



October 16, 2025

Stephen L Larsen & Robbie M Larsen
10207 S Lynn Lane Rd
Broken Arrow, OK 74011

**RE: 9TH STREET-NEW ORLEANS STREET TO WASHINGTON STREET ROADWAY
IMPROVEMENTS
PROJECT NO. ST23280, PARCEL NO. 2.0 REVISED OFFER LETTER**

PROPERTY ADDRESS: 10207 S LYNN LANE ROAD, BROKEN ARROW, OK 74011

Mr. and Mrs. Larsen:

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 waterline extension 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:

Fee simple, Permanent Right of Way: 9,128.00 SQUARE FEET (SF) @ \$3.25 SF = \$29,666

Improvements Acquired: Concrete paving 650 SF @ \$8.00 = \$5,200.00; Landscaped Trees, 4 units @ \$1,000.00 = \$4,000.00; Chain link fence cross fencing, 25 LF @ \$24.00 = \$600.00

Total Improvements \$ 9,800.00

Cost to Cure Damages: Items to be Replaced/Relocated/Reconfigured:

Remove & replace stone columns, 6 columns @ \$1,839.00 = \$11,034.00; Relocate wrought iron gate & fence = \$1,575; Remove & replace 4' chain link fence w/wooden posts, 319 LF @ \$27.00/LF = \$8,613.00; Replace trees, 40 @ \$500 ea. = \$20,000; Relocate water spigot, 1 unit @ \$1,500.00

Total Cost to Cure Damages \$42,722.00

Total Just Compensation Amount (Rounded) = \$82,190.00

By your signature on this letter, you have accepted the City's offer of \$82,190.00. Please return this document in the self-addressed-stamped envelope for further processing. Please contact Amy O'Laughlin if you have any questions about this offer. Her direct number is 539.529.4970. **Please respond within ten (10) days of receipt of this letter.**

Respectfully,
CITY OF BROKEN ARROW

Michael L. Spurgeon
City Manager
MLS/ao

Stephen L. Larsen

Robbie M. Larsen