



March 24, 2026

David Warne and Sharon Warne  
P.O. Box 140180  
Broken Arrow, OK 74014

**RE: COUNTY LINE TRUNK SEWER PHASE IIB–SANITARY SEWER IMPROVEMENTS  
PROJECT #2154250, PARCEL #: 23.0, 23.1, 23.2, 24.0, & 24.1  
2<sup>nd</sup> REVISED OFFER-CORRECTED**

**PROPERTY LOCATION: 9665 SOUTH 193<sup>RD</sup> EAST AVENUE, BROKEN ARROW, OK  
74014 AND VACANT PARCEL**

Mr. and Mrs. Warne:

Representatives of the Department of Engineering and Construction have kept me apprised of the discussions regarding the proposed acquisition of your property in relation to the sanitary sewer improvement project. After reviewing your response to the City's offer, I am prepared to make the following offer in accordance with your verbal request subject to City Council approval:

Parcel 23.0 Permanent Utility Easement: 37,842 SQUARE FEET (SF) @ \$1.15/SF x 75% =  
**\$32,639**

Parcel 23.1 Temporary Construction Easement: 3,393 SF @ \$1.15/SF x 10% = **\$391**

Parcel 23.2 Temporary Construction Easement: 19,536 SF @ \$1.15/SF x 10% = **\$2,247**

**Parcel 23 Total: \$35,277**

Parcel 24.0 Permanent Utility Easement: 6,607 SQUARE FEET (SF) @ \$1.15/SF x 75% = **\$5,699**

Cost to Cure: Replace Mature Trees 2 x \$850 each = \$1,700; Mature Oak Tree: 1 x \$950 = \$950

Total cost to Cure: **\$2,650**

Parcel 24.1 Temporary Construction Easement: 4,405 SF @ \$1.15/SF x 10% = \$507

Cost to Cure: Replace Mature Trees 2 x \$850 each = \$1,700

Total cost to Cure: **\$2,207**

**Parcel 24 Total: \$10,556**

Improvements Acquired: Mature Trees: 4 x \$850 = **\$3,400**

Total Just Compensation Amount (Rounded) = **\$49,240**

By your signature on this letter, you have accepted the City's offer of \$49,240.00. Please return this document in the enclosed self-addressed stamped envelope or via email for further processing. If you have any questions about this offer, please contact a Right-of-Way Agent:

Amy O'Laughlin: [aolaughlin@brokenarrowok.gov](mailto:aolaughlin@brokenarrowok.gov), or 918-259-7000 ext. 5278



**Please respond within 10 days of receipt of this letter.**

Respectfully,

**CITY OF BROKEN ARROW**

Michael L. Spurgeon  
City Manager

MLS/ao  
enc

David Warne

Sharon Warne

Date Signed: 3-30-2026