

**GENERAL WARRANTY DEED
Corporation Form**

THIS INDENTURE is made this 17th day of October, 2024, between THE COLUMBIA CLUB OF BROKEN ARROW, an Oklahoma Corporation, 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 and view above the surface 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.

THE COLUMBIA CLUB OF BROKEN ARROW,
an Oklahoma Corporation

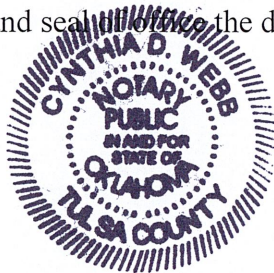
By: 
Elliott Walz, President

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

STATE OF OKLAHOMA)
COUNTY OF Tulsa) §

18th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this October day of 2024, personally appeared Elliott Walz, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal ~~of office~~ the day and year last written above.



Cynthia D. Webb
NOTARY PUBLIC

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

[Signature]
Assistant City Attorney

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

[Signature]
Michael L. Spurgeon, City Manager

Attest:

Engineer: ELR Checked: 10/21/24
Project: ST2027 9th Street Widening-Houston to Washington
Parcel 2.0

[Signature]
City Clerk

EXHIBIT "A"

PERMANENT RIGHT-OF-WAY

PARCEL 2.0

CITY PROJECT NO. ST20

RIGHT-OF-WAY LEGAL

A parcel of land lying in the NE 1/4 of Section 23, Township 18 North, Range 14 East, same being a portion of Lot 1, Block 1, Phelps according to the plat thereof as recorded in City of Broken Arrow, Tulsa County, State of Oklahoma, said parcel being more particularly described as follows:

Beginning at the SE corner of said Lot 1; thence S88°37'01"W (being the basis of bearings for this description) along the South line of said Lot 1, a distance of 1.43 feet; thence N31°14'56"W, a distance of 27.14 feet to a point on a line being 15.00 feet West of and parallel with the East line of Said Lot 1; thence N01°14'36"W along said parallel line, a distance of 259.85 feet; thence N46°14'36"W, a distance of 35.27 feet to a point on a line being 15.00 feet South of and parallel with North line of said Lot 1; thence S88°37'01"W along said parallel line, a distance of 260.06 feet to the West line of said Lot 1, thence N01°14'36"W along said West line, a distance of 15.00 feet to the NW corner of said Lot 1; thence N88°37'01"E along the North line of said Lot 1, a distance of 269.93 feet a point on a curve to the right; thence, said curve having a radius of 30.00 feet, an arc length of 47.20 feet, chord bearing of S46°18'48"E, a chord distance of 42.48 feet to a point on said East line of Lot 1; thence S01°14'36"E along said East line, a distance of 293.31 feet to the Point of Beginning.


Said parcel containing 9,084 square feet, or 0.21 acre more or less and being subject to all easements and Rights-of-Way of record.

SURVEYOR'S CERTIFICATE

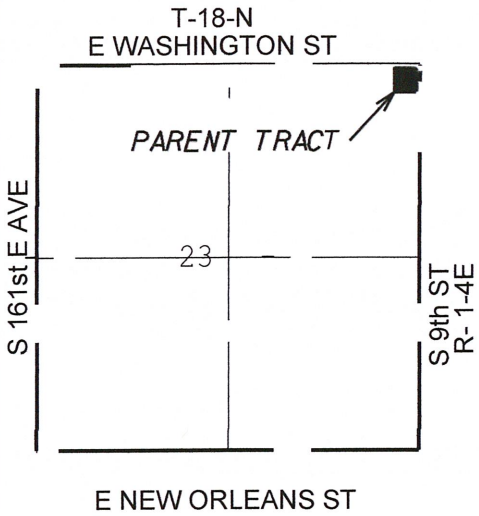
I, Carey E. Harris, PLS, Keystone Engineering and Land Surveying, Inc., certify that the attached legal description closes in accord with existing records, is a true representation of the real property described, and meets the minimum technical standards for land surveying of the state of Oklahoma.

Witness my hand and seal this 2nd day of February 2021.





Carey E. Harris, P.L.S. #1719
C.A. No.: 5877
Expires: 6/30/21



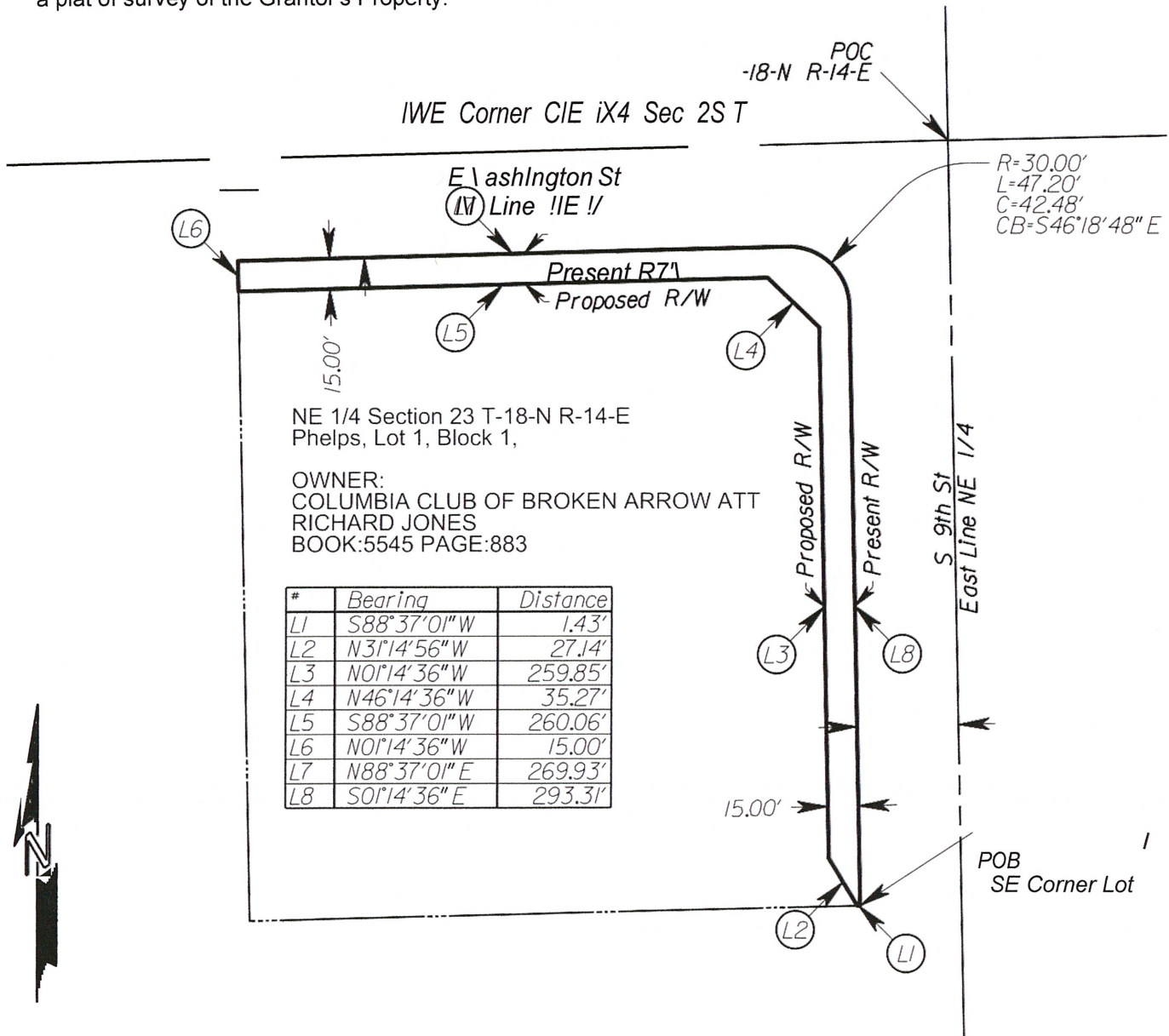
Parcel No.:
 2.0 County:
 Tulsa
 Legal Description: See Exhibit
 "A" Project Number: ST2027

LEGEND
 POB - Point of Beginning
 POC - Point of
 Commencement SPC -
 State Plane Coordinates
 R/W - Right- of- Way

Tract Area	96,821	S.F.	2.22 Acres
Existing R/W		S.F.	- Acres
Proposed R/W	9,084	S.F.	0.21 Acres
Rem in Tract	87,737	S.F.	2.01 Acres
Perpetual Easement		S.F.	- Acres
Temp Construction Easement		S.F.	- Acres
Drainage Easement		S.F.	- Acres

EXHIBIT NOTES

1. 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.



Scale: 1"=80'