

## GENERAL WARRANTY DEED

THIS INDENTURE is made this 22<sup>nd</sup> day of July, 2025, between JULIA M AND GERALD E BOWDEN, husband and wife, 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"**

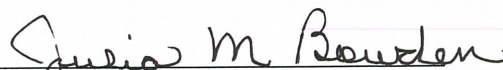
**EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).**

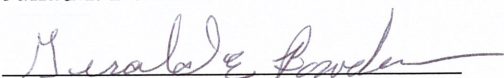
TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

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

  
Julia M. Bowden

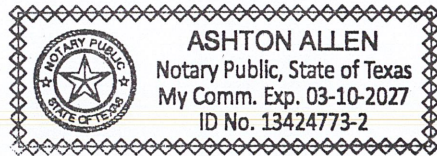
  
Gerald E. Bowden



STATE OF Texas )  
 ) §  
COUNTY OF Midland )

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 22<sup>nd</sup> day of July, 2025, personally appeared Julia M and Gerald E Bowden, 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.



Ashton Allen  
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: ELR Checked: 7/29/25  
Project No. ST23280, Parcel No. 4 9<sup>th</sup> St: New Orleans-Washington

City Clerk

**PARCEL 4.0**  
**RIGHT-OF-WAY**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the Northwest Quarter of Section 25, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence a distance of 476.25 feet, on a bearing of S01°26'16"E, along the West line of said Northwest Quarter, said line being the basis of bearing; thence a distance of 24.75 feet, on a bearing of N88°33'44"E to a point on the Easterly Present Right-of-Way line for S 9<sup>th</sup> Street, same being a point on a line being 24.75 feet East of and parallel with the West line of said Northwest Quarter as well as the Point of Beginning; thence N01°26'16"W, along said Easterly Present Right-of-Way, a distance of 165.69 feet; thence N88°37'26"E, continuing along said Easterly Present Right-of-Way line, a distance of 15.25 feet to a point on a line being 40.00 feet East of and parallel with said West line of said Northwest Quarter; thence N01°26'16"W, continuing along said Easterly Present Right-of-Way, a distance of 265.53 feet to a point on a line being 45.00 feet South of and parallel with the North line of said Northwest Quarter, same being a point on the Southerly Present Right-of-Way line for E New Orleans St; thence N88°37'26"E, along said Southerly Present Right-of-Way line, a distance of 321.96 feet to a point on the East line of the parent tract; thence S01°22'34"E along said East line of parent tract, a distance of 20.00 feet to a point that is 65.00 feet South of the said North line; thence S88°37'26"W parallel to said Present Right-of-Way line, a distance of 271.94 feet; thence S43°35'35"W, a distance of 35.34 feet to a point that 65.00 feet East of the said West line; thence S01°26'16"E parallel to and 65.00 feet East of said West line, a distance of 260.00 feet; thence S28°33'44"W, a distance of 30.00 feet to a point that is 50.00 feet East of said West line; thence S01°26'16"E parallel to and 50.00 feet East of said West line, a distance of 100.20 feet to a point on the South line of said parent tract; thence S88°33'44"W along said South line of parent tract, a distance of 25.25 feet to the Point of Beginning.

Said parcel of land containing 17,861 square feet, or 0.41 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 3rd, 2025.

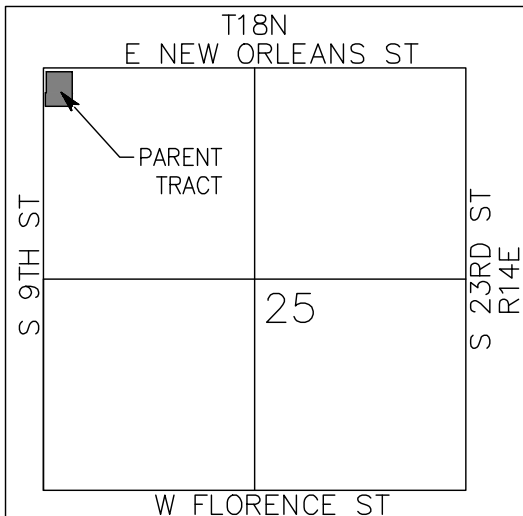
**SURVEYOR'S CERTIFICATE**

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 3rd day of March 2025.

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



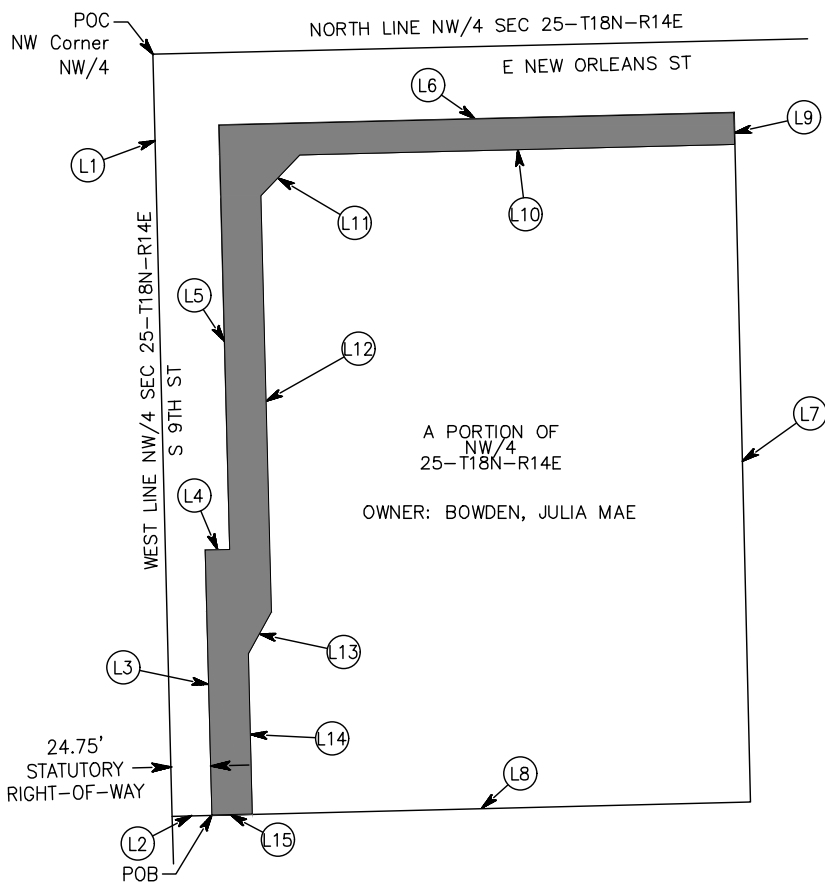


Parcel No.: 4.0 Right of Way  
City Project No: ST23280

Tract Area	141,200	S.F.	3.24	Acres
Existing R/W	0	S.F.	0.00	Acres
Proposed R/W	17,861	S.F.	0.41	Acres
Rem in Tract	123,339	S.F.	2.83	Acres
Drainage Easement	0	S.F.	0.00	Acres
Utility Easement	0	S.F.	0.00	Acres
Temp Construction Easement	0	S.F.	0.00	Acres

LINE TABLE			LINE TABLE		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S01°26'16"E	476.25'	L9	S01°22'34"E	20.00'
L2	N88°33'44"E	24.75'	L10	S88°37'26"W	271.94'
L3	N01°26'16"W	165.69'	L11	S43°35'35"W	35.34'
L4	N88°37'26"E	15.25'	L12	S01°26'16"E	260.00'
L5	N01°26'16"W	265.53'	L13	S28°33'44"W	30.00'
L6	N88°37'26"E	321.96'	L14	S01°26'16"E	100.20'
L7	S01°22'34"E	430.83'	L15	S88°33'44"W	25.25'
L8	S88°33'44"W	336.75'			

1"=120'



#### NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE WEST LINE OF THE NW/4 OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 14 EAST AS S01°26'16"E.
2. SEE PARCEL 4.0 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