

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, TWO T'S BROKEN ARROW, LLC, the owner(s) of the legal and equitable title to the following described real estate situated in the City of Broken Arrow, Wagoner County, Oklahoma, for and in consideration of the sum of One Dollar, 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 dedicate to the public, forever, the following described property, 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, maintaining, operating, and replacing drainage facilities and appurtenances.

The City is hereby given and granted the exclusive possession of said above described premises for the purposes aforesaid, and grantor(s), for him/her and their heirs, administrators, successors and assigns, covenant(s) and agree(s) that no building, structure, wall or other above ground obstruction will be placed, erected, installed or permitted upon the above described land; and further covenant(s) and agree(s) that in the event the terms of this paragraph are violated by the grantor(s) or any person in privity with them, such violation will be promptly corrected and eliminated immediately upon receipt of notice from City or City shall have right to remove or otherwise eliminate such violation, and grantor(s), his/her heirs, administrators, successors and assigns, shall promptly pay the actual cost thereof.

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

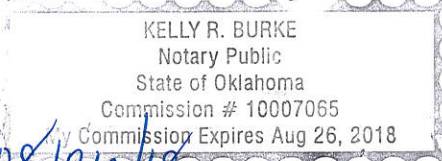
DATED this 19 day of December 20 16.

Barry Tapp, Managing Member
Two T's Broken Arrow, LLC

State of Oklahoma)
County of Oklahoma)§

Before me, the undersigned Notary Public, in and for said County and State, on this 19th day of December, 20 16 personally appeared F. Barry Tapp, Managing Member 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.



My Commission expires: 08/26/18

Kelly R. Burke
Notary Public

Approved as to Form:
Danny Lutz
Asst. City Attorney

Approved as to Substance:
City Manager

Engineer [Signature] checked: 01/20/17
Project: Roadway Improvements: 37th Street: Houston to Albany, Project No. ST1413

EXHIBIT "A"

Two T's Broken Arrow, LLC DRAINAGE EASEMENT

LEGAL DESCRIPTION:

Two tracts of land lying in Lot 1, Block 2, Northeast Crossroads, an addition to Broken Arrow, Wagoner County, Oklahoma in the Southwest Quarter of Section 5, Township 18 North, Range 15 East of the Indian Meridian, said tracts of land being more particularly described as follows:

Drainage Easement #1

Commencing at the west most northwest corner of said Lot 1; thence S01°24'40"E, a distance of 452.62 feet along the west line of said Lot 1 to the Point of Beginning; thence S80°20'45"E, a distance of 20.40 feet; thence S01°24'40"E, a distance of 20.40 feet; thence N80°20'45"W, a distance of 20.40 feet along the north line of a platted 50 feet wide drainage easement; thence N01°24'40"W, a distance of 20.40 feet along the west line of said Lot 1 to the Point of Beginning.

TOGETHER WITH

Drainage Easement #2

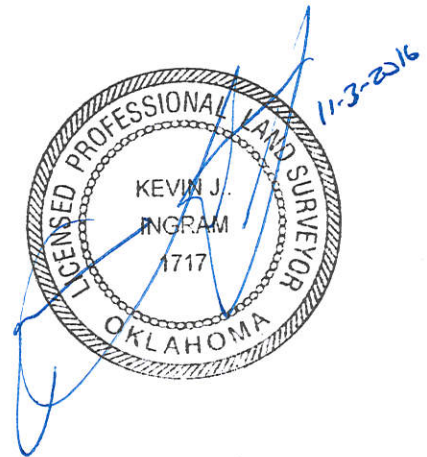
Commencing at the west most northwest corner of said Lot 1; thence S01°24'40"E, a distance of 523.97 feet along the west line of said Lot 1 to the Point of Beginning; thence S80°20'45"E, a distance of 94.9 feet along the south line of a platted 50 feet wide drainage easement; thence S72°14'05"W, a distance of 97.09 feet; thence N01°24'40"W, a distance of 45.63 feet along the west line of said Lot 1 to the Point of Beginning.


Said lands lying in the City of Broken Arrow, Wagoner County, Oklahoma and containing 2,532 square feet, more or less.

This description was prepared on November 1, 2016 by Kevin J. Ingram, PLS Oklahoma Licensed Surveyor No. 1717

Basis of Bearings: Oklahoma Coordinate System 1983, North Zone Being S01°24'40"E along the west line of the SW ¼ of Sec. 5, T18N, R15E, I.M.

*Kevin J. Ingram, PLS
MKEC Engineering, Inc.
1000 W. Wilshire Blvd., Suite 401
Oklahoma City, OK 73116
405-842-8558
Certificate of Authorization Number CA 2958,
Expires June 30, 2017*



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 CITY OF BROKEN ARROW <i>Where opportunity lives</i>

PARCEL:DRNG. ESMT.
DRAWING: TRACT MAP 7
REV: NOVEMBER 2016

PROJECT NO. 1603010067
PAGE: 1 of 2
DATE: AUGUST 2016
DRAWN BY: DSN
SCALE: 1:60
CHK'D BY: JCM

J:\PROJECTS\2016\1603010067_CITY OF BROKEN ARROW_2016_AVE\04 SURVEY\DWG\TRACT MAPS\16067 TRACT MAPS.DWG

EXHIBIT "A"

Two T's Broken Arrow, LLC DRAINAGE EASEMENT

OWNER:

Two T's Broken Arrow, LLC

ADDRESS:

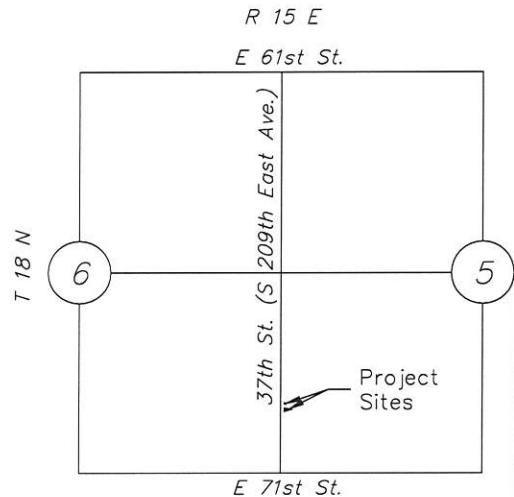
209 French Park Pl.
Edmond, OK 73034

PROPERTY ID:

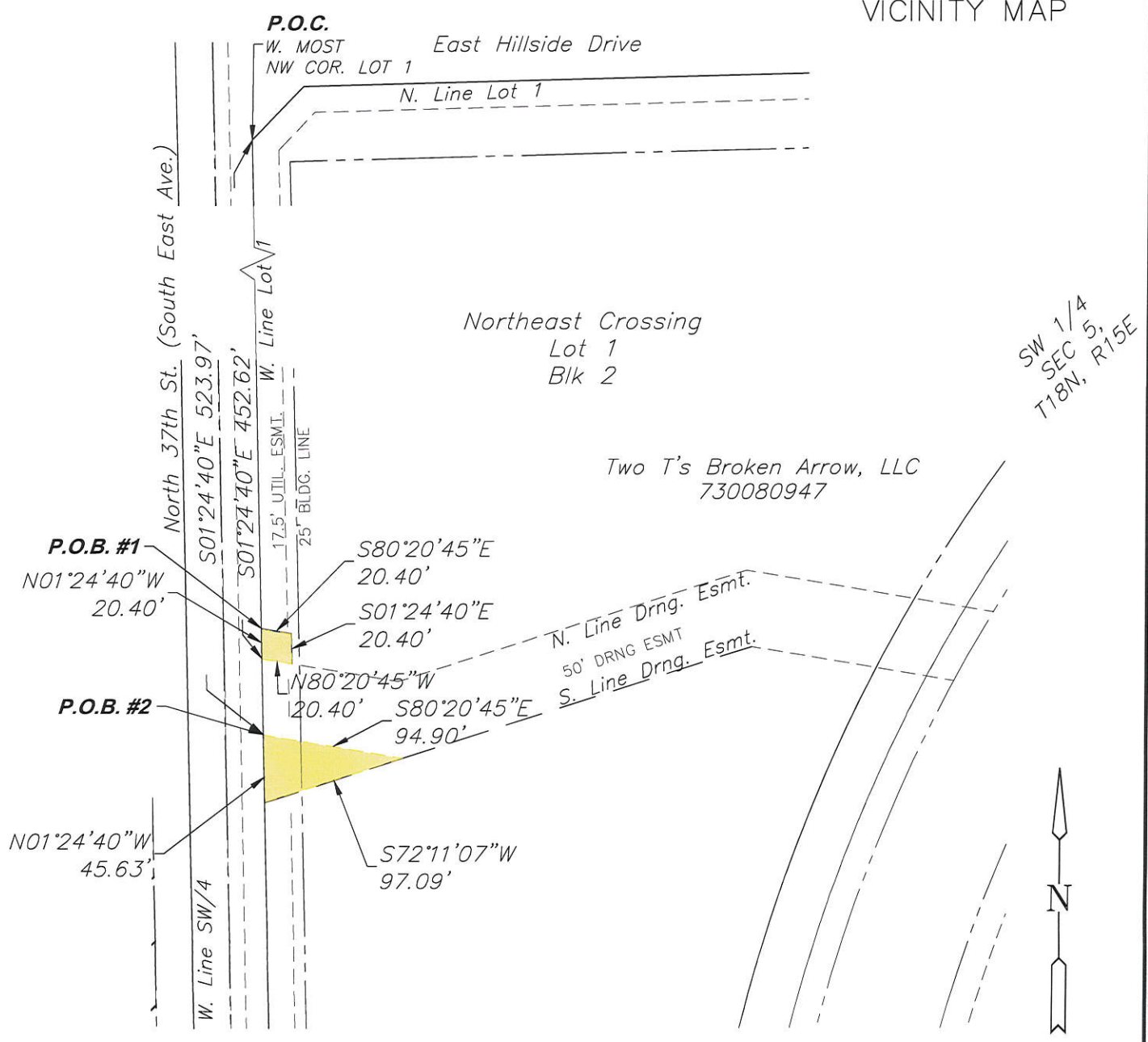
730080947

STATEMENT OF BEARINGS:

Basis of Bearings: Oklahoma Coordinate System
1983, North Zone Being S01°24'40"E along the
west line of the SW 1/4 of Sec. 5, T18N, R15E, I.M.

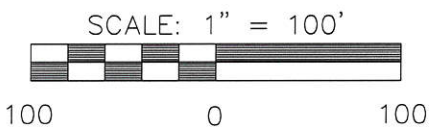


VICINITY MAP



LEGEND:

- P.O.C. Point of Commencement
- P.O.B. Point of Beginning
- Drainage Easements
=2,532 sq. ft.



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MKEC

Oklahoma City, OK 405-842-8558
CA - 2958 EXP. 6-30-2017

**CITY OF
BROKEN ARROW**

Where opportunity lives

PARCEL:DRNG.. ESMT.	DATE: AUGUST 2016	PROJECT NO. 1603010067
DRAWING: TRACT MAP 7	DRAWN BY: DSN	PAGE: 2 of 2
REV: NOVEMBER 2016	SCALE: 1: 60	CHK'D BY: JCM

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