EXCLUSIVE UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Forest Ridge Development Limited Partnership, an Oklahoma limited partnership, of Wagoner County, State of Oklahoma, ("Grantor"), the owner of the legal and equitable title to the following described real estate situated in the City of Broken Arrow, Wagoner County, State of Oklahoma, in consideration of the sum of One and no/100 Dollars in hand paid, receipt of which is hereby acknowledged, do hereby assign, grant and convey to the City of Broken Arrow, Wagoner County, Oklahoma, a municipal corporation, its successors and assigns, ("Grantee") a non-exclusive easement and right-of-way over and across the following described real property and premises, situated in Wagoner County, State of Oklahoma, to wit:

[Spring Hill Utility Easement 2 - North of Juliet]

A tract of land located in the NW/4 of Section 11, T-18-N, R-15-E of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

Commencing at the north quarter corner of Section 11, T-18-N, R-15-E of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey thereof;

Thence N 89°40'26"W a distance of 4.00 feet along the north line of the NW/4 of said Section 11 to the northeast corner of the 130-foot PSO perpetual easement and right-of-way recorded in Book 374, Page 573 in the records of the Wagoner County Clerk's office;

Thence S 00°03'40"E a distance of 317.51 feet along the east line of said perpetual easement and right-of-way to the "Point of Beginning";

Thence continuing S 00°03'40"E a distance of 17.50 feet along the east line of said perpetual easement and right-of-way;

Thence N 89°40'26"W a distance of 121.81 feet to a point of tangent curve to the right;

Thence along said tangent curve to the right with a central angle of 29°39'35", a radius of 225.00 feet, an arc length of 116.47 feet, a chord bearing of N 74°50'39"W, and a chord length of 115.18 feet to a point of reverse curve;

Thence along said tangent curve to the left with a central angle of 29°39'35", a radius of 275.00 feet, an arc length of 142.36 feet, a chord bearing of N 74°50'39"W, and a chord length of 140.77 feet;

Thence N 89°40'26"W a distance of 16.50 feet to a point of tangent curve to the right;

Thence along said tangent curve to the right with a central angle of 17°27'27", a radius of 25.00 feet, an arc length of 7.62 feet, a chord bearing of N 80°56'42"W, and a chord length of 7.59 feet;

Thence N 00°19'34"E a distance of 21.35 feet;

Thence S 89°40'26"E a distance of 40.57 feet;

Thence S 00°19'34"W a distance of 5.47 feet to a point of non-tangent curve to the right;

Thence along said non-tangent curve to the right with a central angle of 26°24'50", a radius of 292.50 feet, an arc length of 134.84 feet, a chord bearing of S 73°13'16"E, and a chord length of 133.65 feet to a point of reverse curve;

Thence along said tangent curve to the left with a central angle of 29°39'35", a radius of 207.50 feet, an arc length of 107.41 feet, a chord bearing of S 74°50'39"E, and a chord length of 106.22 feet;

Thence S 89°40'26"E a distance of 121.69 feet to the "Point of Beginning".

Said tracts contain a combined 7,283 square feet or 0.1672 Acres.

The non-astronomic bearings for said tract are based on an assumed bearing of S 89°40'26"E along the north line of the NW/4 of Section 11, T-18-N, R-15-E of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

and

SEE EXHIBIT "A";

with right of ingress and egress to and from the same, for the purpose of constructing, maintaining, operating, and replacing utility lines and appurtenances.

Grantor agrees not to build or construct any buildings, structure, wall or other above ground obstruction will be placed, erected, installed or permitted upon the 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.

Grantor reserves the right specifically to use the above described land and to grant other easement(s) (utility

or otherwise) through, over, under and across the above described land, in accordance with the City of Broken Arrow, Oklahoma standard construction specifications.

Other than the normal restoration and replacement usually done and determined by City of Broken Arrow, Grantor is responsible for the repair or replacement of Grantor's improvements as a result of any necessary repair, maintenance or replacement of the City of Broken Arrows's utilities with in the Easement Area.

There is further granted the right to remove any tree or parts of trees which in the judgment of the City of Broken Arrow may interfere with the construction of the applicable utilities.

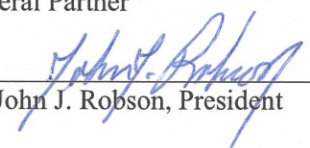
PROVIDED, that the Grantor, Forest Ridge Development Limited Partnership, its successors and assigns, shall fully use and enjoy the said premises except as may be necessary for the purposes herein granted to the City of Broken Arrow, Oklahoma, its successors or assigns.

TO HAVE AND TO HOLD such non-exclusive easement and right-of-way unto the City of Broken Arrow, Oklahoma its successors and assigns, forever.

DATED this 18th day of December, 2017.

**FOREST RIDGE DEVELOPMENT
LIMITED PARTNERSHIP,**
An Oklahoma limited partnership

By: THE ROBSON COMPANIES, INC.,
an Oklahoma corporation
General Partner

By: 
John J. Robson, President

