

## TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, ARMORY, LLC, an Oklahoma limited liability company, the Owner(s), of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, for and in consideration of the sum of One Dollar (\$1.00), cash in hand, paid by the City of Broken Arrow, an municipal corporation, Oklahoma, and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby grant and convey unto the said **CITY OF BROKEN ARROW**, a municipal corporation, County of Tulsa, State of Oklahoma, a temporary easement, through, over, and under, and across the following described property, situated in TULSA County, State of Oklahoma to wit:

### SEE EXHIBIT "A"

for a period of not more than 12 MONTHS FROM THE START OF CONSTRUCTION. This grant of temporary right to use and occupy is given for the purpose of permitting the City of Broken Arrow, its employees, representatives, agents, and/or persons under contract with it, to use said described property for construction of the roadway improvements.

That the Owner(s) agree that this temporary construction easement shall be binding upon their heirs, executors, administrators and personal representatives during the term hereof and further agree that in the event the premises covered by this temporary construction easement are sold, assigned or conveyed, that the purchaser or grantee thereof will be advised of the existence of this temporary grant and that said sale during said term shall be made subject to the rights herein given.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 28<sup>th</sup> day of July 2025.

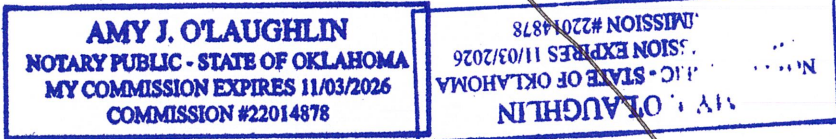
ARMORY, LLC, an Oklahoma  
limited liability company

Dave Cocolin  
By: Dave Cocolin, Manager

STATE OF OKLAHOMA )  
COUNTY OF Tulsa ) §

28th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this day of July, 2025, personally appeared DAVE COCOLIN, as Manager of Armory, LLC, an Oklahoma limited liability company, 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.



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

Am 20

Assistant City Attorney

  
NOTARY PUBLIC

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

Michael Spurgeon  
Michael L. Spurgeon, City Manager

Attest:

Curtis Green

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City Clerk

Engineer: ELR Date: 7/28/25  
Project: ST23280 9th Street Roadway Improvements ~  
New Orleans Street to Washington Street  
Parcel 33.A



**PARCEL 33.A**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the Southwest Quarter of the Northwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows.

Commencing at the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence a distance of 294.97 feet, on a bearing of S01°14'36"E, along the West line of said Southwest Quarter of the Northwest Quarter, said line being the basis of bearing; thence a distance of 67.50 feet, on a bearing of N88°45'24"E to a point on a line being 67.50 feet East of and parallel with said West line and a point on the North line of the parent tract, same point being the Point of Beginning; thence N88°45'24"E, along said North line, a distance of 2.50 feet to a point on a line being 70.00 feet East of and parallel with said West line; thence S01°14'36"E, along said parallel line, a distance of 60.15 feet; thence N88°45'24"E, perpendicular to said West line, a distance of 15.00 feet to a point on a line being 85.00 feet East of and parallel with said West line; thence S01°14'36"E, along said parallel line, a distance of 74.00 feet to a point on the South line of said parent tract; thence S88°45'24"W, along said South line, a distance of 17.50 feet to a point on a line being 67.50 feet East of and parallel with said West line; thence N01°14'36"W, along said parallel line, a distance of 134.15 feet to the Point of Beginning.

Said parcel of land containing 1,446 square feet, or 0.03 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 March 5th, 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 5th day of March 2025.

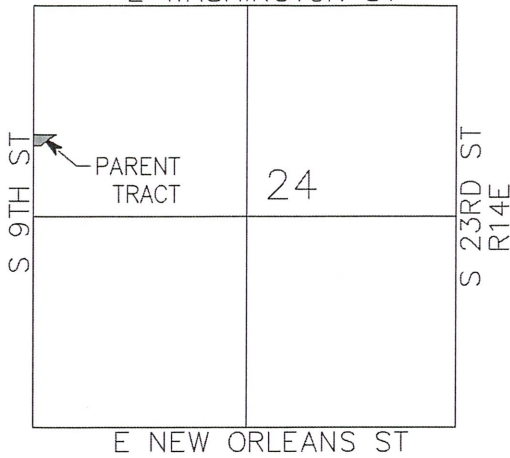
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Daniel A. McPeek,  
P.L.S. #2029  
C.A. NO.: 9205 Expires: 6/30/2026.





T18N  
E WASHINGTON ST

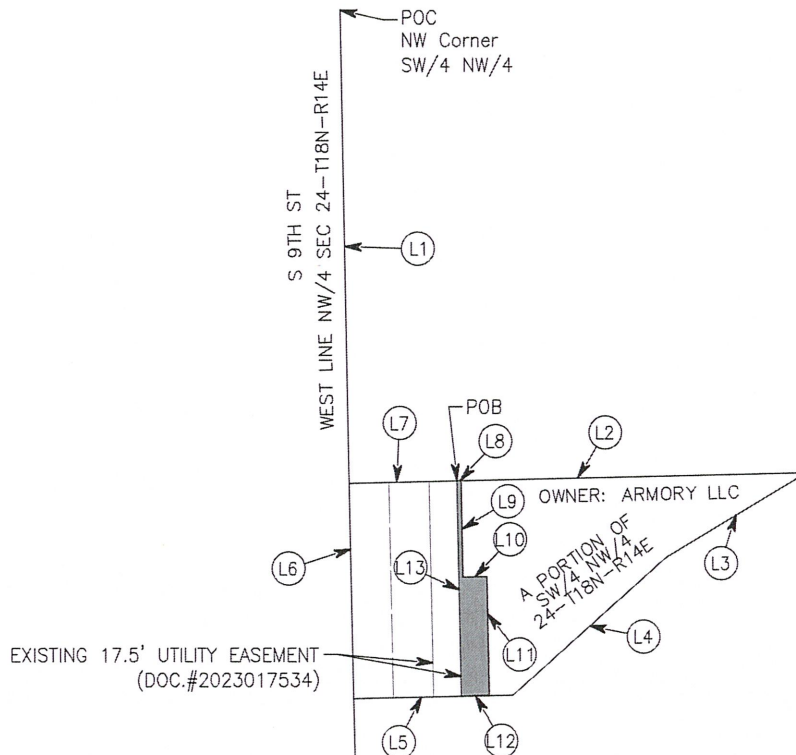


Parcel No.: 33.A Temporary Construction Easement  
City Project No: ST23280

Tract Area	24.694	S.F.	0.57	Acres
Existing R/W	3.321	S.F.	0.08	Acres
Proposed R/W	3.387	S.F.	0.08	Acres
Rem in Tract	17.986	S.F.	0.41	Acres
Drainage Easement	0	S.F.	0.00	Acres
Utility Easement	0	S.F.	0.00	Acres
Temp Construction Easement	1.446	S.F.	0.03	Acres

LINE TABLE			LINE TABLE		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	N01°14'36"W	294.97'	L8	N88°45'24"E	2.50'
L2	N88°45'24"E	286.68'	L9	S01°14'36"E	60.15'
L3	S59°08'17"W	102.07'	L10	N88°45'24"E	15.00'
L4	S48°14'20"W	128.84'	L11	S01°14'36"E	74.00'
L5	S88°45'24"W	100.00'	L12	S88°45'24"W	17.50'
L6	N01°14'36"W	134.15'	L13	N01°14'36"W	134.15'
L7	N88°45'24"E	67.50'			

1"=120'



#### NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE WEST LINE OF THE NW/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 14 EAST AS S01°14'36"E.
2. SEE PARCEL 33.A 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