



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: _____ ENCROACHMENT: _____ VACATION: X

CHOOSE (1) EASEMENT: _____ RIGHT OF WAY: _____ PLAT: _____

Property Location: 1501 East Kenosha Street North

Legal Description: Steele-Morrel Center Lot 2 Block 1

Parcel number: 81265-84-12-40500, 81265-84-12-40600

Plat name* (if applicable): Steele-Morrel Center, Plat No. 3645

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

Project Details (Include-purpose of project, why the request, new proposal, etc.):

See Exhibit A, attached

Applicant (Name & Company): Nathalie M. Schaefer, Eller & Detrich

Address: 2727 East 21st Street, Suite 200

City: Tulsa State: Oklahoma Zip: 74114

Phone: 918-747-8900 Fax: 918-747-2665

Email: nschaefer@ellerdetrich.com

Property Owner(s) of Record: Collision Works of Oklahoma, LLC

Address: 3224 Southeast 29th Street

City: Del City State: Oklahoma Zip: 73115

Phone: 405-670-2500 Fax: 405-670-0442

Email: jake@collisionworksokc.com

SIGNATURE OF APPLICANT: _____ DATE: _____

(TYPE OR PRINT NAME OF APPLICANT SIGNING): Nathalie M. Schaefer, Attorney for Property Owner

CHECK BOX IF ATTACHING OWNER'S SIGNATURE AUTHORIZATION FORM

SIGNATURE OF PROPERTY OWNER(S): _____ DATE: _____

(PRINT NAME OF OWNER(S) SIGNING): _____

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)

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: _____

NOTES: _____

Received Date

(Date Stamp Here)



BROKEN ARROW

Where opportunity lives

Property Location: 1501 East Kenosha Street North

Legal Description:	<u>Steele Morrel Center</u>	<u>Lot 2</u>	<u>Block 1</u>
	<u>Subdivision</u>	<u>Lot</u>	<u>Block</u>

If unplatted: Please attach legal description

Applicant (Printed Name): Nathalie M. Schaefer

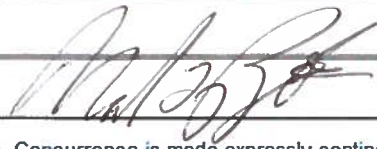
Address: 2727 East 21st Street

City: Tulsa State: OK Zip: 74114

Phone: 918-747-8900 Fax: 918-392-9427

Email: nschaefer@ellerdetrich.com

AEP/PSO: Mark Payton
 Phone: 918.599.2351
 Fax: 1.866.599.3226
 Email: mabutler@aep.com

Signature: 
 Comments: Concurrence is made expressly contingent upon the retention of full easement rights, pursuant to the provisions of 11 O.S. §42-105, including the right of ingress and egress, for the construction, operation, maintenance, reconstruction or removal of existing PSO electrical facilities. This would include the utility easement originally located along the south line of Lot 1, Block 2, Arrow Village Addition, which was subsequently included in the plat of Steele-Morrell Center.

Windstream: Angela Rahe
 Phone: 918.451.3427
 Fax: 918.451.1865
 Email: Angela.rahe@windstream.com

Signature: _____
 Comments: _____

ONG: Lee Miller
 Phone: 918.831.8293
 Fax: 918.831.8250
 Email: lmiller@ong.com

Signature: _____
 Comments: _____

COX: Kevin Catlett
 Phone: 918.286.4658
 Fax: 918.286.4018
 Email: kevin.catlett@cox.com

Signature: _____
 Comments: _____



BROKEN ARROW

Where opportunity lives

Property Location: 1501 East Kenosha Street North

Legal Description: <u>Steele Morrel Center</u>	<u>Lot 2</u>	<u>Block 1</u>
Subdivision	Lot	Block

If unplatted: Please attach legal description

Applicant (Printed Name): Nathalie M. Schaefer

Address: 2727 East 21st Street

City: Tulsa State: OK Zip: 74114

Phone: 918-747-8900 Fax: 918-392-9427

Email: nschaefer@ellerdetrich.com

AEP/PSO: **Mark Butler**

Phone: 918.599.2351

Fax: 1.866.599.3226

Email: mabutler@aep.com

Signature: _____

Comments: _____

Windstream: **Angela Rahe**

Phone: 918.451.3427

Fax: 918.451.1865

Email: Angela.rahe@windstream.com

Signature: _____

Comments: _____

ONG:

Lee Miller *James Nobles*

Phone: *918.831.8267* 918.831.8293

Fax: 918.831.8250

Email: lmiller@ong.com

Signature: *James Nobles* 12/14/15

Comments: *CONCUR*

Note: ONG has a gas line in 10' easement per Plat#2352

COX:

Kevin Catlett

Phone: 918.286.4658

Fax: 918.286.4018

Email: kevin.catlett@cox.com

Signature: _____

Comments: _____

Exhibit A

Description for Reason of Vacation

Applicant seeks vacation of the Steele-Morrel Center plat as part of a re-plat of COLLISION WORKS ADDITION



TULSA COUNTY CLERK - PAT KEY

Doc # 2015103868 Page(s): 4 Recorded 11/23/2015 10:08:43 AM

Receipt # 15-12341 Fees: \$19.00 Doc Stamp:\$ 1875.00

Documentary Stamps: \$1,875.00
 Property Address: 1501 East Kenosha Street
 Broken Arrow, OK 74012
 Mailing Address: Collision Works Properties, LLC
 3224 S. E. 29th Street
 Oklahoma City, OK 73115
 File Number: 107384

GENERAL WARRANTY DEED
 (Oklahoma Statutory Form)

THIS INDENTURE, made this 18th day of November, 2015, between **JIMMY HOUSTON AND CHRISTINE HOUSTON, CO-TRUSTEES OF THE JIMMY HOUSTON TRUST UTA of September 17, 1990**, parties of the first part, party grantor and **COLLISION WORKS PROPERTIES, LLC**, an Oklahoma limited liability company, party of the second part, party grantee.

WITNESSETH: That in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto said party grantee, their successors and or assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 grantor, Jimmy Houston and Christine Houston, Co-Trustees of The Jimmy Houston Trust UTA of September 17, 1990, their heirs, executors and administrators do hereby covenant, promise and agree to and with said party grantee, at the delivery of these presents that they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements and building restrictions of record and special assessments not yet due; and that party grantor will WARRANT AND FOREVER DEFEND the same unto the said party grantee, its successor and or assigns, against said party

(General Warranty Deed - Oklahoma Statutory Form)

(1)

**RECORD AND RETURN TO: FILE: 107384
 FIRSTITLE AND ABSTRACT SERVICES, LLC
 9136 SOUTH SHERIDAN ROAD
 TULSA, OKLAHOMA 74133**

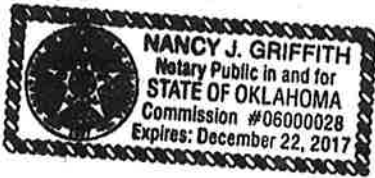
State of Oklahoma)
County of Tulsa) ss.

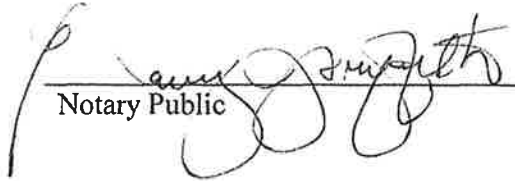
Before me, the undersigned, a Notary Public, in and for said County and State, on this 18th day of November, 2015, personally appeared Christine Houston, as Co-Trustee of the Jimmy Houston Trust UTA September 17, 1990, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her 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 above written.

My Commission Expires:

My Commission Number:





Notary Public

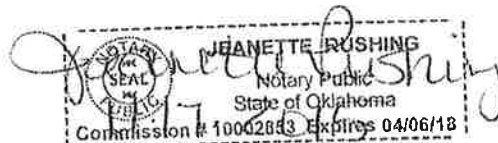
EXHIBIT "A"

A TRACT OF LAND THAT IS "STEELE-MORREL CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3645, AND A PART OF BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #2352, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

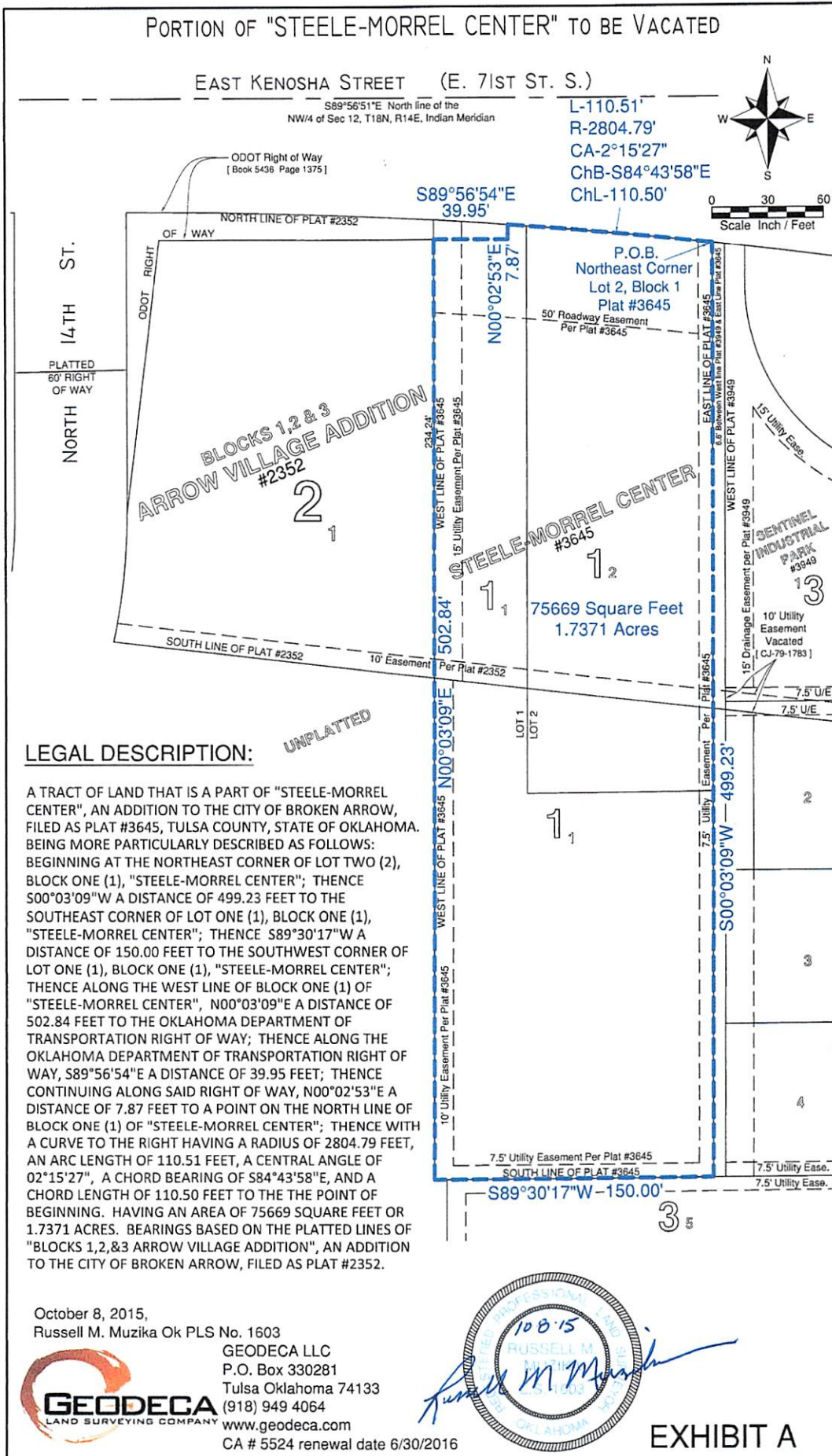
BEGINNING AT A POINT ON THE WEST LINE OF LOT ONE (1), BLOCK (2), OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION" THAT IS S00°03'09"W A DISTANCE OF 161.26 FEET FROM THE NORTHWEST CORNER OF SAID LOT ONE (1), BLOCK (2); THENCE ALONG THE OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY, N06°53'11"E A DISTANCE OF 147.31 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S89°56'54"E A DISTANCE OF 187.41 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N00°02'53"E A DISTANCE OF 7.87 FEET TO A POINT ON THE NORTH LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER"; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2804.79 FEET, AN ARC LENGTH OF 117.15 FEET, A CENTRAL ANGLE OF 02°23'35", A CHORD BEARING OF S84°39'54"E, AND A CHORD LENGTH OF 117.14 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3949; THENCE ALONG SAID BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", S00°03'09"W A DISTANCE OF 498.43 FEET TO THE SOUTHWEST CORNER OF LOT FOUR (4), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK"; THENCE ALONG THE NORTHERLY LINE OF LOT FIVE (5), BLOCK THREE (3) AND CONTINUING ALONG THE SOUTHERLY LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER", S89°30'17"W A DISTANCE OF 156.60 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER"; THENCE ALONG THE WESTERLY LINE OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER", N00°03'09"E A DISTANCE OF 268.60 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT ONE (1), BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION"; THENCE N83°34'21"W A DISTANCE OF 173.30 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION"; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 69.24 FEET, A CENTRAL ANGLE OF 12°01'19", A CHORD BEARING OF N06°03'49"E, AND A CHORD LENGTH OF 69.11 FEET TO THE POINT OF BEGINNING.

(General Warranty Deed - Oklahoma Statutory Form)

J.H.



PORTION OF "STEELE-MORREL CENTER" TO BE VACATED



LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS A PART OF "STEELE-MORREL CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3645, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT TWO (2), BLOCK ONE (1), "STEELE-MORREL CENTER"; THENCE $500^{\circ}03'09''$ W A DISTANCE OF 499.23 FEET TO THE SOUTHEAST CORNER OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER"; THENCE $S89^{\circ}30'17''$ W A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER"; THENCE ALONG THE WEST LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER", $N00^{\circ}03'09''$ E A DISTANCE OF 502.84 FEET TO THE OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY; THENCE ALONG THE OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY, $S89^{\circ}56'54''$ E A DISTANCE OF 39.95 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, $N00^{\circ}02'53''$ E A DISTANCE OF 7.87 FEET TO A POINT ON THE NORTH LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER"; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2804.79 FEET, AN ARC LENGTH OF 110.51 FEET, A CENTRAL ANGLE OF $02^{\circ}15'27''$, A CHORD BEARING OF $S84^{\circ}43'58''$ E, AND A CHORD LENGTH OF 110.50 FEET TO THE THE POINT OF BEGINNING. HAVING AN AREA OF 75669 SQUARE FEET OR 1.7371 ACRES. BEARINGS BASED ON THE PLATTED LINES OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #2352.

October 8, 2015,

Russell M. Muzika Ok PLS No. 1603



GEODECA LLC
 P.O. Box 330281
 Tulsa Oklahoma 74133
 (918) 949 4064
 www.geodeca.com

CA # 5524 renewal date 6/30/2016

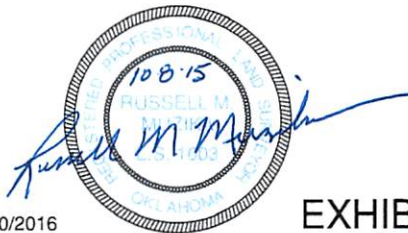


EXHIBIT A