

GENERAL WARRANTY DEED

THIS INDENTURE is made this 28th day of October, 2025, between STEPHEN L. LARSEN and ROBBIE M. LARSEN, husband and wife, party of the first part, and CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, party of the second part.

WITNESSETH, That in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, said party of the first part does by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of their right, title and interest in and to the all of the following described real estate and premises, and including all right, title and interest in and to the airspace, light, view above the surface, including any previously dedicated roadway of the following described real estate situated in the County of **TULSA**, State of Oklahoma, to-wit:

SEE EXHIBIT "A"

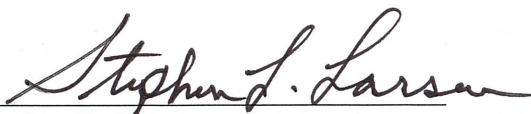
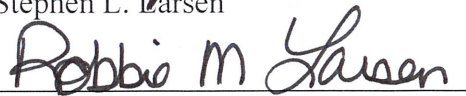
EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party of the first part, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged of and from all former grants, charges, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT, taxes and assessments not yet due, restrictions, covenants and easements of record, and that party of the first part will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part hereto has caused these presents to be signed in its name the day and year first above written.

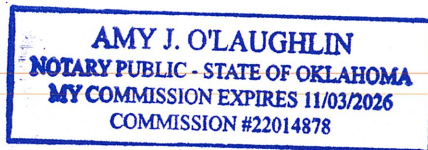
Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013


Stephen L. Larsen

Robbie M. Larsen

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

29th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of October, 2025, personally appeared Stephen L. Larsen and Robbie M. Larsen, 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.



Amy J. O'Laughlin
NOTARY PUBLIC

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

[Signature]

Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

Engineer: *ELR* Date: *10/28/25*
PROJECT: ST23280 9th Street Roadway Improvements ~
New Orleans Street to Washington Street
Parcel 2.0

City Clerk

PARCEL 2.0
RIGHT-OF-WAY
EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Northwest Quarter of Section 25, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence a distance of 596.25 feet, on a bearing of S01°26'16"E (being the basis of bearings for this description) along the West line of said Northwest Quarter; thence a distance of 24.75 feet, on a bearing of N88°33'44"E to a point on the Easterly Present Right-of-Way line for S 9th Street, same being a point on a line being 24.75 feet East of and parallel with the West line of said Northwest Quarter as well as the Point of Beginning; thence continuing N88°33'44"E along the North line of the parent tract, a distance of 25.25 feet to a point on a line 50 feet East of and parallel with the West line of said Northwest Quarter; thence S01°26'16"E, along said parallel line, a distance of 361.50 feet to the South line of said parent tract; thence S88°33'44"W, along said South line, a distance of 25.25 feet to the Southwest corner of said parent tract, same being a point on a line 24.75 feet East of and parallel with the West line of said Northwest Quarter; thence N01°26'16"W, along said Easterly Present Right-of-Way line and said parallel line, a distance of 361.50 feet to the Point of Beginning.

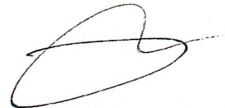
Said parcel of land containing 9,128 square feet, or 0.21 acres more or less, and subject to all easements and Rights-of-Way of record.

The afore written description was prepared by Daniel A. McPeek, P.L.S. 2029, on May 21st, 2025.

SURVEYOR'S CERTIFICATE

I, Daniel A. McPeek, P.L.S. 2029, Bancroft Design, Inc., Certify that the attached legal description closes in accord with existing records, is a true representation of the real representation of the real property described, and meets the minimum technical standards for land surveying of the state of Oklahoma.

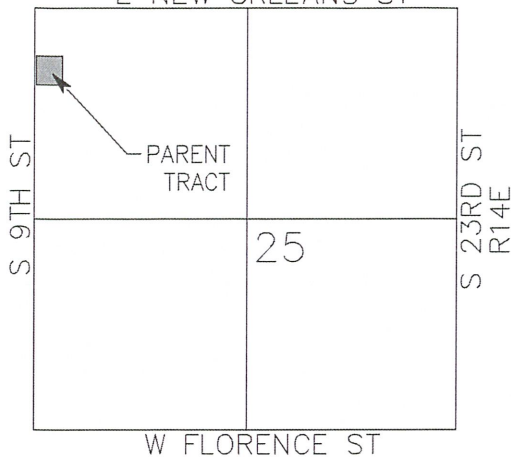
Witness my hand and seal this 21st day of May 2025.



Daniel A. McPeek,
P.L.S. #2029
C.A. NO.: 9205 Expires: 6/30/2026.



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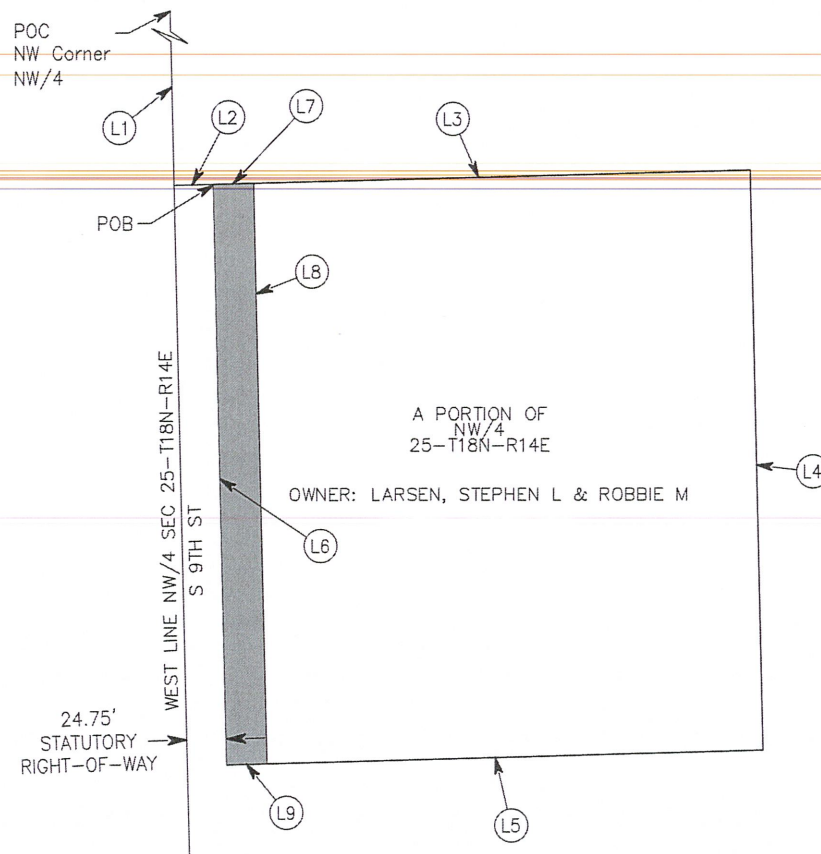


Parcel No.: 2.0 Right of Way
City Project No: ST23280

Tract Area	121,618	S.F.	2.79	Acres
Existing R/W	0	S.F.	0.00	Acres
Proposed R/W	9,128	S.F.	0.21	Acres
Rem in Tract	112,490	S.F.	2.58	Acres
Drainage Easement	0	S.F.	0.00	Acres
Utility Easement	0	S.F.	0.00	Acres
Temp Construction Easement	0	S.F.	0.00	Acres

LINE TABLE			LINE TABLE		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S01°26'16"E	596.25'	L6	N01°26'16"W	361.50'
L2	N88°33'44"E	24.75'	L7	N88°33'44"E	25.25'
L3	N88°33'44"E	336.62'	L8	S01°26'16"E	361.50'
L4	S01°22'34"E	361.50'	L9	S88°33'44"W	25.25'
L5	S88°33'44"W	336.23'			

1"=120'



NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE WEST LINE OF THE NW/4 OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 14 EAST AS S01°26'16"E.
2. SEE PARCEL 2.0 EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
3. THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF SIZE, SHAPE AND LOCATION OF THE PROPOSED RIGHT-OF-WAY EASEMENT AND DOES NOT CONSTITUTE A PLAT OF SURVEY OF THE GRANTOR'S PROPERTY.



Bancroft Design

923 SOUTH LOWRY STREET
POST OFFICE BOX 436
STILLWATER, OKLAHOMA 74076

PHONE: (405) 743-3355
CA #9205 EXP: 6/30/2026