



October 15, 2025

CHRISTIAN CUBERO
4677 S 209TH E AVE
BROKEN ARROW, OK 74014

RE: 37TH STREET ROADWAY WIDENING FROM OMAHA ST TO DEARBORN ST
PROJECT NO. ST21390 PROJECT PARCEL #: 11.0 FINAL OFFER LETTER

Mr. Cubero,

Representatives of the Department of Engineering and Construction have kept me apprised of the discussions regarding the proposed easement acquisition of your property in relation to the proposed **street widening** 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:

Permanent Right of Way: 0.09 Acres @ \$71,000/Acre = \$6,390
Improvements Acquired: Large Trees 2 each @ \$1,000 each = \$2,000; Crepe Myrtle Bushes 4 each @ \$400.00 each = \$1,600; 8' x 25' gravel drive 200 SF x \$2.00/SF = \$400; 9' x 25' gravel drive 225 SF x \$2.00/SF = \$450 Total Improvements Acquired \$4,450
Proximity damages: \$10,164
Cost to cure Damages: Install tree/bush or fence line: 1 x \$3,000 each = \$3,000
Settlement Cost: \$2,973

Total Just Compensation Amount (Rounded) = \$26,980

By your signature on this letter, you have accepted the City's offer of \$26,980.00. Please return this document in the enclosed self-addressed stamped envelope for further processing. If you have any questions about this offer, please contact a Right-of-Way Agent:

Amy O'Laughlin: aolaughlin@brokenarrowok.gov, or 539.529.4970

Please respond within 10 days of receipt of this letter.

Respectfully,

CITY OF BROKEN ARROW

Michael L. Spurgeon
City Manager

Christian Cubero

11-4-25

MLS/ao
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