

AFTER RECORDING RETURN TO:

Oklahoma Turnpike Authority
ROW and Utilities Division
3500 Martin Luther King Ave.
Oklahoma City, OK 73136-0357

(SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY)

This instrument is exempt from the
Documentary Stamp Tax Requirements
Contained in 68 O.S. 2011 § 3201
[68 O.S. 2011 § 3202(11)]

Creek Turnpike
Parcel No.: CR-423, CR-350
Tulsa County

QUITCLAIM DEED

THIS INDENTURE is made this _____ day of _____, 2026, between the **Oklahoma Turnpike Authority**, a body corporate and politic and an instrumentality of the State of Oklahoma (the "Grantors"), party of the first part, and the **Broken Arrow Municipal Authority**, (the "Grantee"), party of the second part,

WITNESSETH: That said party of the first part, in consideration of the sum of **Ten Dollars (\$10.00) and other good and valuable consideration**, the receipt of which is hereby acknowledged, except for and subject to any existing utility easements, licenses or permits and subject to the reservations and exceptions made hereinafter, does hereby quitclaim, grant, bargain, sell and convey unto **Broken Arrow Municipal Authority**, with a mailing address: 220 S. 1st Street, Broken Arrow, OK 74012, party of the second part, all its rights, title, interest, estate, and every claim and demand, both at law and in equity, in and to all the following describes property, to-wit:

SEE ATTACHED EXHIBIT "A"

together with all and singular the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the above described premises unto the said party of the second part, their heirs, successors and assigns forever, so that neither it, the said Oklahoma Turnpike Authority or any person in its name and behalf, shall or will hereafter claim or demand any right or title to the said premises or any part thereof; but they and everyone of them shall by these presents be excluded and forever barred and said premises shall be subject to the rights of any existing easements, licenses or permits which may presently be occupying said right-of-way and reserving and excepting all rights of access from said conveyed premises as set out above.

APPROVED AS TO FORM
AND LEGALITY

OKLAHOMA TURNPIKE AUTHORITY

Trent January, Chief Engineer

State of Oklahoma)
) ss.
Oklahoma County)

Before me, the undersigned Notary Public in and for this state, on this _____ day of _____, 20____, personally appeared **Trent January** to me known to be the **Chief Engineer** of the **Oklahoma Turnpike Authority**, and the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same in his capacity as **Chief Engineer** of the **Oklahoma Turnpike Authority**, as his free and voluntary act and deed, and as the free and voluntary act and deed as such **Chief Engineer** of the **Oklahoma Turnpike Authority** for the uses and purposes therein set forth.

Witness my hand and seal the day and year above written.

My Commission Expires:

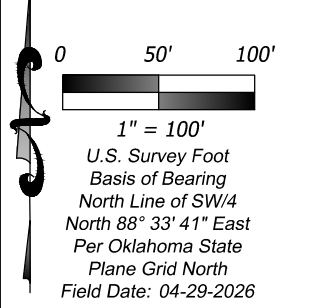
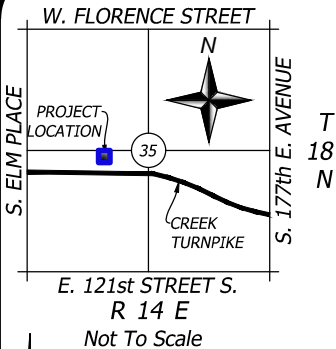
Notary Public

My Commission No.:

BOUNDARY EXHIBIT

OF

OTA CR-423



LEGEND

- QUARTER CORNER
- SET IRON PIN W/CAP
- SET MAG NAIL W/WASHER
- FOUND MONUMENT
- BARBED WIRE FENCE
- TREE LINE
- CHAIN LINK FENCE
- WOOD PANEL FENCE
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263" UNLESS NOTED OTHERWISE.

LEGAL DESCRIPTION

A tract of land lying in the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base Meridian, Tulsa County, Oklahoma, being more particularly described as follows:

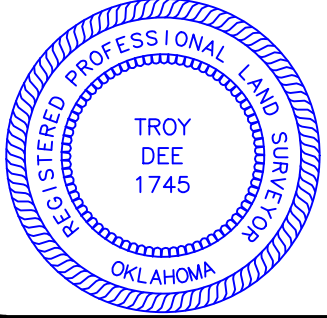
COMMENCING at the Northwest corner of said Southwest Quarter (SW/4) of Section Thirty-five (35); Thence N88°33'41"E along the North line of said SW/4 also being the South line of VALLEY RIDGE A REPLATTING OF ROSSER ESTATES ADDITION, an Addition to the City of Broken Arrow, Tulsa County, Oklahoma, recorded in Plat No. 3908, a distance of 1304.35 feet to the POINT OF BEGINNING; Thence continuing N88°33'41"E along said common line and extending to Block 8 of CHIMNEY RIDGE SOUTH, an Addition to the City of Broken Arrow, Tulsa County, Oklahoma, being recorded in Plat No. 3678, a distance of 345.00 feet; Thence S01°21'38"E a distance of 320.58 feet to a point on the North Right-of-Way line of Creek Turnpike (Variable Right-of-Way Width); Thence S88°33'41"W along said North Right-of-Way line a distance of 345.00 feet; Thence N01°21'38"W a distance of 320.58 feet to a point on the South line of Lot 11, Block 8 of said VALLEY RIDGE A REPLATTING OF ROSSER ESTATES ADDITION also being the North line of said SW/4 and to the POINT OF BEGINNING.

Containing 110,600.00 Sq. Ft. or 2.539 Acres, more or less.

Together with all abutters rights, including all rights to access onto the LIMITED ACCESS TURNPIKE.

Legal Description prepared on May 1, 2026 by Troy Dee, Registered Professional Land Surveyor No. 1745.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 1 day of May, 2026.



Troy Dee
Troy Dee, PLS #1745
May 1, 2026

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A. # 7263 / Exp. Date = 6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
Drafted by: JP GLS Job No.: 2026R(OTA CR-423) Plot Date: May 1, 2026

Filename: C:\JOBS\PROJECTS 2026\AAA RANDOM\OTA-CR-423 EXHIBIT\DWG\2026R_OTA CR 423 BOUNDARY EXHIBIT.DWG; Last Saved: 5/1/2026 9:39:51 AM; Plot Date: 5/1/2026; Login: James Phelps

Project: Surplus
County: Tulsa
Parcel No.: CR-350,
CR-423

EXHIBIT "A"

A strip, piece, or parcel of land lying in the Southwest Quarter (SW/4) of Section Thirty-five (35), 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:

BEGINNING at a point that is 67.20 feet North 88°38'38" East from the Northwest corner of the SW/4 of Section 35, T18N-R14E; Thence continuing North 88°38'38" East, a distance of 370.97 feet; Thence South 01°16'41" East, a distance of 257.97 feet; Thence North 78°49'52" West, a distance of 54.10 feet; Thence South 85°25'53" West, a distance of 299.68 feet; Thence North 05°24'01" West, a distance of 263.68 feet to the POINT OF BEGINNING.

Containing 2.11 acres, more or less. Grantor, reserves and excepts unto itself, its, successors and assigns ALL RIGHTS OF ACCESS, to the adjacent LIMITED ACCESS TURNPIKE FACILITY abutting the East side of the above described property.

AND

A strip, piece or parcel of land lying in part of the Southwest Quarter (SW¹/₄) of Section 35, Township 18 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma. Said parcel of land being described as follows:

Beginning 1,649.35 feet East of the Northwest corner of the Southwest Quarter (SW¹/₄) of said Section 35; THENCE South a distance of 320.58 feet; THENCE West a distance of 345.00 feet; THENCE North a distance of 320.58 feet; THENCE East a distance of 345.00 feet to the POINT OF BEGINNING.

Containing 2.50 acres, more or less. Grantor, reserves and excepts unto itself, its, successors and assigns ALL RIGHTS OF ACCESS, to the adjacent LIMITED ACCESS TURNPIKE FACILITY abutting the South side of the above described property.