

GENERAL WARRANTY DEED

THIS INDENTURE is made this 20th day of August, 2025, between **PAUL TUCKER** a single person, party of the first part, and **CITY OF BROKEN ARROW, OKLAHOMA**, a municipal corporation, party of the second part.

WITNESSETH, That in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, said party of the first part does by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of their right, title and interest in and to the all of the following described real estate and premises, and including all right, title and interest in and to the airspace, light, view above the surface, including any previously dedicated roadway of the following described real estate situated in the County of TULSA, State of Oklahoma, to-wit:


SEE EXHIBIT "A"

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

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 of the first part, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged of and from all former grants, charges, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT, taxes and assessments not yet due, restrictions, covenants and easements of record, and that party of the first part will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

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.



Paul Tucker

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

STATE OF OKLAHOMA)

COUNTY OF Suba) §

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 20th day of August 2025, personally appeared PAUL TUCKER, 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.



Approved as to Form:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

Dr M

Assistant City Attorney

Approved as to Substance:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

Michael L. Spurgeon, City Manager

Attest:

City Clerk

Engineer: ELR Date: 8/22/25
Project: ST23280, 9th St: New Orleans-Washington, Parcel 31

PARCEL 31.0
RIGHT-OF-WAY
EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Northeast Quarter of Section 23, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence a distance of 374.34 feet, on a bearing of S01°14'36"E, along the East line of said Northeast Quarter, said line being the basis of bearing; thence a distance of 24.75 feet, on a bearing of S88°37'00"W to a point on the Westerly Present Statutory Right-of-Way line for S 9th Street, same being a point on a line being 24.75 feet West of and parallel with the East line of said Northeast Quarter and the North line of the parent tract, same being the Point of Beginning; thence S01°14'36"E, along said Right-of-Way, a distance of 177.24 feet to a point on the South line of said parent tract; thence S88°37'00"W, along said South line, a distance of 25.25 feet to a point on a line being 50.00 feet West of and parallel with the East line of said Northeast Quarter; thence N01°14'36"W, along said parallel line, a distance of 177.24 feet to a point on the North line of said parent tract; thence N88°37'00"E, along said North line, a distance of 25.25 feet to the Point of Beginning.

Said parcel of land containing 4,476 square feet, or 0.10 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 March 5th, 2025.

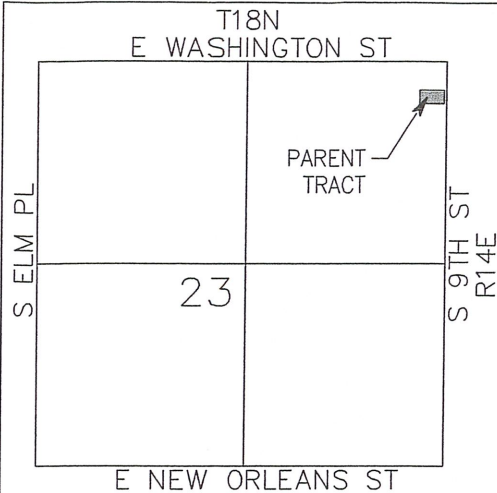
SURVEYOR'S CERTIFICATE

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 March 2025.

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



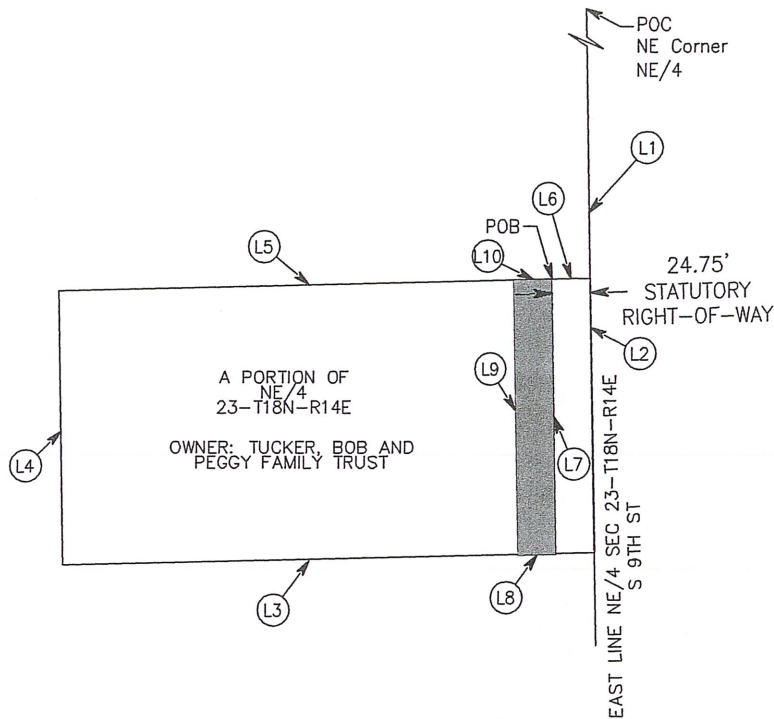


Parcel No.: 31.0 Right of Way
City Project No: ST23280

Tract Area	62.050	S.F.	1.33	Acres
Existing R/W	4.387	S.F.	0.10	Acres
Proposed R/W	4.476	S.F.	0.10	Acres
Rem in Tract	53.187	S.F.	1.23	Acres
Drainage Easement	0	S.F.	0.00	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	S01°14'36"E	374.34'	L6	S88°37'00"W	24.75'
L2	S01°14'36"E	177.24'	L7	S01°14'36"E	177.24'
L3	S88°37'00"W	350.10'	L8	S88°37'00"W	25.25'
L4	N01°13'57"W	177.24'	L9	N01°14'36"W	177.24'
L5	N88°37'00"E	350.07'	L10	N88°37'00"E	25.25'

1"=120'



NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE EAST LINE OF THE NE/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST AS S01°14'36"E.
2. SEE PARCEL 31.0 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: (405) 743-3355
CA #9205 EXP: 6/30/2026