



September 12, 2008

C Dwayne Wilkerson
1913 West Tacoma
Suite A
Broken Arrow, OK 74012

Subject: BAL 957, BAL 958, BAL 959, and BAL 960 – Indian Springs Country Club
Tract 1, 2, 3, and 4 Lot Split

Dear Dwayne:

The Broken Arrow Planning Commission, in their meeting of September 11, 2008, reviewed and approved your four lot split requests, BAL 957, 958, 959, 960, Indian Springs Country Club, zoned R-2, Level 2, located approximately one-third mile south of Jasper Street, west of 9th Street, subject to the following:

BAL-957:

1. Warranty deeds describing the parcel shall be brought to the Planning Division to be stamped prior to being recorded in Tulsa County.
2. 50 feet of right-of-way along 9th Street (Lynn Lane) shall be dedicated along with 17.5 feet of utility easement.
3. Access shall be limited to one 30-foot opening. Access limitation shall be noted on the Warranty Deed.

BAL-958:

1. Warranty deeds describing the parcel shall be brought to the Planning Division to be stamped prior to being recorded in Tulsa County.

BAL-959:

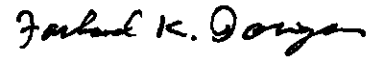
1. Warranty deeds describing the parcel shall be brought to the Planning Division to be stamped prior to being recorded in Tulsa County.
2. 50-foot wide access easement on Ocala Street shall be vacated.
3. Turn around shall be provided on East Ocala Street that meets the approval of the Development Services Department.
4. Street right-of-way shall be dedicated on East Ocala Street as illustrated in Exhibit A for Tract 3.

BAL-960:

1. Warranty deeds describing the parcel shall be brought to the Planning Division to be stamped prior to being recorded in Tulsa County.

Action taken by the Planning Commission will be recorded in the minutes of their meeting of September 11, 2008. If you have any questions, please contact me.

Sincerely,



Farhad K. Daroga
City Planner

cc: Ron Minkler, Buyer's Group LLC

FKD/pcm

Murphy, Brent

From: rdodson@drakesystems.com
Sent: Wednesday, August 03, 2016 1:34 PM
To: Murphy, Brent
Cc: Fischer, Karissa; Daroga, Farhad; Yamaguchi, Amanda; Whitley, Ray
Subject: Re: Application forms
Attachments: ABSTRACT OF TITLE FOR TRACT OF LAND ON OCALA.pdf

Thank you Brent,
Attached is the Abstract given to me in 2008. If you would, please review and advise me if there are any other concerns besides the access easement, that I will need to address in getting a building permit for my daughter's home. I will complete the application form and return it to you in the morning with my check for \$1,000 in order to meet the deadline of this Friday for the Council Meeting on August 16th.
Thank you for your help,
Rick

From: Murphy, Brent
Sent: Wednesday, August 03, 2016 9:22 AM
To: mailto:rdodson@drakesystems.com
Cc: Fischer, Karissa ; Daroga, Farhad ; Yamaguchi, Amanda ; Whitley, Ray
Subject: Application forms

Rick: Attached is the application form for an easement vacation. One is in Word format and the other is a PDF. Both forms are the same. Let me know if you have any questions.

Brent Murphy, AICP
Senior Planner
City of Broken Arrow
Phone: 918-259-2400 EXT. 5388
Fax: 918-258-4998
Email: bmurphy@brokenarrowok.gov



ABSTRACT OF TITLE
To

A tract of land situated in the Northeast Quarter (NE/4) of Section Eleven (11), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows, to-wit:

COMMENCING at the Southeast corner of Lot One (1), Block Eight (8), INDIAN SPRINGS MANOR (EXTENDED), an Addition to the City of Broken Arrow, Recorded as Plat No. 4456; thence North $08^{\circ}06'08''$ West along the East line of said Lot 1, Block 8, a distance of 61.15 feet; thence North $81^{\circ}53'52''$ East perpendicular to the East line of said Lot 1, Block 8 a distance of 55.00 feet; thence North $08^{\circ}06'08''$ West parallel with the East line of said Lot 1, Block 8, a distance of 25.00 feet; thence North $81^{\circ}53'52''$ East perpendicular to the East line of said Lot 1, Block 8 a distance of 35.48 feet; thence South $30^{\circ}51'49''$ East a distance of 108.36 feet; thence South $42^{\circ}22'51''$ West a distance of 55.13 feet; thence South $81^{\circ}53'52''$ West, perpendicular to the East line of said Lot 1, Block 8 a distance of 89.88 feet; thence North $08^{\circ}06'08''$ West parallel with the East line of said Lot 1, Block 8 a distance of 48.85 feet to the Southeast corner of said Lot 1, Block 8 and the POINT OF BEGINNING.

NOTE:

BY THE ABTRACTER: We omit all Maps, all Ordinances and other data of the AIRPORT ZONING COMMISSION and the TULSA METROPOLITAN AREA PLANNING COMMISSION filed for record in the office of the County Clerk in and for Tulsa County, Oklahoma.

Compiled from

THE ONLY COMPLETE SET OF INDEPENDENT TULSA COUNTY RECORDS

by the

Guaranty Abstract Company

TULSA, OKLAHOMA



STATE OF OKLAHOMA,
COUNTY OF TULSA }

The undersigned, **GUARANTY ABSTRACT COMPANY**, hereby certifies that:

1. There is shown herein a true and correct abstract of all instruments filed for record or recorded in the office of the County Clerk of said county during the period covered by this certificate which affect title to the following described real estate:

FOR DESCRIPTION OF PROPERTY COVERED BY THIS ABSTRACT
SEE CAPTION PAGE G-001.

2. The records of the offices of the Court Clerk and of the County Clerk of said county disclose that there are no executions, court proceedings nor suits pending in any of the courts of record in said county, nor liens of any kind affecting the title to said real estate, and there are no judgments or transcripts of judgments against any of the following-named parties, either indexed and docketed prior to October 1, 1978 on the judgment docket of the Court Clerk of said county or filed for record or recorded on or after October 1, 1978 in the office of the County Clerk of said county, affecting the title to said real estate, except as shown in this abstract:

We certify to all names as they appear in this chain of title.
No other names or initials or combinations thereof certified to.
Except Suits, Liens and Judgments against Grantees, Lessees and Assigns of Oil and Gas Leases and Mineral Interests which are not certified to.

3. The records of the office of the County Treasurer of said county disclose that:

Said real estate has been assessed for ad valorem taxes for each year covered by this certificate for which ad valorem taxes could be a lien against said real estate, and there are no ad valorem taxes levied against said real estate, due and unpaid, which are a lien on said property, nor tax sales thereof unredeemed, nor tax deeds given thereon, except as shown in this abstract: and

There are no unpaid special assessments certified to the office of the County Treasurer, due and unpaid, nor tax sales thereof unredeemed, nor tax deeds given thereon, except as shown in the abstract; and


There are no unpaid personal taxes which are a lien on said real estate, except:

Taxes certified to on preceding page.

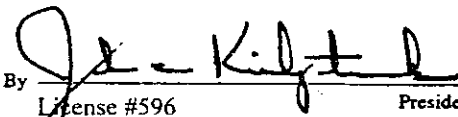
3-A. The records of the office of the Clerk of the United States District Court for the Northern District of Oklahoma, and the records of the office of the Clerk of the United States Bankruptcy Court for the Northern District of Oklahoma, at Tulsa, Oklahoma, disclose that there are no executions, court proceedings, suits pending nor bankruptcy proceedings in said courts affecting title to said real estate and there are no judgments or transcripts of judgments against any of the above-named parties, either indexed and docketed prior to October 1, 1978 on the judgment docket of the clerk of said United States District Court or filed for record or recorded on or after October 1, 1978 in the office of the County Clerk of said county, affecting the title to said real estate, except as shown in this abstract.

4. The undersigned is a duly, qualified and lawfully bonded abstractor, who is granted a Certificate of Authority in accordance with the statutes of the State of Oklahoma to engage in the business of abstracting, and whose bond is in force at the date of this certificate. The undersigned has a set of indexes in compliance with Oklahoma Statute Title 74, Section 227.15 and 227.19, compiled from the records of said county and not copied from the indexes in the office of the County Clerk, and the searches covered by this certificate reflect the records of said county and are not restricted to the indexes in the office of the County Clerk.

This certificate covers sheet No. **G-001** to No. **G-1075**, both inclusive, and covers the period
from **SOVEREIGNTY** at _____ o'clock **M.**
to **November 7, 2008** at **7:00** o'clock **A. M.**

ATTEST:

License # **592** Secretary
ABSTRACT NO. **878441**



Guaranty Abstract Company
By 
License #596 President
Oklahoma State Auditor and Inspector
Certificate of Authority Number 18

Legal Description

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 8 OF INDIAN SPRINGS MANOR (EXTENDED) AN ADDITION TO THE CITY OF BROKEN ARROW RECORDED AS PLAT NO. 4456; THENCE N 08° 06' 08" W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 61.15 FEET; THENCE N 81° 53' 52" E, PERPENDICULAR TO THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 55.00 FEET; THENCE N 08° 06' 08" W, PARALLEL WITH THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 25.00 FEET; THENCE N 81° 53' 52" E, PERPENDICULAR TO THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 35.48 FEET; THENCE S 30° 51' 49" E A DISTANCE OF 108.36 FEET; THENCE S 42° 22' 51" W A DISTANCE OF 55.13 FEET; THENCE S 81° 53' 52" W, PERPENDICULAR TO THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 89.88 FEET; THENCE N 08° 06' 08" W, PARALLEL WITH THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 48.85 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 8, AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 13,659.41 SQUARE FEET / 0.314 ACRES MORE OR LESS.

Tract #3 - Exhibit B
Indian Springs Country Club
Golf Course

HRAOK, Inc

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

1913 WEST TACOMA - SUITE A VOICE: (918) 258-3737
BROKEN ARROW, OKLAHOMA 74012 FAX: (918) 258-2554
CA# 3643 EXP. DATE: 6-30-2009

Date Prepared: August 24, 2008

01/09/08 11:56:00

Block 1
16

East Ocala Street

Indian Springs
Marion
Block 8
1

Indian Springs Country Club

Indian Springs Country Club
Golf Course

Tract #3 - Exhibit A
Indian Springs Country Club
Golf Course

PROPOSED
TURN-AROUND

STREET RIGHT-OF-WAY DEDICATED
BY SEPARATE INSTRUMENT

N 8°06'08" W
25.00'

N 81°53'52" E
35.48'

N 81°53'52" E
55.00'

N 8°06'08" W
61.15'

N 8°06'08" W
48.85'

11' UTILITY EASEMENT
(BY SEPARATE INSTRUMENT)

5' UTILITY EASMENT
(BY SEPARATE INSTRUMENT)

S 30°51'49" E
108.36'

S 42°22'51" W
55.13'

89.88'
S 81°53'52" W

BY TRACT #3011 WITH 10'00" EASEMENT
PLAT 100, PAGE 1447
(100% OF 10/1/02)



HRAOK, INC

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS

1913 WEST TACOMA - SUITE A VOICE: (918) 258-3737
BROKEN ARROW, OKLAHOMA 74012 FAX: (918) 258-2554
CA# 3643 EXP. DATE: 6-30-2009

Date Prepared: August 24, 2008



Tulsa County Clerk - EARLENE WILSON
 Doc # 2008124562 Page(s): 3
 Recorded 12/12/2008 at 03:34 PM
 Receipt # 120574 Fee \$17.00
 Doc Stamps: \$60.00

When Recorded Return To:

Residential Title & Escrow
 8556 E. 101st St., Ste. E
 Tulsa, OK 74133 *OR*

GENERAL WARRANTY DEED
(Oklahoma Statutory Form)

REV \$ 60.00 ✓

THIS INDENTURE: Made this 11 day of December, 2008, between Buyer's Group, L.L.C., party of the first part, and Richard A. Dodson, party of the second part, whose address is 7416 S. 4th St.
Broken Arrow OK 74011

WITNESSETH, That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party of the first part, do by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to wit:

SEE ATTACHED EXHIBIT FOR LEGAL DESCRIPTION

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

And said Buyer's Group, L.L.C., its successors, executors and administrators does hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents that 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 and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due; and that party of the first part will WARRANT and FOREVER DEFEND the same unto said party of the second part, Its 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 party of the first part, has hereunto set its hand the day and year first above written.

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS LOT SPLIT WAS APPROVED BY THE
 BROKEN ARROW PLANNING COMMISSION ON 9-11-2008

BY 959
Brent Murphy

TULSA ABSTRACT & TITLE CO.
 612 S. DENVER AVE.
 TULSA OK 74119

2008-10-08



Tulsa County Clerk - PAT KEY
Doc # 2014015059 Page(s): 3
Recorded 02/25/2014 at 02:47 PM
Receipt # 456262 Fee \$17.00

Return to: Horizon Attorneys & Counselors at Law PLC, 4715 E. 91st Street, Suite 200 Tulsa, Oklahoma 74137

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, made this 2nd day of December, 2013, between Richard A. Dodson, a married person ("Grantor"), and Richard Arnold Dodson and Robin Elizabeth Dodson, Trustees of the Dodson Revocable Living Trust dated December 2, 2013, and any amendments thereto ("Grantee").

WITNESSETH, that the Grantor for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever in all the real property together with improvements, if any, situate, lying and being in the County of Tulsa and State of Oklahoma, described as follows:

SEE ATTACHED EXHIBIT FOR LEGAL DESCRIPTION

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, their heirs and assigns forever. And the Grantor, for themselves, their heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee, their heirs and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except

General taxes for the current year and subsequent years and subject to easements, restrictions, conditions, reservations, mineral conveyances of record, covenants and rights of way of record, if any.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

Richard A. Dodson

**NO REVENUE STAMPS REQUIRED - CONSIDERATION LESS THAN \$100 -
THIS CONVEYANCE IS GIVEN PURSUANT TO 68 O.S. §§3203, et seq.**

EXHIBIT

Legal Description

Tract 3

A tract of land situated in the Northeast Quarter (NE/4) of Section 11, Township 17 North, Range 14 East of the Indian Meridian, City of Broken Arrow, Tulsa County, State of Oklahoma, more particularly described as follows:

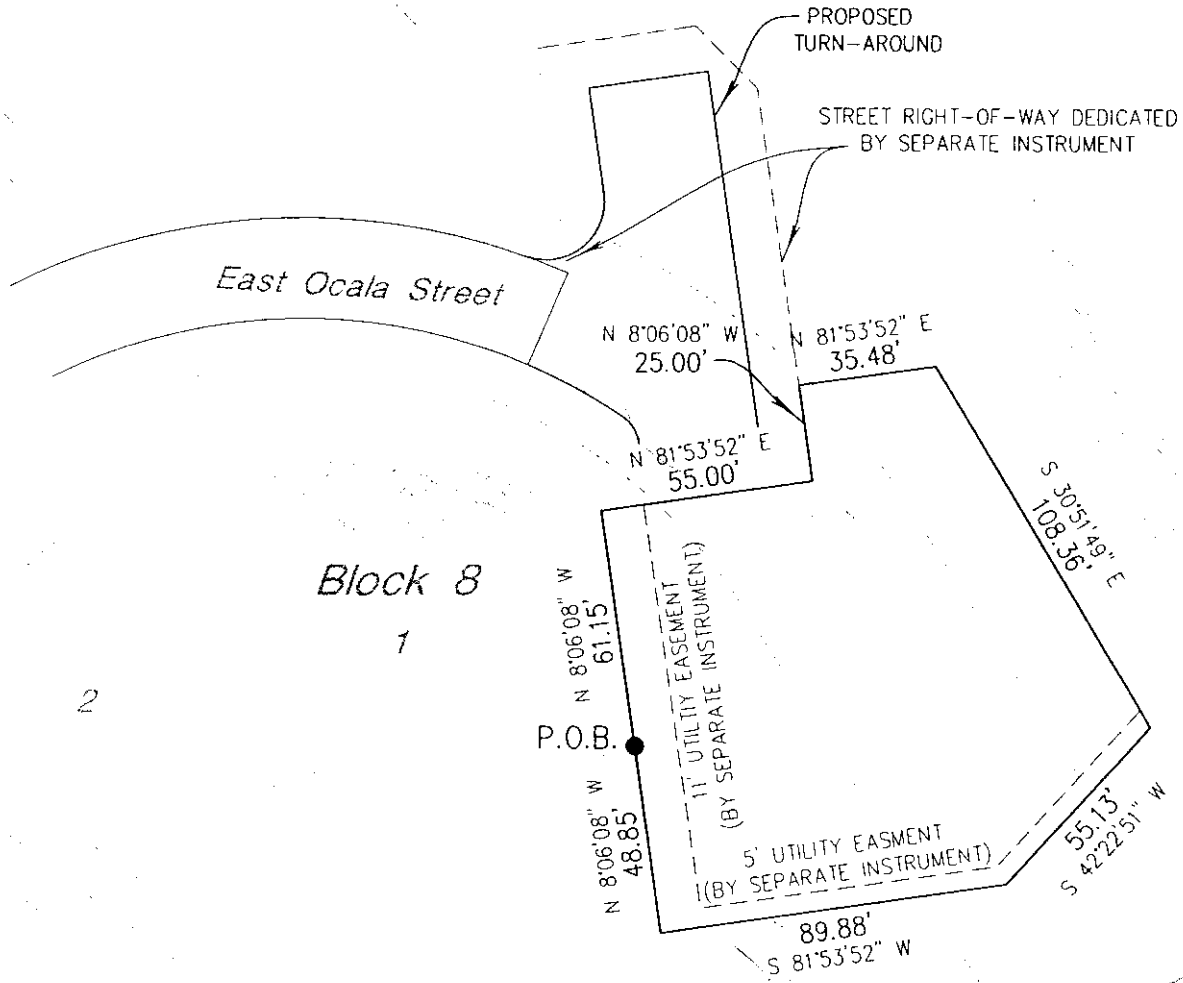
Beginning at the Southeast Corner of Lot 1, Block 8 of Indian Springs Manor (Extended), an Addition to the City of Broken Arrow recorded as Plat No. 4456; Thence N 08°06'08" W, along the East line of said Lot 1, Block 8, a distance of 61.15 feet; Thence N 81°53'52" E, perpendicular to the East line of said Lot 1, Block 8, a distance of 55.00 feet; Thence N 08°06'08" W, parallel with the East line of said Lot 1, Block 8, a distance of 25.00 feet; Thence N 81°53'52" E, perpendicular to the East line of said Lot 1, Block 8, a distance of 35.48 feet; Thence S 30°51'49" E a distance of 108.36 feet; Thence S 42°22'51" W a distance of 55.13 feet; Thence S 81°53'52" W, perpendicular to the East line of said Lot 1, Block 8, a distance of 89.88 feet; Thence N 08°06'08" W, parallel with the east line of said Lot 1, Block 8, a distance of 48.85 feet; to the Southeast Corner of said Lot 1, Block 8, and the point of beginning.

CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS LOT SPLIT WAS APPROVED BY THE
BROKEN ARROW PLANNING COMMISSION ON 9-11-2008
CAL. # 959
BY [Signature]

Block 1

16



Block 8

1

2

P.O.B.

N 8°06'08" W
61.15'

N 8°06'08" W
48.85'

N 8°06'08" W
25.00'

N 81°53'52" E
55.00'

N 81°53'52" E
35.48'

S 30°51'49" E
108.36'

S 42°22'51" W
55.13'

89.88'
S 81°53'52" W

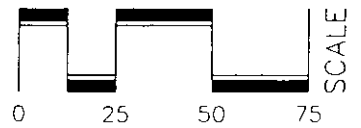
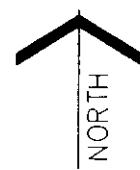
1' UTILITY EASEMENT
(BY SEPARATE INSTRUMENT)

5' UTILITY EASEMENT
(BY SEPARATE INSTRUMENT)

PROPOSED
TURN-AROUND

STREET RIGHT-OF-WAY DEDICATED
BY SEPARATE INSTRUMENT

East Ocala Street



Tract #3 - Exhibit A
 Indian Springs Country Club
 Golf Course

HRAOK, Inc

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
 1913 WEST TACOMA - SUITE A VOICE: (918) 258-3737
 BROKEN ARROW, OKLAHOMA 74012 FAX: (918) 258-2554
 CA# 3643 EXP. DATE: 6-30-2009

Date Prepared August 24, 2008

75



Tulsa County Clerk - EARLENE WILSON
 Doc # 000114181 Page(s): 3
 Recorded 11/07/2008 at 08:50 AM
 Receipt # 114880 Fee \$17.00

11-17-14

**UTILITY EASEMENT
 CORPORATE or PARTNERSHIP**

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, Buyer's Group, L.L.C. by Ron Minkler, its Manager, the Owner(s), of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, "Grantor," in consideration of the sum of One Dollar (\$1.00), cash in hand, receipt of which is acknowledged, do hereby assign, grant and convey 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

with right of ingress and egress to and from the same, for the purpose of constructing, maintaining, 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 Grantee may interfere with the construction of the applicable utilities.

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 have caused this instrument to be executed this 8 day of October 2008.

Buyer's Group, L.L.C.

By Ron Minkler
 Ron Minkler, Manager

State of Oklahoma)
) ss.
 County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 8 day of October 2008, personally appeared Ron Minkler for Buyer's Group, L.L.C to me known to be the identical person(s) who executed the within and foregoing instrument as its Manager and as the free and voluntary act and deed of such corporation 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 above written.

My Commission expires



Renee Lane
 Notary Public

Approved as to Form

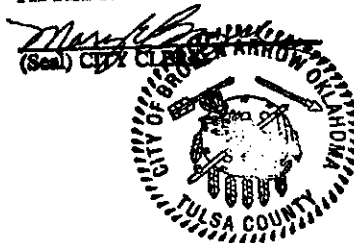
Kesli Myers
 Asst City Attorney

Approved as to Substance:

Janet M. Twomey
 City Manager

Engineer: KDS checked: 10-29-08
 Project:

ATTEST:



Legal Description

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 8 OF INDIAN SPRINGS MANOR (EXTENDED) AN ADDITION TO THE CITY OF BROKEN ARROW RECORDED AS PLAT NO. 4456; THENCE N 08° 06' 08" W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 61.15 FEET; THENCE N 81° 53' 52" E, PERPENDICULAR TO THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 11.00 FEET; THENCE S 08° 06' 08" E, PARALLEL WITH AND 11.00 FEET FROM THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 105.00 FEET; THENCE N 81° 53' 52" E, PERPENDICULAR TO THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 77.08 FEET; THENCE N 42° 22' 51" E A DISTANCE OF 54.84 FEET; THENCE S 30° 51' 49" E A DISTANCE OF 5.22 FEET; THENCE S 42° 22' 51" W A DISTANCE OF 55.13 FEET; THENCE S 81° 53' 52" W, PERPENDICULAR TO THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 89.88 FEET; THENCE N 08° 06' 08" W, PARALLEL WITH THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 48.85 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 8, AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,874.75 SQUARE FEET / 0.043 ACRES MORE OR LESS.

Survey Statement

I, ALAN C. HALL, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

Alan C. Hall

ALAN C. HALL, PLS #1283

10-08-08

DATE



Utility Easement
Tract #3 - Exhibit B
Indian Springs Country Club
Golf Course

HRAOK, Inc

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
1913 WEST TACOMA - SUITE A VOICE: (918) 258-3737
BROKEN ARROW, OKLAHOMA 74012 FAX: (918) 258-2554
CA# 3643 EXP. DATE: 6-30-2009

Block 1
16

East Ocala Street

STREET RIGHT-OF-WAY DEDICATED
BY SEPARATE INSTRUMENT

Indian Springs
Manor
Block 8
1

Indian Springs Country Club
Golf Course

N 81°53'52" E
111.00'

N 8°06'08" W
61.15'

P.O.B.

N 8°06'08" W
48.85'

105.00' E
S 8°06'08" E
11' UTILITY EASEMENT

5' UTILITY EASEMENT
N 81°53'52" E
77.08'

89.88'
S 81°53'52" W

S 30°51'49" E
55.22'

N 42°22'51" E
54.84'

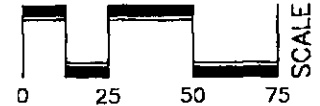
S 42°22'51" W
55.15'

SEE MAP AND WATER MAIN EASEMENT
BOOK 4764 PAGE 12611

Indian Springs Country Club
Golf Course

Utility Easement
Tract #3 - Exhibit A

Indian Springs Country Club
Golf Course



HRAOK, INC

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
1913 WEST TACOMA - SUITE A VOICE: (918) 258-3737
BROKEN ARROW, OKLAHOMA 74012 FAX: (918) 258-2554
CA# 3843 EXP. DATE: 6-30-2009

Date Prepared: September 8, 2008

NOV 11 2008



DEED OF DEDICATION
CORPORATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Buyer's Group, L.L.C. by Ron Minkler, its Manager, the owner(s) of the legal and equitable title to the following described real estate situated in the City of Broken Arrow, Tulsa County, Oklahoma, for and in consideration of the sum of One Dollar, cash in hand, paid by the City of Broken Arrow, Oklahoma, the grantee, and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby dedicate to the City of Broken Arrow for the benefit of the public, forever, the following described property, to wit:

See Exhibit

together with all the improvements thereon and appurtenances there-unto belonging.

TO HAVE AND TO HOLD such property unto the City of Broken Arrow, grantee, its successors and assigns forever.

DATED this 8 day of October 2008.

Buyer's Group, L.L.C.

By Ron Minkler
Ron Minkler, Manager

State of Oklahoma)
)ss.
County of Tulsa)

Before me, the undersigned Notary Public, in and for said County and State, on this 8 day of October, 2008, personally appeared Ron Minkler known to me to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its Manager and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

My Comm. in State of Oklahoma
RENEE LANE
Notary Public
Commission # 00005880
Expires: June 14, 2010

Renee Lane
Notary Public

Approved as to Form:

Lesli Myers
Asst. City Attorney

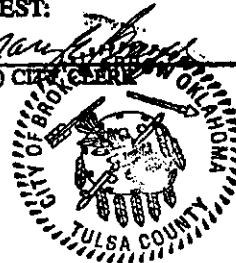
Approved as to Substance:

Janice M. Turney
City Manager

Engineer KDS checked: 10-29-08
Project:

ATTEST:

Manly...
(Seal) CITY CLERK



Block 1
16

N 81°53'52" E 41.49'
S 44°49'53" E 22.58'

PROPOSED RIGHT OF WAY

East Ocala Street

N 8°06'08" W 120.29'

S 8°06'08" E 102.19'

Indian Springs Country Club

P.O.B.

Indian Springs Manor

Block 8
1

55.00'
S 81°53'52" W

N 8°06'08" W 61.15'
P.O.C.

2

50' WIDE CONC. WATER MAIN FACILITY
(SEE PLAN SHEET 11/2)

Indian Springs Country Club
Golf Course



Street Right of Way - Exhibit A Indian Springs Country Club Golf Course

HRAOK, Inc

ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
1913 WEST TACOMA - SUITE A VOICE: (918) 258-3737
BROKEN ARROW, OKLAHOMA 74012 FAX: (918) 258-2554
CA# 3643 EXP. DATE: 6-30-2009

Date Prepared: September 8, 2008

11/2

Legal Description

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 8 OF INDIAN SPRINGS MANOR (EXTENDED) AN ADDITION TO THE CITY OF BROKEN ARROW RECORDED AS PLAT NO. 4456; THENCE N 08° 06' 08" W, ALONG THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 61.15 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N 08° 06' 08" W, AND CONTINUING ALONG THE EAST LINE OF SAID LOT 1, BLOCK 8 AND ITS PROJECTION, A DISTANCE OF 120.29 FEET, TO THE NORTHEAST CORNER OF LOT 16, BLOCK 1 OF SAID INDIAN SPRINGS MANOR (EXTENDED); THENCE N 81° 53' 52" E, PERPENDICULAR TO THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 41.49 FEET; THENCE S 44° 49' 53" E A DISTANCE OF 22.58 FEET; THENCE S 08° 06' 08" E, PARALLEL WITH THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 102.19 FEET; THENCE S 81° 53' 52" W, PERPENDICULAR TO THE EAST LINE OF SAID LOT 1, BLOCK 8, A DISTANCE OF 55.00 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 1, BLOCK 8, AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS 6,492.84 SQUARE FEET / 0.149 ACRES MORE OR LESS.

Survey Statement

I, ALAN C. HALL, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

Alan C. Hall
ALAN C. HALL, PLS #1283

10-08-08
DATE



Street Right of Way - Exhibit B
Indian Springs Country Club
Golf Course

HRAOK, INC
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
1913 WEST TACOMA - SUITE A VOICE: (918) 258-3737
BROKEN ARROW, OKLAHOMA 74012 FAX: (918) 258-2554
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WFO 11545.70