

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **EAST KENOSHA DEVELOPMENT, LLC**, the owner 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 privy 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 22 day of April, 2026.

EAST KENOSHA DEVELOPMENT, LLC

By: Joe Adwon
Joe Adwon, Manager

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

ATTACHMENT "A"

A TRACT OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE N01°20'25"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°20'25"W ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 12.00 FEET; THENCE N88°46'52"E PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 43.00 FEET; THENCE S01°20'25"E PARALLEL WITH SAID WEST LINE, 12.00 FEET; THENCE S88°46'52"W PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 43.00 FEET TO THE POINT OF BEGINNING. CONTAINING 516.00 SQUARE FEET OR 0.01 ACRES OF LAND, MORE OR LESS.

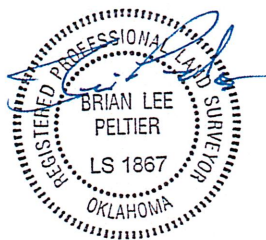
BASIS OF BEARINGS:

GRID NORTH BASED ON NAD 83 OKLAHOMA
STATE PLANE COORDINATE SYSTEM NORTH ZONE

SURVEYOR'S CERTIFICATE

I, Brian Lee Peltier, P.S. 1867, Merestone Surveying LLC, 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 in the state of Oklahoma.

Witness my hand and seal this 6th day of March 2026.



A handwritten signature in blue ink that reads "Brian Lee Peltier".

Brian Lee Peltier,
P.S. #1867
C.A. NO.: 6901 Expires:06/30/2027.

Sheet:
1
OF
3

Drawn By: JS
Proj. No: 032950.00.37
Field Date: 10-14-2025
Issue Date: 03-06-2026

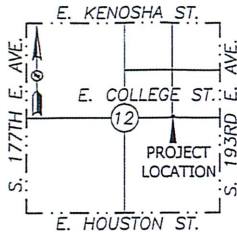
Project:
DRAINAGE EASEMENT 3.A

COBA PROJ. #ST26020B

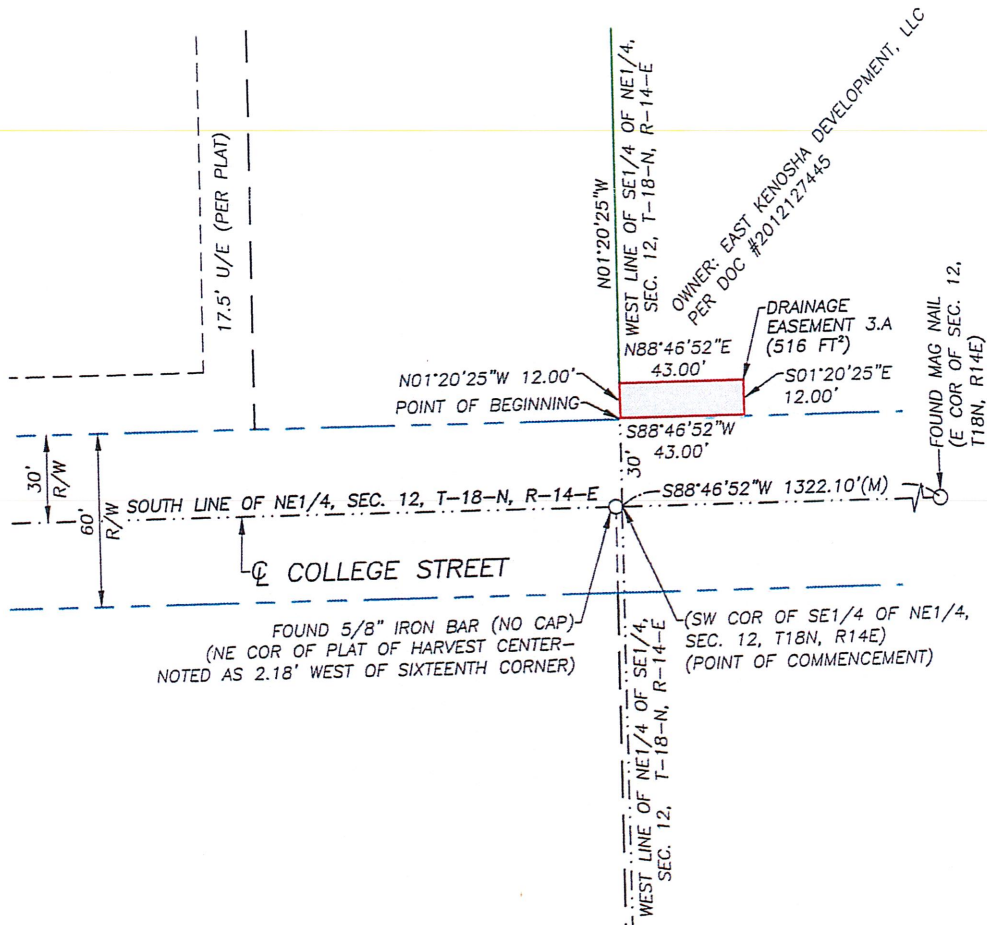
Client:
KIMLEY-HORN
805 PENNSYLVANIA AVENUE,
STE. 150, KANSAS CITY,
MISSOURI, 64105



DRAINAGE EASEMENT 3.A

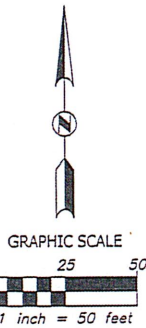


SECTION MAP
SECTION 12-T18N-R14E
(NOT TO SCALE)



LEGEND

- Found Survey Monument
- Center Line
- Right-of-Way
- Measured
- Not To Scale
- Parcel
- Existing Right-of-Way
- Property Line



NOTE: THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF PROPOSED EASEMENT. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

Sheet: JS
2 OF 3
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