

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 8<sup>th</sup> day of July, 2025, between DANIEL LEWIS aka DANIEL MATTHEW LEWIS and JILL LEWIS, party of the first part, and CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, party of the second part.

WITNESSETH, That in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, said party of the first part does by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of their right, title and interest in and to the all of the following described real estate and premises, and including all right, title and interest in and to the airspace, light, view above the surface, including any previously dedicated roadway of the following described real estate situated in the County of **TULSA**, State of Oklahoma, to-wit:

**SEE EXHIBIT "A"**

### **EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).**

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party of the first part, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged of and from all former grants, charges, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT, taxes and assessments not yet due, restrictions, covenants and easements of record, and that party of the first part will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

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.

Return to:  
City of Broken Arrow  
City Clerk  
PO Box 610  
Broken Arrow, OK 74013

Daniel Lewis AKA Daniel Matthew Lewis  
Daniel Lewis aka Daniel Matthew Lewis

  
\_\_\_\_\_  
Jill Lewis

STATE OF OKLAHOMA )

) §

COUNTY OF TULSA )

gth

Given under my hand and seal of office the day and year last written above.

**AMY J. O'LAUGHLIN**  
**NOTARY PUBLIC - STATE OF OKLAHOMA**  
**MY COMMISSION EXPIRES 11/03/2026**  
**COMMISSION #22014878**

  
NOTARY PUBLIC

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

*[Signature]*

Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Attest:

Engineer: BSS Date: 7/8/25  
Project: ST2031 9<sup>th</sup> Aspen Widening-Shreveport to Tucson  
Parcel 4.0

City Clerk

**EXHIBIT A**

Page 1 of 3

**LEGAL DESCRIPTION**

Part of the Southeast Quarter (SE/4) Section 4, T17N-R14E  
Tulsa County, Oklahoma

**Lewis, Sharon & Daniel**

**Roadway Right of Way Easement**

A tract of land lying in the Southeast Quarter (SE/4) Section 4, Township 17 North Range 14 East, Tulsa County, State of Oklahoma, said tract being more particularly described by metes and bounds as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE/4) Section 4;

Thence N 01°36'51" W on the East line of said Southeast Quarter (SE/4) a distance of 662.07 feet;

Thence S 88°23'09" W a distance of 38.00 feet to a point on the Westerly Existing Right of Way line of South Aspen Avenue, said point also being the Point of Beginning.

Thence S 88°45'25" W on said Existing Right of Way line a distance of 12.00 feet;

Thence N 01°36'51" W on a line being parallel with 50.00 feet West of the East Line of said Southeast Quarter (SE/4) a distance of 198.01 feet to a point on the North line of a property described in Document # 2012074297 filed for record at the Tulsa County Clerk's office;

Thence N 88°44'38" E on said North property line a distance of 25.25 feet to a point on the West Statutory Right of Way line of South Aspen Avenue;

Thence S 01°36'51" E on said Statutory Right of Way line a distance of 51.42 feet to a point on the Westerly Existing Right of Way line of South Aspen Avenue

Thence S 88°23'09" W on said Existing Right of Way line a distance of 10.75 feet;

Thence S 00°38'12" E on said Existing Right of Way line a distance of 146.53 feet to the Point of Beginning.

Said tract contains 0.07 acres (3,241.10 sq. ft.) of land as described.

**EXHIBIT A**

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**LEGAL DESCRIPTION**

Part of the Southeast Quarter (SE/4) Section 4, T17N-R14E  
Tulsa County, Oklahoma

**Lewis, Sharon & David**

**Roadway Right of Way Easement**

Surveyor's Certification

I, Darren M. Smith of CEC Corporation, certify that the legal description closes in accordance with existing records, is a true representation of the easement as described, meets the minimum technical standards for land surveying of the State of Oklahoma, and is not a land or boundary survey.



Darren M. Smith, P.L.S #1552  
CEC Corporation  
CA No. 32, Expiration Date: 06-30-2026





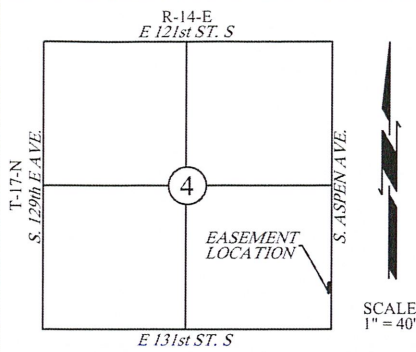
# Roadway Right of Way Easement

PARCEL 4.0

## EXHIBIT "A"

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PART OF THE SE/4  
SECTION 4, T17N-R14E  
TULSA COUNTY, OK  
LEWIS, SHARON & DANIEL  
0.07 ACRES (3,241.10 SQ. FT.)  
OF ROADWAY RIGHT OF WAY EASEMENT



SE/4  
SEC. 4

PROPERTY LINE

LEWIS, SHARON & DANIEL  
DOC# 2012074297

N 88°44'38" E  
25.25'

STATUTORY  
RIGHT OF WAY

SECTION LINE

N 01°36'51" W 198.01'

S 00°38'12" E 146.53'

S 88°23'09" W  
10.75'

SW/4  
SEC. 3

S ASPEN AVE

PROPERTY LINE

S 88°45'25" W  
12.00'

POINT OF  
BEGINNING

POINT OF COMMENCEMENT  
SOUTHEAST CORNER  
SE/4 SEC. 4 T17N-R14E

S 88°23'09" W  
38.00'  
N 01°36'51" W  
662.07'

BASIS OF BEARING FOR THIS SURVEY IS  
THE EAST LINE OF THE SE/4 SECTION 4  
T17N-R14E BEARING N 01°36'51" W

ROADWAY RIGHT OF WAY EASEMENT

CEC Corporation  
Surveying & Mapping Division  
4555 W. MEMORIAL RD.  
OKLAHOMA CITY, OK 73142  
405.753.4200

CA #32 EXP. 06-30-2026

DRAWN: AM 08/15/2024  
APPROVED: DS 08/15/2024