

## DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, BROKEN ARROW MUNICIPAL AUTHORITY, the owner(s) 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 (\$1.00), cash in hand, paid by the City of Broken Arrow, Oklahoma and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby dedicate to the City of Broken Arrow for the benefit of the public, forever, the following described property, to wit:

**SEE EXHIBIT "A"**

Together with all the improvements thereon and appurtenances thereunto belonging.

TO HAVE TO HOLD such property unto the City of Broken Arrow, Oklahoma, a municipal corporation, its successors and assigns, forever.

DATED this 2nd day of May 2025.

BROKEN ARROW MUNICIPAL AUTHORITY

By: \_\_\_\_\_  
Chairperson, Debra Wimpee

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




STATE OF OKLAHOMA     )  
  ) §  
COUNTY OF TULSA     )

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared Debra Wimpee, Chairperson of the Broken Arrow Municipal Authority to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Chairperson and acknowledged to me that she executed the same as their free and voluntary act and deed, and as the free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.

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

\_\_\_\_\_  
NOTARY PUBLIC

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



\_\_\_\_\_  
Assistant City Attorney

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

\_\_\_\_\_  
Michael L. Spurgeon, City Manager

Attest:

Engineer: ELR Checked: 5/5/2025  
Project: ST23280 9th Street Washington to New Orleans Widening  
Parcel 8.0

\_\_\_\_\_  
City Clerk



**PARCEL 8.0**  
**RIGHT-OF-WAY**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the Southwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows.

Commencing at the Southwest corner of said Section 24; thence a distance of 660.09 feet, on a bearing of N01°14'37"W (being the basis of bearings for this description) along the West line of said Southwest Quarter; thence a distance of 24.75 feet, on a bearing of N88°45'23"E to a point on the Easterly Present Right-of-Way line for S 23<sup>rd</sup> Street, same being a point on a line being 24.75 feet East of and parallel with the West line of said Southwest Quarter as well as the Point of Beginning; thence continuing N88°45'23"E, a distance of 27.75 feet; thence S31°14'37"E, a distance of 15.00 feet to a point 60.00 feet East of said West line; thence S01°14'37"E parallel to said West line, a distance of 288.23 feet; thence S31°14'37"E, a distance of 10.00 feet to a point 65.00 feet East of said West line; thence S01°14'37"E parallel to said West line, a distance of 260.06 feet; thence S46°18'36"E, a distance of 35.31 feet to a point 65.00 feet North of the South line of said Southwest Quarter; thence N88°37'26"E parallel to said South line, a distance of 365.00 feet; thence S46°21'40"E, a distance of 21.21 feet to a point 50.00 feet North of said South line; thence N88°37'26"E parallel to said South line, a distance of 72.85 feet; thence S01°22'34"E perpendicular to said South line, a distance of 10.00 feet to a point 40.00 feet North of said South line; thence S88°37'26"W parallel to said South line, a distance of 502.90 feet to a point 40.00 feet East of said West line; thence N01°14'37"W parallel to said West line, a distance of 142.17 feet; thence N90°00'00"W, a distance of 15.25 feet to a point on the Easterly Present Right-of-Way line for S 23<sup>rd</sup> Street, same being a point on a line being 24.75 feet East of and parallel with the West line of said Southwest Quarter; thence N01°14'37"W, along said Westerly Right-of-Way line and said parallel line, a distance of 477.50 feet to the Point of Beginning.

Said parcel of land containing 32,262 square feet, or 0.74 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 February 5th, 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 5th day of February 2025.

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

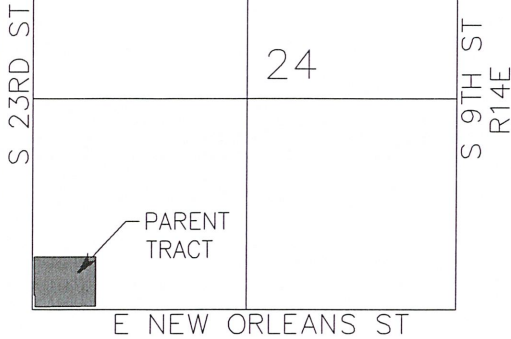




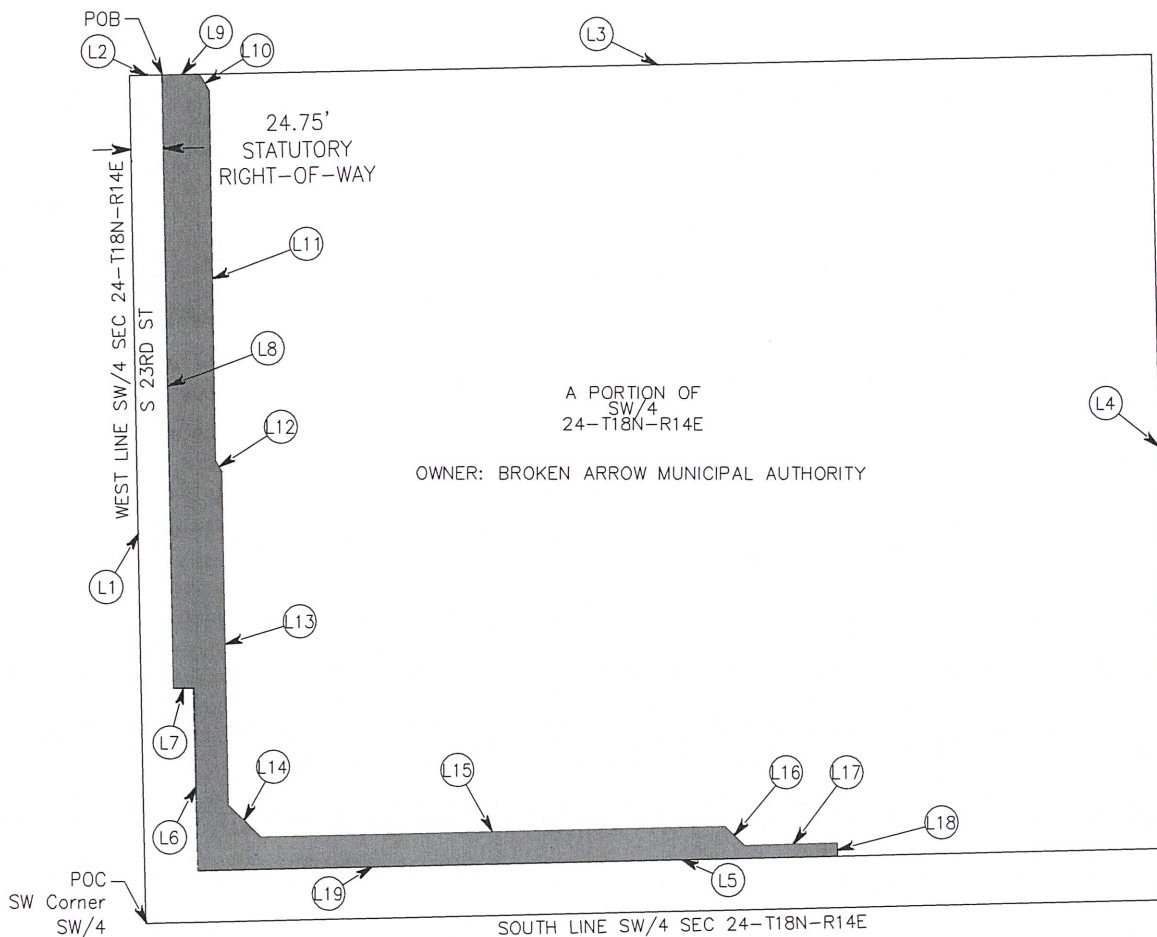
T18N  
E WASHINGTON ST

Parcel No.: 8.0 Right of Way  
City Project No: ST23280

Tract Area	478.413	S.F.	10.98	Acres
Existing R/W	0	S.F.	0.00	Acres
Proposed R/W	32.262	S.F.	0.74	Acres
Rem in Tract	446.151	S.F.	10.24	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			LINE TABLE		
#	BEARING	DISTANCE	#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	N01°14'37"W	660.09'	L8	N01°14'37"W	477.50'	L15	N88°37'26"E	365.00'
L2	N88°45'23"E	24.75'	L9	N88°45'23"E	27.75'	L16	S46°21'40"E	21.21'
L3	N88°45'23"E	775.50'	L10	S31°14'37"E	15.00'	L17	N88°37'26"E	72.85'
L4	S01°22'34"E	618.24'	L11	S01°14'37"E	288.23'	L18	S01°22'34"E	10.00'
L5	S88°37'26"W	761.68'	L12	S31°14'37"E	10.00'	L19	S88°37'26"W	502.90'
L6	N01°14'37"W	142.17'	L13	S01°14'37"E	260.06'			
L7	N90°00'00"W	15.25'	L14	S46°18'36"E	35.31'			



NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE WEST LINE OF THE SW/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 14 EAST AS N01°14'37"W.
2. SEE PARCEL 8.0 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







5. No funding source is being used in the sale or transfer of the Property in violation of section 121 or any other state or federal law.

6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.

\_\_\_\_\_  
AFFIANT, individually, and as authorized agent of the Entity

\_\_\_\_\_  
Date

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025,  
by [Michael L Spurgeon](#).

\_\_\_\_\_  
NOTARY PUBLIC