

## DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **MICHAEL J. WALKER and RONDA A. WALKER**, husband and wife, the owners 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**, a municipal corporation, and other good and valuable considerations, receipt of which are hereby acknowledged, does hereby dedicate to the public, forever, the following described property, to wit:

**SEE EXHIBIT "A"**

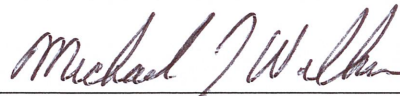
**EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11)**

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 privy 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.

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.

DATED this 19th day of May, 2025.



Michael J. Walker



Ronda A. Walker

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

STATE OF OKLAHOMA )  
COUNTY OF Julesburg ) §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 17th day of June, 2025, personally appeared Michael J. Walker and Ronda A. Walker, 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.



  
NOTARY PUBLIC

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

*John M.*

Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer: \_\_\_\_\_ Checked: \_\_\_\_\_  
Project: 9TH STREET WIDENING: HOUSTON TO WASHINGTON  
Parcel: 9.A

## EXHIBIT "A"

### PROPOSED PERMANENT DRAINAGE EASEMENT

#### PARCEL 9.A

CITY PROJECT NO. ST2027

### PROPOSED DRAINAGE EASEMENT LEGAL

A parcel of land lying in the SE 1/4 of Section 14, Township 18 North, Range 14 East, City of Broken Arrow, Tulsa County, State of Oklahoma, said parcel being more particularly described as follows:

Commencing at the SE Corner of said Section 14; thence a distance of 2193.38 feet, on a bearing of N01°17'37"W (being the basis of bearings for this description) along the East line of said SE 1/4; thence a distance of 50.00 feet, on a bearing of S88°42'23"W to a point on a line being 50.00 feet West of and parallel with the East line of said SE 1/4 same being the Point of Beginning; thence S01°17'37"E along said parallel line, a distance of 25.02 feet; thence N46°17'40"W, a distance of 35.39 feet to a point on the present Southerly Right-of-Way line for East Quincy Street; thence N88°42'23"E along said present Southerly Right-of-Way line, a distance of 25.02 feet to the Point of Beginning.


Said parcel containing 313 square feet, or 0.01 acre more or less and being subject to all easements and Rights-of-Way of record.

### SURVEYOR'S CERTIFICATE

I, Carey E. Harris, PLS, Keystone Engineering and Land Surveying, Inc., certify that the attached legal description closes in accord with existing records, is a true 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 2nd day of February 2021.



  
\_\_\_\_\_  
Carey E. Harris, P.L.S. #1719  
C.A. No.: 5877  
Expires: 6/30/21



T-18-N  
E HOUSTON ST

S 161st E AVE

S 9th ST  
R-14-E

PARENT TRACT

E WASHINGTON ST

Parcel No.: 9.A  
County: Tulsa  
Legal Description: See Exhibit "A"  
Project Number: ST2027

#### LEGEND

POB - Point of Beginning  
POC - Point of Commencement  
SPC - State Plane Coordinates  
R/W - Right- of- Way

Tract Area	44,127	S.F.	1.01 Acres
Existing R/W	4,186	S.F.	0.09 Acres
Proposed R/W	4,271	S.F.	0.10 Acres
Rem in Tract	35,670	S.F.	0.82 Acres
Perpetual Easement	-	S.F.	- Acres
Temp Construction Easement	-	S.F.	- Acres
Drainage Easement	313	S.F.	0.01 Acres

#### EXHIBIT NOTES

1. 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.

