

## DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **CHRISTOPHER AND BREANN LANDER**, husband and wife, 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:

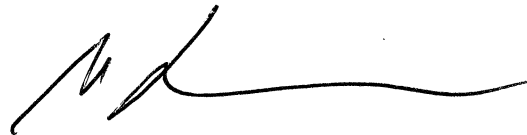
**SEE EXHIBIT "A"**  
**EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11)**

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

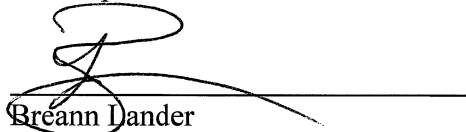
The City is hereby given and granted the exclusive possession of said above described premises for the purposes aforesaid, and grantor(s), for him/her and their heirs, administrators, successors and assigns, covenant(s) and agree(s) that no building, structure, wall or other above ground obstruction 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 privity 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 9 day of May, 2022.



\_\_\_\_\_  
Christopher Lander



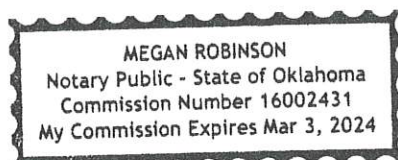
\_\_\_\_\_  
Breann Lander

Return to:  
City of Broken Arrow  
City Clerk  
PO Box 610  
Broken Arrow, OK 740

STATE OF OKLAHOMA )  
COUNTY OF Tulsa) §


BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 9 day of May, 2022, personally appeared Christopher and Breann Lander, 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

  
Assistant City Attorney

  
NOTARY PUBLIC

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

Michael L. Spurgeon, City Manager

Attest:

Engineer: BLP Checked: 6/14/22  
Project: Indian Springs Culvert & Channel Improvements  
Project No. SW1911/SW1917, Parcel 5.0

City Clerk



Legal Exhibit "A"

Page 1 of 2

Drainage Easement Legal Description Tract 5.0

A tract of land in the Southwest Quarter (SW/4) of Section 3, Township 17 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the official government survey thereof, more particularly described as follows, to-wit:

**Commencing** at the southwest corner of Section 3, Township 17 North, Range 14 East; Thence N 88°47'24" E along the south section line of said section 3 for a distance of 1482.81 feet; Thence N 01°35'55" W for a distance of 50.00 feet to the southwest corner of a property described in recorded document #2019065806 also being the northern right of way of E 131<sup>st</sup> St S also being the **Point of Beginning**; Thence N 01° 35' 55" W and along the west line of a property described in recorded document #2019065806 for a distance of 82.00 feet; Thence N 88° 47' 25" E for a distance of 56.64 feet; Thence S 17° 08' 31" E for a distance of 54.25 feet; Thence S 43° 37' 31" E for a distance of 21.00 feet; Thence S 01° 12' 35" E for a distance of 4.32 feet to a point on the northern right of way of E 131<sup>st</sup> St S; Thence along said northern right of way S 88° 47' 25" E for a distance of 85.14 feet to the **Point of Beginning**. Said tract of land contains 4915.06 square feet or 0.112 acres, more or less.

Surveyor's Certification

I, Michael Royce, a professional land surveyor in the state of Oklahoma, certify that the above legal descriptions close in accord with existing records, is a true representation of the Drainage Easement as described, and meets the minimum technical standards for land surveying of the State of Oklahoma. The accompanying map represents a survey performed in the field and is true and correct to the best of my knowledge and belief as of this date. This exhibit meets the Oklahoma minimum standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

03/29/2022

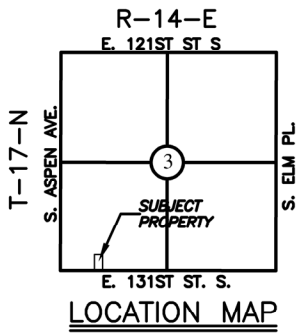
Date:



A handwritten signature in blue ink that reads "Michael Royce".

Michael Royce  
Oklahoma P.L.S. No. 1627  
State of Oklahoma Certificate of Authorization  
No. CA 1487  
Expiration date 06/30/2021

M:\CITY\_OF\_BROKEN\_ARROW\19BR003\_INDIAN SPRINGS CHANNEL IMPROVEMENTS\SURVEY\CAD\EXHIBITS\19BR003\_EASEMENTS.DWG  
PRINT DATE: 03/29/2022



**LEGAL EXHIBIT "A"**  
**PAGE 2 OF 2**

PARCEL NO.: TRACT 5.0  
COUNTY: TULSA  
OWNER: LANDER,  
CHRISTOPHER & BREANN







**LEGAL DESCRIPTION**

PART OF THE SW/4 SECTION 3, T-17-N,  
R-14-W, INDIAN B&M, TULSA COUNTY, STATE OF  
OKLAHOMA. (SEE EXHIBIT A, PAGE 1 OF 2)

**BEARING BASIS**

THE BEARINGS SHOWN HEREON ARE  
OKLAHOMA STATE PLANE GRID AND  
NOT ASTRONOMICAL

**LEGEND**

-  DRAINAGE EASEMENT
-  EXISTING EASEMENT
-  PROPERTY LOT LINE
-  EXISTING RIGHT-OF-WAY
-  BUILDING LINE
-  SECTION LINE

