

# RIGHT OF WAY AGENT'S LOG

**PROPERTY LOCATION:**

Wagoner County Parcel # 730010893  
4777 S 209<sup>th</sup> East Avenue  
Broken Arrow, OK 74014

**PARCEL NO:** 8.0**37th Street Roadway Widening from Omaha St to Dearborn St**

Lot 4, Block 2, SUN CITY III  
**SW/4 Section 29 Township 19 North, Range 15 East**

**PROJECT NO:** ST21390  
**COUNTY:** WAGONER

**NOT SECURED****OWNER/ADDRESS/TELEPHONE:**

Norma Brown a/k/a Norma Carter Brown a/k/a  
Juhree Eyraud a/k/a Jurhee Eyraud a/k/a Jurhee  
Eyraud, Trustee of the Jurhee Eyraud Revocable  
Trust, Dated September 1, 2005, a/k/a Norma Alexander  
Phone #: unknown

**PROPERTY DIRECTIONS:**

The property is located east of South 209th  
East Avenue and north of 48th Street.

**MAILING ADDRESS:**

4771 S 209th East Avenue  
Broken Arrow, OK 74014

**MORTGAGES:**

None found.

**AUTHORIZED NEGOTIATION AMOUNT:**

	Original	Revised	SETTLEMENT OFFER	SETTLEMENT OFFER	AMOUNT
<b>RIGHT-OF-WAY</b> Parcel 8.0	0.18 Acres		\$71,000/Acre		<b>\$12,780.00</b>
<b>IMPROVEMENTS:</b>					<b>\$11,845.50</b>

5 strand barbed wire fence 25 Linear Feet (LF) x \$7.00/LF = \$175  
Metal sheets double (25 x 2) 50 LF x \$3.20 = \$160  
Wood posts 16 x \$10/each = \$160  
16 x 150 gravel drive – 2,400 Square Feet (SF) x \$2.00/SF = \$4,800  
Matel sheets double (50 x 2) 100 LF x \$3.20 = \$320  
10 x 15 Carport 150 SF x \$17.00/SF = \$2,550  
Metal sheets for carport (15 x 10) 25 LF x \$3.20/LF = \$80  
Field fence south of drive 25 LF x \$7.50/LF = \$187.50  
Field fence north of drive 25 LF x \$7.50/LF = \$187.50  
25 x 22 Gravel parking 550 SF x \$2.00/SF = \$1,100  
10 x 8 Carport 80 SF x \$17.00/SF = \$1,360  
Field fence north boundary 25 LF x \$7.50/LF = \$187.50  
Labor to Install metal sheets 1@ \$578/Unit = \$578

**DAMAGES:** \$600.00  
Relocate portable storage shed 1 Unit x \$200/Unit = \$200  
Relocate 10' gates at entry 2 Units x \$200/Unit = \$400

**JUST COMPENSATION TOTAL:** \$25,230.00

## **REPORT OF ALL CONTACTS:**

**1/22/2025**

Requested title report from JF. KP.

**3/31/2025**

Requested status on title report from JF. KP

**4/15/2025**

Title report received from JF. AO

**4/24/2025**

Intro letter mailed to NB. AO

**5/14/2025**

Requested appraisal from BC. KP

**5/28/2025**

USPS returned Intro Letter undelivered Receipt #95890710527018966524-24. AO

**6/13/2025**

AO attempted hand-delivery of Intro Letter-unable to access property. AO

**6/17/2025**

Intro Letter mailed to address '4771' instead of property address; USPS Certified mail receipt for delivery 95890710527018966520-42. AO

**6/28/2025**

Owner Contact info received. AO

**7/10/2025**

Appraisal received for right-of-way and temporary construction easement; received information from BC that NB/JE remarried and has the last name of Alexander. KP

**8/19/2025**

Parcel 8.1 for temporary construction easement removed from plans, per TS. Offer Letter mailed via regular mail. AO

**8/20/2025**

Amended appraisal received, removing Parcel 8.1. **AO**

**9/5/2025**

2<sup>nd</sup> Attempt Offer Letter was mailed via regular mail. AO

**9/19/2025**

Letter received from KER, as Attorney for NB. AO

**9/22/2025**

Documents requested by property owner's attorney delivered to Graham. AO

**10/14/2025**

Emailed KER to touch base. KER replied he'll be out of town and won't be ready to respond until around the first week of November. AO

**11/13/2025**

Emailed KER to request NB's decision on the offer. AO

**12/01/2025**

Emailed KER to request NB's decision on the offer and check if NB would be getting a secondary appraisal. AO

**12/15/2025**

Emailed KER to request NB's decision on the offer by the end of the week. AO

**12/23/2025**

Mailed preferred condemnation letter to KER via certified mail to both the Pryor and Shawnee office addresses. AO

**12/29/2025**

Preferred condemnation letter received by attorney's office, USPS Certified mail receipt for delivery 95890710527018966510-83.

**LEGEND:**

KP – Karen Pax, Right of Way Agent for the City of Broken Arrow, Oklahoma

AO – Amy O’Laughlin, Right of Way Agent for the City of Broken Arrow, Oklahoma

NB – Norma Brown – Property Owner

BC – Betty Cagle - Appraiser

TS – Travis Small, P.E., Transportation Division Manager, City of Broken Arrow, Oklahoma

JF – Joe Francis, Attorney, Kivell, Rayment and Francis, P.C.

KER - K. Ellis Ritchie, Attorney at Law