

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **NEW BEDFORD PARK, LLC**, an Oklahoma limited liability company, 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 19 day of August, 2024.

NEW BEDFORD PARK, LLC,
an Oklahoma limited liability company

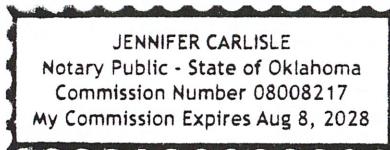
By: 
Glenn Shaw, Manager

City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

19 BEFORE ME the undersigned, a Notary Public, in and for said County and State, on this day of August, 2024, personally appeared Glenn Shaw, 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.



J. CARLISLE

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: SLR Checked: 8/14/24
Project: Preserve Park Regional Detention Pond SW24060

STORM SEWER EASEMENT

380 Sq. Feet, or 0.0087 Acres

Unplatted Part of the NE4 Section 31
T19N, R15E Wagoner County

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION THIRTY-ONE (31), THENCE ALONG THE EAST LINE THEREOF, NORTH 01°29'38" WEST A DISTANCE OF 2410.55 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-ONE (31), SOUTH 88°50'54" WEST A DISTANCE OF 938.99 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 88°50'54" WEST A DISTANCE OF 48.00 FEET; THENCE NORTH 01°09'06" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 88°50'54" EAST A DISTANCE OF 28.00 FEET; THENCE NORTH 01°09'06" WEST A DISTANCE OF 7.00 FEET; THENCE NORTH 88°50'54" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 01°09'06" EAST A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 380 SQUARE FEET OR 0.0087 ACRES.

BASIS OF BEARINGS OF LEGAL DESCRIPTION IS THE EAST LINE OF SECTION THIRTY-ONE (31) BEING NORTH 01°29'38" WEST.



This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma.
Prepared by Russell M. Muzika, Oklahoma PLS No. 1603



P.O. Box 33012
Tulsa, Ok. 74153
918 949 4064
CA # 5524 exp 6/30/2026

Exhibit A
Page 1 of 2
August 8th 2024

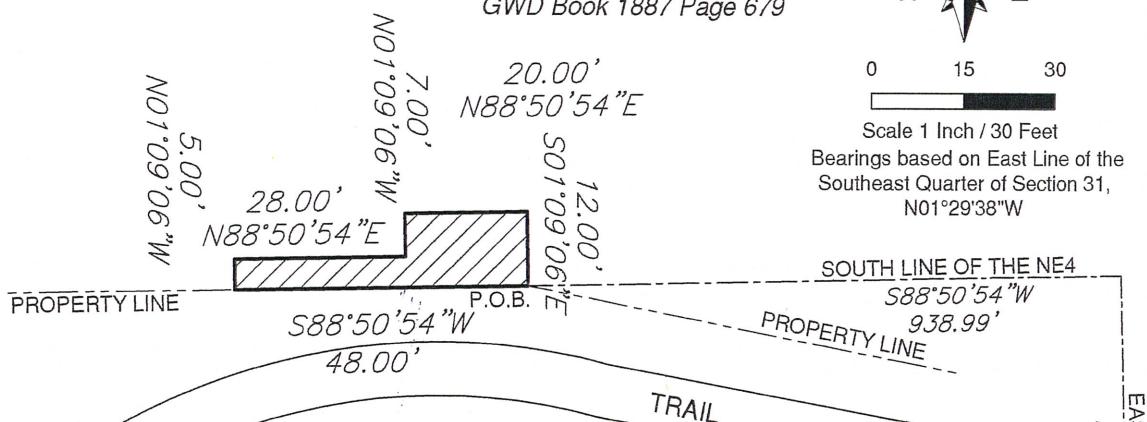
Parcel #730001892
NEW BEDFORD PARK LLC
GWD Book 1887 Page 679



0 15 30

Scale 1 Inch / 30 Feet

Bearings based on East Line of the
Southeast Quarter of Section 31,
N01°29'38"W

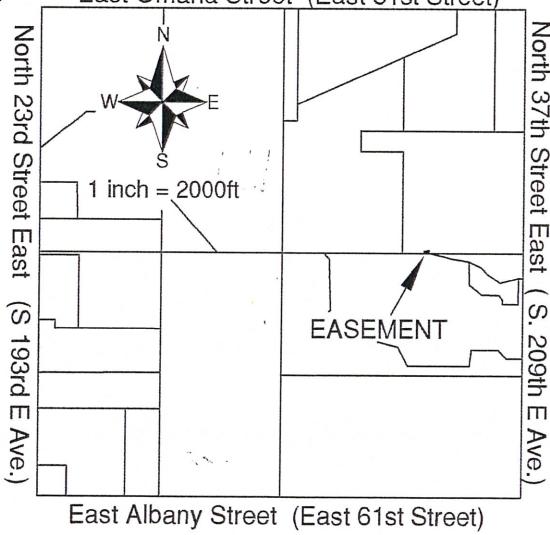


Wagoner County POND
Section 31, T-19-N, R-15-E
East Omaha Street (East 51st Street)

Parcel #730092411
CITY OF BROKEN ARROW
GWD Book 2645 Page 749

EAST LINE OF THE NE4
N01°29'38"W
2410.55'

P.O.C.
SOUTHEAST CORNER
SECTION 31



VICINITY MAP

STORM SEWER EASEMENT

380 Sq. Feet, or 0.0087 Acres

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