

RIGHT OF WAY AGENT'S LOG

PROPERTY LOCATION:

Wagoner County Parcel # 730010893
4777 S 209th 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		AMOUNT
			<u>OFFER</u>	<u>OFFER</u>	
RIGHT-OF-WAY Parcel 8.0	0.18 Acres		\$71,000/Acre		\$12,780.00
IMPROVEMENTS:					\$11,845.50

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
Metal 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:

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

\$600.00**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

2nd 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