

## UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **BRIIGHT PROPERTIES CH-BA LLC**, an Oklahoma limited liability company, 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 TULSA County, State of Oklahoma to wit:

### SEE EXHIBIT "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 22 day of April, 2020.

Return to:  
City of Broken Arrow  
City Clerk  
PO Box 610  
Broken Arrow, OK 74013

BRIIGHT PROPERTIES CH-BA LLC

By:   
Troy Lynn Mitchell, Managing Member

STATE OF OKLAHOMA )  
 ) §  
COUNTY OF TULSA )

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 22<sup>nd</sup> day of April, 2020, personally appeared Troy Lynn Mitchell, 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.



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

\_\_\_\_\_  
NOTARY PUBLIC

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

\_\_\_\_\_  
Assistant City Attorney

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

\_\_\_\_\_  
Michael L. Spurgeon, City Manager

Attest:

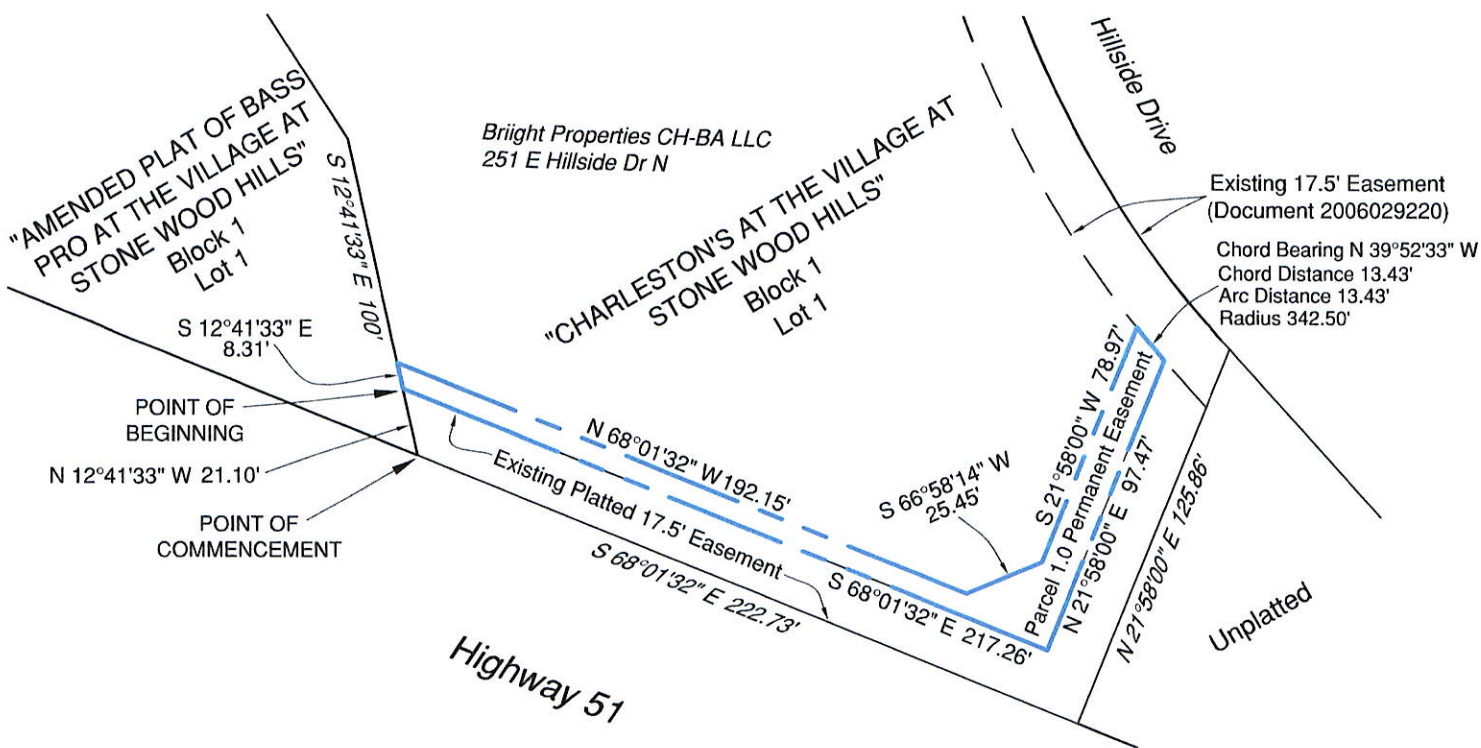
Engineer ✓ Checked: RDH  
Project: WL1903 Kenwood Hills Waterline, Parcel 1.0

\_\_\_\_\_  
City Clerk



PERMANENT EASEMENT  
Parcel: 1.0

Exhibit A



LEGAL DESCRIPTION:

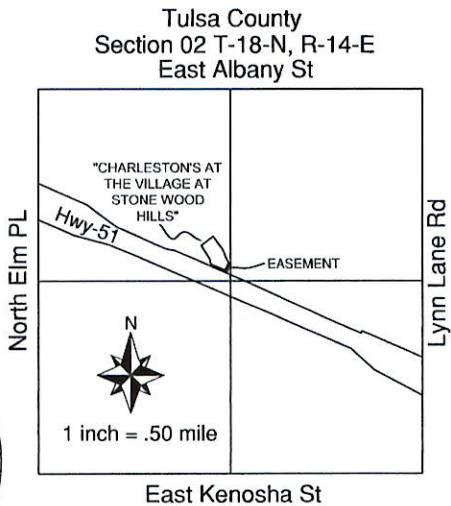
A Tract of land located in Lot 1 of Block 1 of "CHARLESTON'S AT THE VILLAGE OF STONE WOOD HILLS" an addition to the City of Broken Arrow, filed as plat #6287 at the office of the Tulsa County Clerk, more particularly described as follows;

Commencing at the Southwest Corner of Lot 1 of Block 1 of "CHARLESTON'S AT THE VILLAGE OF STONE WOOD HILLS";  
thence along the West Line of Lot 1, N12°41'33"W a distance of 21.10 feet to the Point of Beginning;  
thence S68°01'32"E a distance of 217.26 feet;  
thence N21°58'00"E a distance of 97.47 feet;  
thence on a curve to the right with a Chord Bearing of N39°52'33"W, a Chord Distance of 13.43 feet, an Arc Distance of 13.43 feet, and a Radius of 342.50 feet;  
thence S21°58'00"W a distance of 78.97 feet;  
thence S66°58'14"W a distance of 25.45 feet;  
thence N68°01'32"W a distance of 192.15 feet to a Point on the West Line of Lot 1;  
thence along the West Lot Line of Lot 1, S12°41'33"E a distance of 8.31 feet to the Point of Beginning.


Having an area of 2773 square feet or 0.0637 acres

Bearings based on the Platted Lines of "CHARLESTON'S AT THE VILLAGE OF STONE WOOD HILLS"

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



VICINITY MAP

	GEODECA LLC	PERMANENT EASEMENT	Parcel: 1.0
	P.O.Box 330281, Tulsa, Ok. 74133	Area: 2773 Sq. Ft. or 0.0637 Acres	Revision: 0
	918 949 4064	Owner: Bright Properties CH-BA LLC	Date: August 16th, 2019
	CA # 5524 exp 6/30/2020	Address: 251 E Hillside Dr N	