



Tulsa County Clerk - Michael Willis

Doc # 2019054448 Page(s): 3

06/20/2019 01:39:58 PM

Receipt # 19-33260

Fee: \$ 17.00

City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, CATHLEEN DOYLE, the owner of the legal and equitable title to the following described real estate situated in the City of Broken Arrow, Tulsa County, State of Oklahoma, hereinafter referred to as "Grantor," for the consideration of the sum of One Dollar (\$1.00) received, the receipt of which is hereby acknowledged, does hereby grant, convey, and dedicate to the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, Tulsa County, State of Oklahoma, hereinafter referred to as "Grantee," its successors and assigns, 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 EXHIBIT "A"

EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11)

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 serve facilities across said premises herein described.

There is further granted the right to remove any tree or parts of trees, which in the judgement of the City may interfere with 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, said Cathleen Doyle has hereunto set her hand this 12 day of June, 2019.

By: Cathleen Doyle
Cathleen Doyle

State of Oklahoma)
)§
County of Tulsa)

Before me, the undersigned Notary Public, in and for said County and State, on this 12 day of June, 2019 personally appeared Cathleen Doyle, known to me 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 and voluntary act and deed 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 written above.



Sarah McDaniel
Notary Public

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

L. Enay
Assistant City Attorney

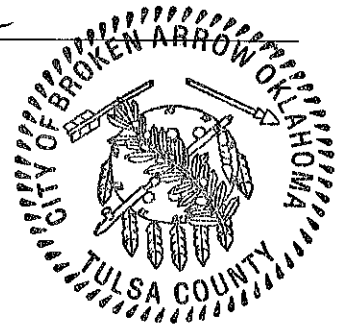
Approved as to Substance:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

Michael L. Spurgeon
Michael L. Spurgeon, City Manager

Engineer SP Checked: 6-13-19
Project: Utility Easement; Section 24, T18N, R14E Doyle Property

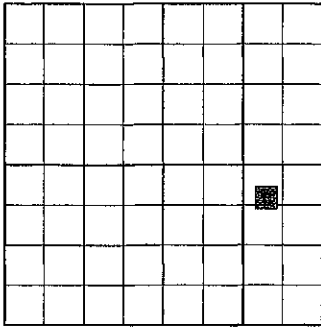
Attest:

[Signature]
City Clerk



City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013

PLAT OF SURVEY -EXHIBIT "A"



LOCATION MAP

SEC. 24 T18 N, R14 E

SCALE: 1" = 100'

● = IRON PIN

—x— = FENCE

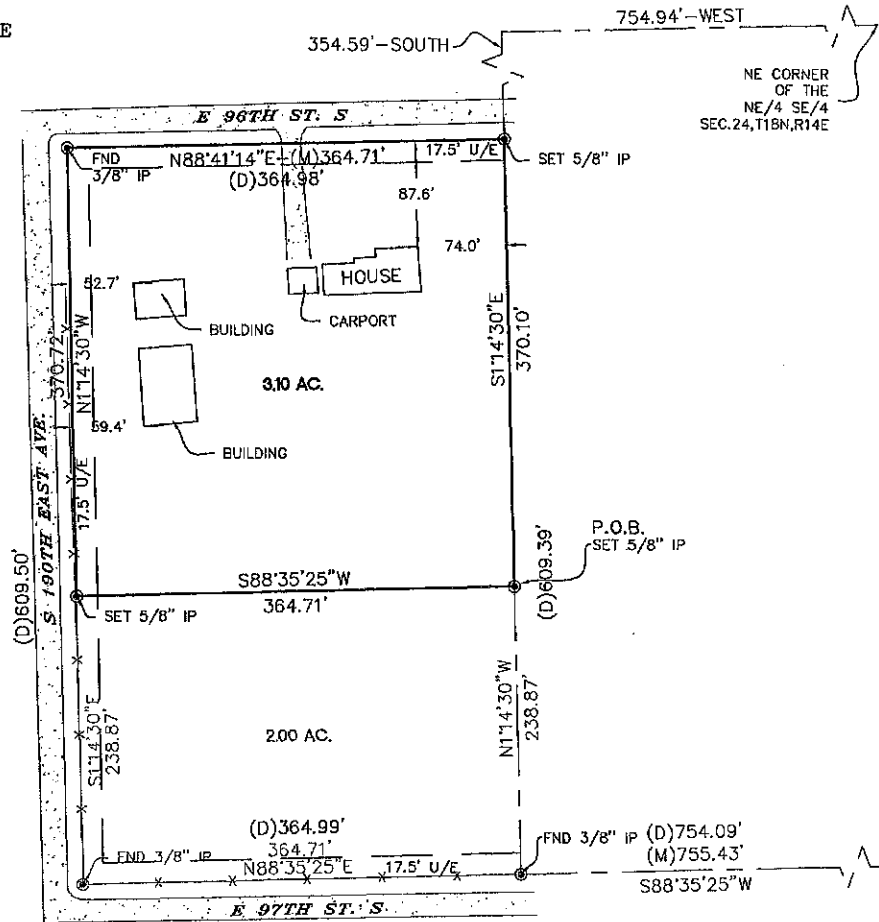
(M) = MEASURED

(D) = DEED



3.10 ACRE LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE NE/4 SE/4 OF SECTION 24, T18N, R14E OF THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA: WITH BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 (93) OKLAHOMA STATE PLANE, NORTH ZONE AND PREPARED ON 3/30/19 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE NE/4 SE/4 OF SECTION 24, THENCE N1°19'26"W ALONG THE EAST LINE OF SECTION 24 A DISTANCE OF (354.59 FEET DEED, 355.50 FEET MEASURED); THENCE S88°35'25"W A DISTANCE OF (754.09 FEET DEED, 755.43 FEET MEASURED); THENCE N1°14'30"W A DISTANCE OF 238.87 FEET TO THE POINT OF BEGINNING; THENCE S88°35'25"W A DISTANCE OF 364.71 FEET; THENCE N1°14'30"W A DISTANCE OF 370.72 FEET; THENCE N88°41'14"E A DISTANCE OF (364.98 FEET DEED, 364.71 FEET MEASURED); THENCE S1°14'30"E A DISTANCE OF 370.10 FEET TO THE POINT OF BEGINNING. CONTAINING 3.10 ACRES, MORE OR LESS.



PARENT TRACT LEGAL DESCRIPTIONS (AS PROVIDED)

A TRACT DESCRIBED AS BEGINNING AT A POINT 754.94 FEET WEST AND 354.59 FEET SOUTH OF THE NE CORNER OF THE NE/4 OF THE SE/4 OF SECTION 24, T18N, R14E OF THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA; THENCE WEST 364.97 FEET; THENCE SOUTH 304.76 FEET; THENCE EAST 364.98 FEET; THENCE NORTH 304.70 FEET TO THE POINT OF BEGINNING, CONTAINING 2.553 ACRES, MORE OR LESS.

A TRACT DESCRIBED AS BEGINNING AT A POINT 354.59 FEET NORTH AND 754.09 WEST OF THE SE CORNER OF THE NE/4 OF THE SE/4 OF SECTION 24, T18N, R14E OF THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA; THENCE NORTH 304.69 FEET; THENCE WEST 364.98 FEET; THENCE SOUTH 304.74 FEET; THENCE EAST 364.99 FEET; TO THE POINT OF BEGINNING, CONTAINING 2.553 ACRES, MORE OR LESS.



TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849
600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796

FOR: CATHLEEN DOYLE

REV. DATE: 06/3/2019

REV. DATE: 05/31/2019

DATE: 3/30/2019

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

W.O.# 7594-3AC.

SURVEYED BY: DY/RG

DRAWN BY: AM

Last Site Visit: 3/28/19

N1°19'26"W
(M) 355.50' (D) 354.59'

SE CORNER
OF THE
NE/4 SE/4
SEC. 24, T18N, R14E

FILE NAME
Jun 03 2019 - 9:45am
S:\CAD - HEARTLAND - FILES\W7594-3AC.dwg

City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013

6/3/2019

Tony Robison