

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, K & S INVESTMENTS, LLC, the Owner(s), of the legal and equitable title to the following described real estate situated in TULSA County, State of Oklahoma, for and 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 are hereby acknowledged, do(es) hereby grant and convey unto the said City of Broken Arrow, County of Tulsa, State of Oklahoma, a temporary easement, through, over, and under, and across the following described property, situated in said County, to-wit:

SEE EXHIBIT "A"

for a period of not more than 12 MONTHS FROM THE START OF CONSTRUCTION. This grant of temporary right to use and occupy is given for the purpose of permitting the City of Broken Arrow, its employees, representatives, agents, and/or persons under contract with it, to use said described property for construction of street improvements for the Kenosha roadway improvements, Main to Date, project # ST1409.

That the Owner(s) agree that this temporary construction easement shall be binding upon their heirs, executors, administrators and personal representatives during the term hereof and further agree that in the event the premises covered by this temporary construction easement are sold, assigned or conveyed, that the purchaser or grantee thereof will be advised of the existence of this temporary grant and that said sale during said term shall be made subject to the rights herein given.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 19th day of February, 2019.

K & S INVESTMENTS, LLC
 Kerry Siegfried, Managing Member

State of Oklahoma)
) §
 County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 19th day of February, 2019, personally appeared Kerry Siegfried, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the 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.

KAREN L. PAX
 Notary Public
 Wagoner County
 State of Oklahoma
 Commission # 01003514
 Expires: April 11, 2021

Notary Public

Approved as to Form:

Assistant City Attorney

Approved as to Substance:

Michael L. Spurgeon, City Manager

Attest:

Engineer: checked: City Clerk

Project: Kenosha Street roadway improvements, Main to Date, project # ST1409. 12.1

TEMPORARY EASEMENT

EXHIBIT A

Parcel: 12.1

LEGAL DESCRIPTION:

A tract of land that is a part of Lot 1 of Block 3, "North Side Addition" an addition to the City of Broken Arrow filed as Plat #509 at the office of the Tulsa County Clerk, being a subdivision of part of the Northwest Quarter (NW4) of Section Eleven (11), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof being more particularly described as follows:

Point of Beginning on the South Line of said Lot 1 of Block 3 "North Side Addition", Plat #509, Tulsa County, being 67.23 feet from the Southwest Corner of said Lot 1 of Block 3; Thence along the South Line of said Lot 1 of Block 3, N88°41'49"E a distance of 25.00 feet to a point that is 47.77 feet from the Southeast Corner of said Lot 1 of Block 3; Thence N01°27'43"W a distance of 6.76 feet to a point on the South Line of a dedicated right of way as filed in Book 4122, Page 66, Tulsa County; Thence along said right of way parallel with the Northwest Quarter of said Section 11, S88°32'17"W a distance of 25.00 feet; Thence S01°27'43"E a distance of 6.69 feet to the Point of Beginning;

Having an area of 168 square feet, 0.0039 acres
Bearings based on the Oklahoma State Plane Grid Zone North.

This legal description meets the minimum technical standards
for legal descriptions in the State of Oklahoma.
Prepared by Russell M. Muzika, Oklahoma PLS No. 1603

Russell M. Muzika
Professional Land Surveyor,
Oklahoma No. 1603
GEODECA LLC



Page 1 of 2



GEODECA LLC
P.O.Box 330281,
Tulsa, Ok. 74133
918 949 4064
CA # 5524 exp 6/30/18

PARCEL 12.1	
TEMPORARY EASEMENT	
Area: 168 Sq. Ft. or 0.0039 Acres	
Owner: K AND S INVESTMENTS LLC	
Address: 417 W KENOSHA ST N	
Revision: 0	Date: December 06 2017

Project: 1311063

SECTION 2
SECTION 11

W. Kenosha St. (East 71st Street South)

60' RW

24.75' Statutory Right of Way

30' Deed of Dedication
Bk4122 Pg066

20' Alley

60' RIGHT OF WAY

EX. ROW

LOT 1
LOT 2

25.00'

S01°27'43"E

6.69'

25.00'

S88°32'17"W

47.77'

6.76'

N01°27'43"W

Point of Beginning

2

1

3

4

9

10

11

12

Parcel #13670
K AND S INVESTMENTS
LLC
Bk6596 Pg1218

Parcel #13660
K AND S INVESTMENTS
LLC
Doc#2011107614

PARCEL 12.1
TEMP. EASEMENT
168 Sq. Ft. or 0.0039 Ac.

North Side Addition

PLAT # 909
Block 3

WEST LINE BLOCK 3

North Date Avenue West

N

0 15 30

Scale 1 Inch / 30 Feet

PARCEL 12.1	
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Revision: 0	Date: December 06 2017