

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **CONSTANCE SANFORD, KELLIE BLANTON and KAREN L. HOLMAN, CO-TRUSTEES OF THE GRETTA J. DUGAN REVOCABLE LIVING TRUST, Dated May 1, 2012, and STEVEN CRAIG HOLMAN and KAREN LYNN HOLMAN, AS TRUSTEES OF THE STEVEN CRAIG HOLMAN REVOCABLE TRUST, Dated February 17, 2025, and KAREN LYNN HOLMAN and STEVEN CRAIG HOLMAN, AS TRUSTEES OF THE KAREN LYNN HOLMAN REVOCABLE TRUST, Dated February 17, 2025**, the owners 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, cash in hand, paid by the **CITY OF BROKEN ARROW, OKLAHOMA**, a municipal corporation, and other good and valuable considerations, receipt of which are hereby acknowledged, does hereby dedicate to the public, forever, the following described property, to wit:

SEE EXHIBIT "A"

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

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

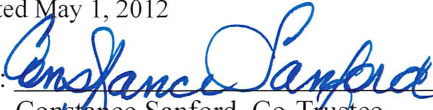
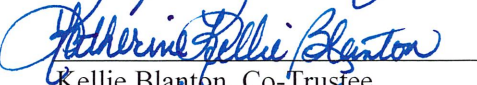
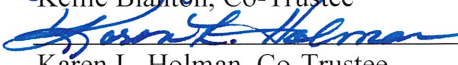
The City is hereby given and granted the exclusive possession of said above described premises for the purposes aforesaid, and grantor(s), for him/her and their heirs, administrators, successors and assigns, covenant(s) and agree(s) that no building, structure, wall or other above ground obstruction will be placed, erected, installed or permitted upon the above described land; and further covenant(s) and agree(s) that in the event the terms of this paragraph are violated by the grantor(s) or any person in privy with them, 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(s), his/her heirs, administrators, successors and assigns, shall promptly pay the actual cost thereof.

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.

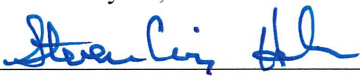

DATED this 6th day of April, 2026

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

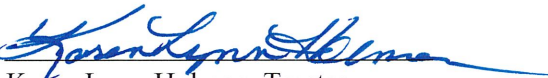
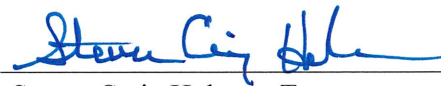
THE GRETTA J. DUGAN REVOCABLE LIVING TRUST,
Dated May 1, 2012

By: 
Constance Sanford, Co-Trustee

Kellie Blanton, Co-Trustee

Karen L. Holman, Co-Trustee

STEVEN CRAIG HOLMAN REVOCABLE TRUST,
Dated February 17, 2025

By: 
Steven Craig Holman, Trustee

Karen Lynn Holman, Trustee

KAREN LYNN HOLMAN REVOCABLE TRUST,
Dated February 17, 2025

By: 
Karen Lynn Holman, Trustee

Steven Craig Holman, Trustee

STATE OF OKLAHOMA
COUNTY OF TULSA

1st BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this April day of April, 2026, personally appeared CONSTANCE SANFORD, CO-TRUSTEE OF THE GRETTA J. DUGAN REVOCABLE LIVING TRUST, Dated May 1, 2012, 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.

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


NOTARY PUBLIC

STATE OF OKLAHOMA
COUNTY OF TULSA

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 1st day of April, 2026, personally appeared KELLIE BLANTON A.K.A. KATHERNE KELLIE BLANTON, CO-TRUSTEE OF THE GRETTA J. DUGAN REVOCABLE LIVING TRUST, Dated May 1, 2012, 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.

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

Amy J. O'Laughlin
NOTARY PUBLIC

STATE OF OKLAHOMA
COUNTY OF TULSA

do 6th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 1st day of April, 2026, personally appeared KAREN L. HOLMAN, CO-TRUSTEE OF THE GRETTA J. DUGAN REVOCABLE LIVING TRUST, Dated May 1, 2012, 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.

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

Amy J. O'Laughlin
NOTARY PUBLIC

STATE OF OKLAHOMA)
COUNTY OF Tulsa)

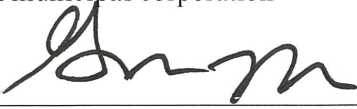
BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 6th day of April, 2026, personally appeared STEVEN CRAIG HOLMAN and KAREN LYNN HOLMAN, AS TRUSTEES OF THE STEVEN CRAIG HOLMAN REVOCABLE TRUST, and KAREN LYNN HOLMAN and STEVEN CRAIG HOLMAN, AS TRUSTEES OF THE KAREN LYNN HOLMAN REVOCABLE TRUST, 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.

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

Amy J. O'Laughlin
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

Engineer: RTS Date: 4/1/2020

Attest:

City Clerk

Project: ST23280 9th Street Roadway Improvements ~
New Orleans Street to Washington Street
Parcel 13.B

PARCEL 13.B
PERMANENT DRAINAGE EASEMENT
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 Southwest Quarter; thence a distance of 1652.59 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 50.00 feet, on a bearing of N88°45'23"E to a point on a line being 50.00 feet East of and parallel with the West line of said Southwest Quarter; thence a distance of 121.59 feet, S01°14'37"E, along said parallel line, to the Point of Beginning; thence N88°45'23"E, perpendicular to said West line, a distance of 20.00 feet; thence S01°14'37"E, parallel to said West line, a distance of 180.00 feet; thence S88°45'23"W, perpendicular to said West line, a distance of 20.00 feet to a point on a line being 50.00 feet East of and parallel with the West line of said Southwest Quarter; thence N01°14'37"W, along said parallel line, a distance of 180.00 feet to the Point of Beginning.

Said parcel of land containing 3,600 square feet, or 0.08 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 6th, 2025.

SURVEYOR'S CERTIFICATE

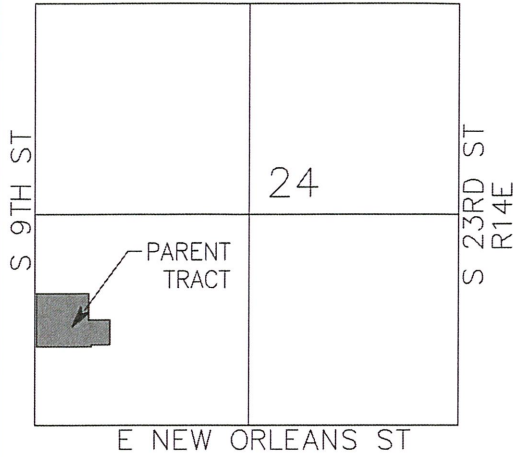
I, Daniel A. McPeek, P.L.S. 2029, Bancroft Design, Inc., Certify that the attached legal description closes in accord with existing records, is a true representation of the real representation of the real property described, and meets the minimum technical standards for land surveying of the state of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

Witness my hand and seal this 6th day of February 2025.

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



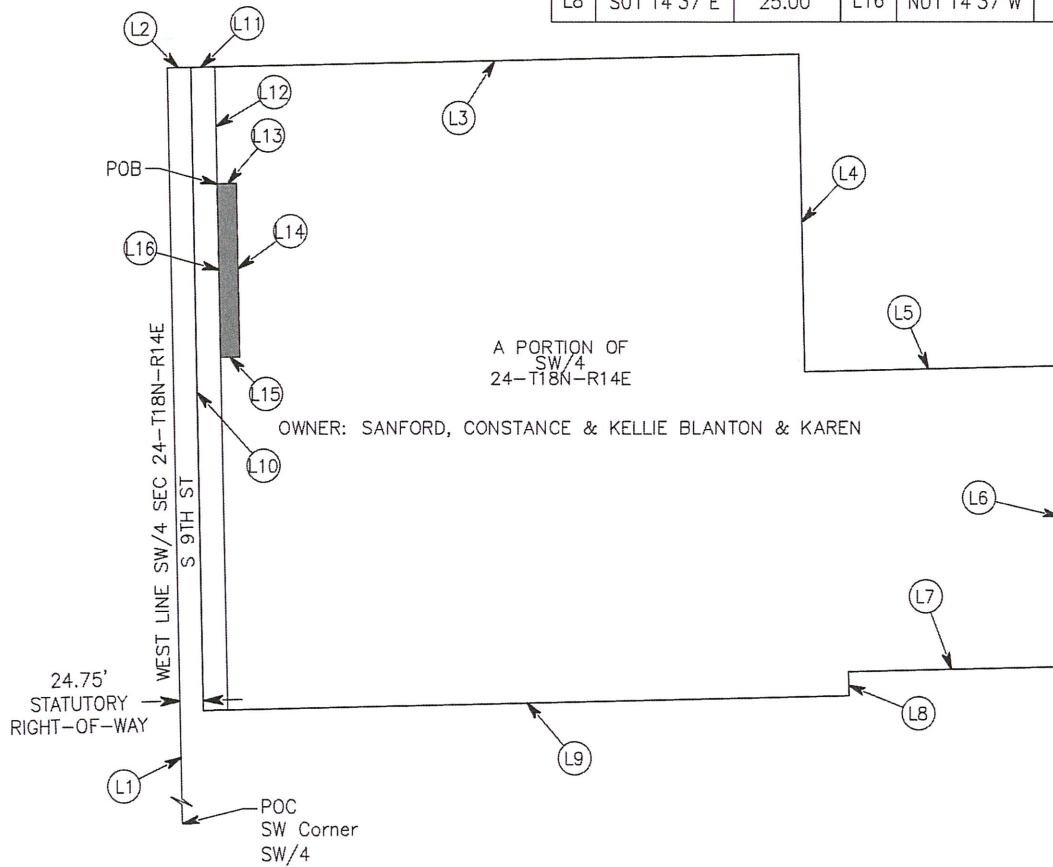
T18N
E WASHINGTON ST



Parcel No.: 13.B Permanent Drainage Easement
City Project No: ST23280

Tract Area	507.505	S.F.	11.65	Acres
Existing R/W	0	S.F.	0.00	Acres
Proposed R/W	16.855	S.F.	0.39	Acres
Rem in Tract	490.650	S.F.	11.26	Acres
Drainage Easement	3,600	S.F.	0.08	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	N01°14'37"W	1652.59'	L9	S88°45'23"W	674.25'
L2	N88°45'23"E	24.75'	L10	N01°14'37"W	667.50'
L3	N88°45'23"E	635.25'	L11	N88°45'23"E	25.25'
L4	S01°14'37"E	330.00'	L12	S01°14'37"E	121.59'
L5	N88°45'23"E	264.00'	L13	N88°45'23"E	20.00'
L6	S01°14'37"E	312.50'	L14	S01°14'37"E	180.00'
L7	S88°45'23"W	225.00'	L15	S88°45'23"W	20.00'
L8	S01°14'37"E	25.00'	L16	N01°14'37"W	180.00'



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 13.B 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