



# BROKEN ARROW

Where opportunity lives

## APPLICATION FOR CLOSINGS, VACATIONS AND/OR ENCROACHMENTS

APPLICATION IS HEREBY MADE TO THE CITY OF BROKEN ARROW TO CONSIDER ONE OF THE FOLLOWING:

CHOOSE (1) CLOSURE: X ENCROACHMENT: \_\_\_\_\_ VACATION: \_\_\_\_\_

CHOOSE (1) EASEMENT: X RIGHT OF WAY: \_\_\_\_\_ PLAT: \_\_\_\_\_

Property Location: See legal description in Stormwater Drainage Easement attached.

Legal Description: Berwick South Addition  
Subdivision Lot Block

Parcel number: \_\_\_\_\_

Plat name\* (if applicable): Berwick South

\*If unplatted: Attach legal description and electronic legal description in WORD format

Project Details (Include-purpose of project, why the request, new proposal, etc.):  
Stormwater Drainage Easement is not necessary in light of Berwick South Plat

Applicant (Name & Company): Rland Development Group, LLC c/o R. Mark Petrich

Address: 320 South Boston Avenue, Suite 200

City: Tulsa State: OK Zip: 74103

Phone: 918-594-0464 Fax: 918-594-0505

Email: mpetrich@hallestill.com

Property Owner(s) of Record: Rland Development Group, LLC

Address: 8556 East 101st Street, Suite F

City: Tulsa State: OK Zip: 74133

Phone: 918-582-4300/918-633-1768 Fax: 918-582-4360

Email: Hastyblake@aol.com

SIGNATURE OF APPLICANT: [Signature] DATE: 3/18/16

(TYPE OR PRINT NAME OF APPLICANT SIGNING): R. Mark Petrich

CHECK BOX IF ATTACHING OWNER'S SIGNATURE AUTHORIZATION FORM

SIGNATURE OF PROPERTY OWNER(S): [Signature] DATE: 3.18.16

(PRINT NAME OF OWNER(S) SIGNING): E. Blake Hastings, Manager



# BROKEN ARROW

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## APPLICATION FOR CLOSINGS, VACATIONS AND/OR ENCROACHMENTS

### UTILITY COMPANY REVIEW FOR:

CHOOSE (1) CLOSURE: X DEDICATION: \_\_\_\_\_ VACATION: \_\_\_\_\_

CHOOSE (1) EASEMENT: X RIGHT OF WAY: \_\_\_\_\_ PLAT: \_\_\_\_\_

Applicant (Name & Company): RLand Development Group, LLC c/o R. Mark Petrich

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Property Location: See legal description in Stormwater Drainage Easement attached.

Legal Description: Berwick South Addition  
Subdivision Lot Block

Parcel number: \_\_\_\_\_

Plat name\* (if applicable): Berwick South

\*If unplatted: **Attach legal description and electronic legal description in WORD format**

**AEP/PSO:** Tyler Devereux Signature: \_\_\_\_\_

Phone: 918.599.2488 Comments: \_\_\_\_\_

Fax: 918.599.3266 \_\_\_\_\_

Email: thdevereux@aep.com \_\_\_\_\_

**Windstream:** Angela Rahe Signature: \_\_\_\_\_

Phone: 918.451.3427 Comments: \_\_\_\_\_

Fax: 918.451.1865 \_\_\_\_\_

Email: Angela.rahe@windstream.com \_\_\_\_\_

**ONG:** James Nobles Signature: \_\_\_\_\_

Phone: 918.831.8267 Comments: \_\_\_\_\_

Fax: 918.831.8250 \_\_\_\_\_

Email: James.nobles@onegas.com \_\_\_\_\_

**COX:** Kevin Catlett Signature: \_\_\_\_\_

Phone: 918.286.4658 Comments: \_\_\_\_\_

Fax: 918.286.4018 \_\_\_\_\_

Email: kevin.catlett@cox.com \_\_\_\_\_

**City of BA** Barney Campbell Signature: \_\_\_\_\_

Phone: 918.259-2400 EX 7426 Comments: \_\_\_\_\_

Email: bcampbell@brokenarrowok.gov \_\_\_\_\_

**GUIDELINES FOR SUBMITTAL OF APPLICATION FOR: ENCROACHMENT(S); CLOSING/VACATING AN EASEMENT(S), RIGHT-OF-WAY(S); VACATION OF PLAT**

Confirm the following was submitted with application, incomplete applications will not be processed:

- Parcel number (required-obtain from County Tax Bill)
- Detailed description of reason for request (PDF or hard copy and word doc./email)
- Original Legal documents signed and executed by all relevant parties (templates available upon request)
  - All documents with legal descriptions must have stamp and *original signatures* of licensed Land Surveyor
  - All signatures, seals, and stamps must not encroach into the 1 (one ) inch margins on documents
- Survey depicting the entire property
  - Survey of entire easement, encroachment or right-of-way
  - Survey of portion to be closed and/or vacated or encroached
- Location Map using Broken Arrow Street names
- Legal description AND address of the subject property
- Legal description of entire easement, encroachment and/or public right-of-way
- Legal description of the portion of the easement, encroachment and/or right-of-way requested to be closed and /or vacated, or encroached
  - Legal descriptions must be submitted (email) in WORD format
  - Email PDF's AND required word doc as requested per application ([mhilton@brokenarrowok.gov](mailto:mhilton@brokenarrowok.gov))

**Fee: Per Manual of Fees)**

Closure of Easement(s) and Right of Way:

- \$1,000.00 (non-refundable) for proposed construction
- \$500.00 (non-refundable) for existing encroachments
- \$1,000.00 (non-refundable) for General

Encroachment Agreement:

- \$500.00 (non-refundable)

Vacation of Plat:

- \$500.00 (non-refundable)

Notice of Easement or Right of Way Closing: \$6.00 per mailing (when applicable)

CITY STAFF TO COMPLETE THIS SECTION

REC'D BY: \_\_\_\_\_ FEE: \_\_\_\_\_ RECEIPT NO. : \_\_\_\_\_

PROJECT NAME (IF APPLICABLE): \_\_\_\_\_

CITY COUNCIL DATE: PREVIEW ORDINANCE: \_\_\_\_\_ ORDINANCE: \_\_\_\_\_

Received Date

(Date Stamp Here)

NOTES: \_\_\_\_\_



**STORMWATER DRAINAGE EASEMENT**

W  
KNOW ALL MEN BY THESE PRESENTS:

That THE JOHN E. ROONEY FAMILY LIMITED PARTNERSHIP, a Delaware limited partnership, of Tulsa, County, State of Oklahoma, by E. Blake Hastings, its Managing General Partner, the owner of the legal and equitable title to the following described real estate, party of the first part, in consideration of the sum of One Dollar, cash in hand paid, receipt of which is hereby acknowledged, does hereby assign, grant and convey to the City of Broken Arrow, Tulsa County, Oklahoma, a municipal corporation, party of the second part, its successors and assigns, an easement and right of way over and across the following described real property and premises, situated in Tulsa County, State of Oklahoma, to wit:

See Exhibit "A" attached hereto and made a part hereof

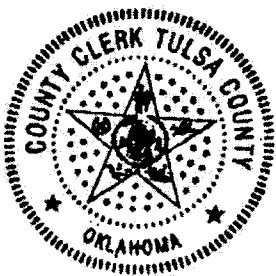
with right of ingress and egress to and from the same, for the purpose of constructing, maintaining, operating, and replacing drainage facilities and appurtenances.

The City is hereby given and granted the exclusive possession of said above described premises for the purposes aforesaid, and grantor, for its successors and assigns, covenants and agrees that no building, structure, wall or other above ground obstruction will be placed, erected, installed or permitted upon the above described land; and further covenants and agrees that in the event the terms of this paragraph are violated by the grantor or any person in privy with it, 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, its successors and assigns, shall promptly pay the actual cost thereof.

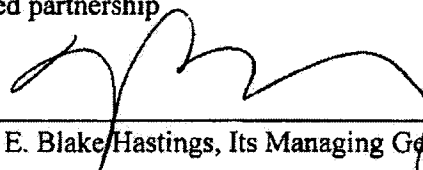
Cook & Assoc. Engrs, Inc.  
121 E College St.  
BA, OK 74012 ✓

TO HAVE AND TO HOLD such easement and right of way unto the City of Broken Arrow, Oklahoma, its successors and assigns forever.

DATED this 18<sup>th</sup> day of January, 2006.



THE JOHN E. ROONEY FAMILY LIMITED PARTNERSHIP,  
a limited partnership

By   
E. Blake Hastings, Its Managing General Partner

State of Oklahoma )  
 )ss.  
County of Tulsa )

Before me, the undersigned Notary Public, in and for said County and State, on this 18<sup>th</sup> day of January, 2006, personally appeared E. Blake Hastings, Manager General Partner, known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and as the free and voluntary act and deed of such partnership for the uses and purposes therein set forth.

My Commission Expires



Notary No.

Patricia L. Wood  
Notary Public

Approved as to Form:

[Signature]  
City Attorney

Approved as to Substance:

[Signature]  
City Manager

Engineer

[Signature] checked: [Signature]

Project:

Beewick on Cedar Ridge

## LEGAL DESCRIPTION

### STORM WATER DRAINAGE EASEMENT

A storm water drainage easement located in the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) (Lot Four) of Section Thirty (30), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, more particularly described as follows, To-wit:

Commencing at the Southwest corner of said SW/4 SW/4 of Section 30; thence N00°00'00"E along the West boundary of said SW/4 SW/4 a distance of 1323.10 feet to the Northwest corner of said SW/4 SW/4; thence N89°53'01"E along the North boundary of said SW/4 SW/4 a distance of 24.75 feet; thence S00°00'00"W and parallel with the West boundary of said SW/4 SW/4 a distance of 287.47 feet to the Point of Beginning; thence N90°00'00"E a distance of 25.25 feet; thence N84°00'37"E a distance of 219.61 feet; thence N12°33'06"E a distance of 271.62 feet to a point on the North line of said SW/4 SW/4; thence N89°53'01"E along the North line of said SW/4 SW/4 a distance of 79.88 feet; thence S8°44'48"W a distance of 249.18 feet; thence S27°54'39"W a distance of 104.06 feet; thence S14°08'57"E a distance of 23.94 feet; thence along a curve to the right having a radius of 275.00 feet (chord bearing: S82°55'32"W) a distance of 67.89 feet; thence N90°00'00"W a distance of 27.44 feet; thence S8°00'24"W a distance of 91.01 feet; thence N82°08'14"W a distance of 40.00 feet; thence N8°00'24"E a distance of 85.72 feet; thence along a curve to the right having a radius of 150.00 feet (chord bearing: N80°06'05"W) a distance of 35.08 feet; thence along a curve to the left having a radius of 150.00 feet (chord bearing: N81°42'04"W) a distance of 43.45 feet; thence N90°00'00"W a distance of 89.49 feet to a point being 24.75 feet East of the West boundary of said SW/4 SW/4; thence N00°00'00"E and parallel to the West boundary of said SW/4 SW/4 a distance of 69.08 feet to the Point of Beginning. Said easement containing 1.25 acres more or less. See attached Exhibit "A".

### REAL PROPERTY CERIFICATION

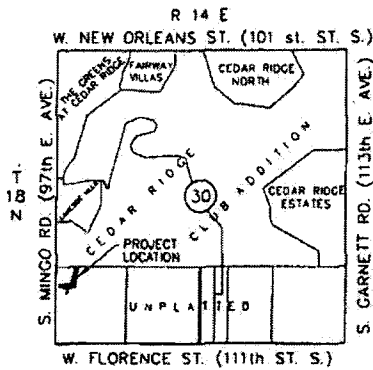
I, Gary A. Gill, L.S., Gill Surveying, P.C., certify that the proposed storm water drainage easement closes in accord with existing records and is a true representation of the real property described, and meets the minimum technical standards for land surveying of the State of Oklahoma.

December 27, 2005  
Date

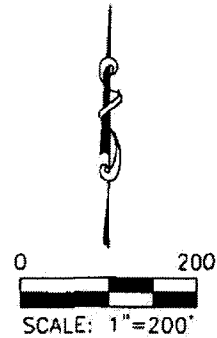


# EXHIBIT "A"

## 2 OF 2



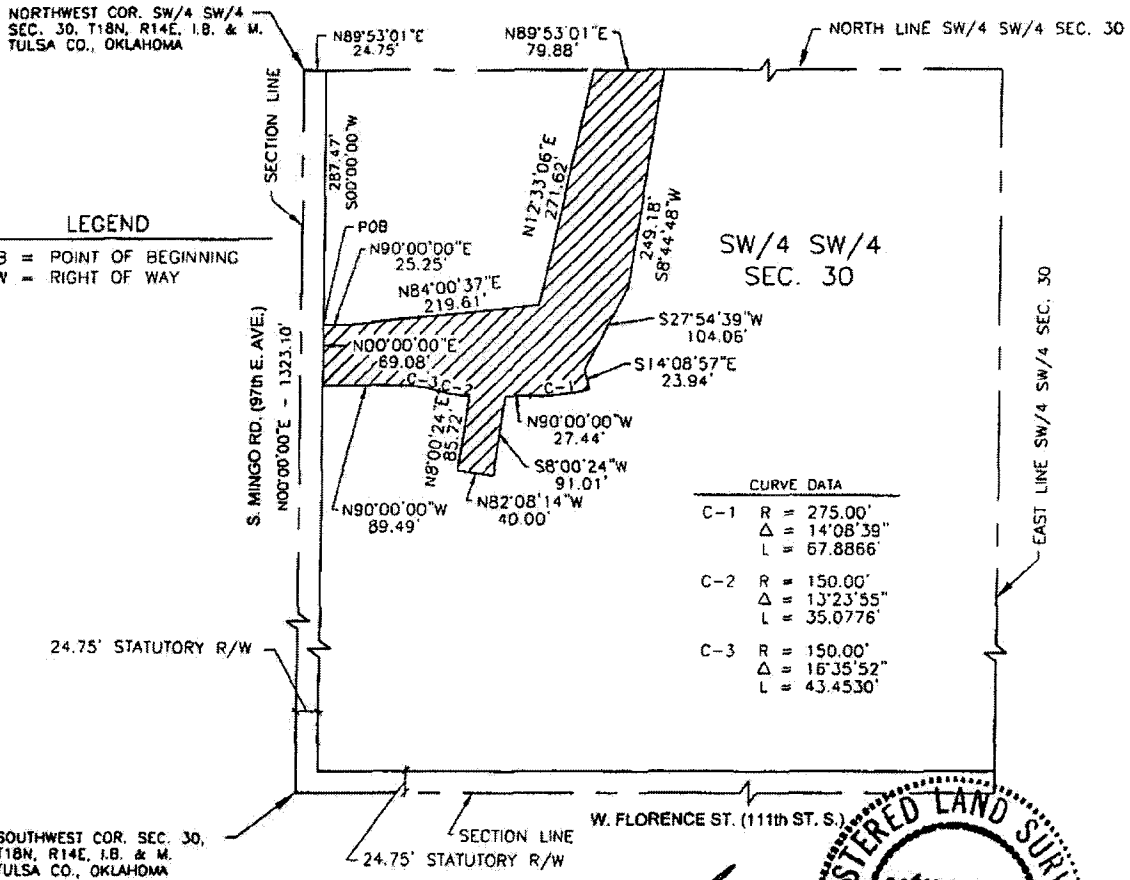
VICINITY MAP



EASEMENT AREA 54,591.59 S.F. = 1.25± ACRES

NORTHWEST COR. SW/4 SW/4 SEC. 30, T18N, R14E, I.B. & M. TULSA CO., OKLAHOMA

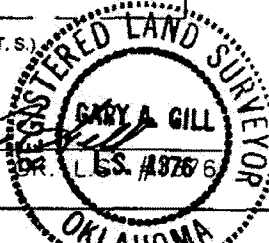
**LEGEND**  
 POB = POINT OF BEGINNING  
 R/W = RIGHT OF WAY



CURVE DATA	
C-1	R = 275.00' Δ = 14°08'39" L = 67.8866'
C-2	R = 150.00' Δ = 13°23'55" L = 35.0776'
C-3	R = 150.00' Δ = 16°35'52" L = 43.4530'

DATE: 12-27-05

*Gary A. Gill*  
 GARY A. GILL, P.R.



**GILL SURVEYING, P.C.**

LAND SURVEYING  
 3721 E. 81st. PLACE  
 TULSA, OKLAHOMA 74137  
 PHONE:(918)495-0605 FAX:(918)495-0605  
 C.A. NO.: 4409 - EXPIRES: 6/30/06

**LEGAL DESCRIPTION**

STORM WATER DRAINAGE EASEMENT  
 PART OF SW/4 SW/4 SEC. 30, T18N, R14E