DEED OF DEDICATION

KNOW	ALI	MEN	RY	THESE	PRESEN	ZTL
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That the undersigned, <u>BROKEN ARROW MUNICIPAL AUTHORITY</u>, 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

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 B Arrow Municipal Authority to me known to be the identical person who subscribed the name of the state thereof to the foregoing instrument as its Chairperson and acknowledged to me that she executed the as their free and voluntary act and deed, and as the free and voluntary act and deed of the corporation 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: Approved as to Substance: CITY of Broken Arrow, Oklahoma, CITY of Broken Arrow, Oklahoma	naker same
NOTARY PUBLIC Approved as to Form: Approved as to Substance:	
Approved as to Form: Approved as to Substance:	
A municipal corporation A municipal corporation A municipal corporation	a,
Assistant City Attorney Michael L. Spurgeon, City Manage	 er
Attest:	
Engineer: ELR Checked: S/S/2025 City Clerk Project: ST23280 9th Street Washington to New Orleans Widening	

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 23rd 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 23rd 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

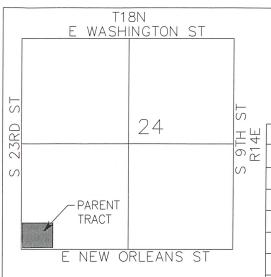
I, Daniel A. McPeek, P.L.S. 2029, Bancroft Design, Inc., Certify that the attached legal description closes in accord with existing records, is a true representation of the real representation of the real property described, and meets the minimum technical standards for land surveying of the state of 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.



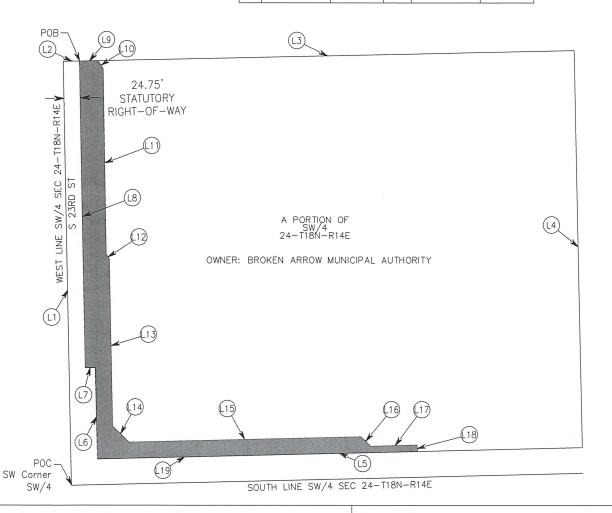


Parcel No.: 8.0 Right of Way City Project No: ST23280

Tract Area	478,413
Existing R/W Proposed R/W	0
Proposed R/W	32,262
Rem in Tract	446,151
Drainage Easement	0
Utility Easement	0
Temp Construction Easeme	nt 0

S.F. 10.98 Acres S.F. 0.00 Acres S.F. 0.74 Acres S.F. 10.24 Acres S.F. 0.00 Acres S.F. 0.00 Acres S.F. 0.00 Acres

1		LINE TABL	-E	LINE TABLE LINE TABLE					E
-	#	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"F	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 NO11437"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: CA #9205 (405) 743-3355 EXP: 6/30/2026

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: EXEMPT BUSINESS OR TRUST

STATE OF OKLAHOMA)			
)	SS.		
COUNTY OF TULSA)			

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned <u>Michael L. Spurgeon</u> (list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states as of the date of this Affidavit:

- 1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
- 2. I am a/an <u>City Manager</u> (role, such as titled officer or trustee) of <u>City of Broken Arrow</u>, a <u>municipal corporation</u> (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which took title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
- 3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:

No alien or any person who is not a citizen of the United States shall acquire title to or own land in this state either directly or indirectly through a business entity or trust, except as hereinafter provided, but he or she shall have and enjoy in this state such rights as to personal property as are, or shall be accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce in accordance with federal law.

4. For purposes of this Affidavit, I acknowledge and understand that to be "engaged in regulated interstate commerce in accordance with federal law," means all the Entity's business activities in Oklahoma must be either: (a) expressly permitted by federal regulation or federal law, or (b) not prohibited by federal regulation or federal law. I further acknowledge and understand that an entity engaged in or supporting the cultivation of marijuana in Oklahoma is not "engaged in regulated interstate commerce in accordance with federal law." I have read the provisions of 60 O.S. § 121 and this Affidavit and certify that the Entity is engaged in regulated interstate commerce in accordance with federal law."

OAG 2023-3 - Business/Trust Exemption

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 thisday of, 2025, by Michael L Spurgeon.
NOTARY PUBLIC