

## DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **ARMORY, LLC, an Oklahoma limited liability company**, 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 31st day of July, 2025.

ARMORY, LLC, an Oklahoma limited liability company

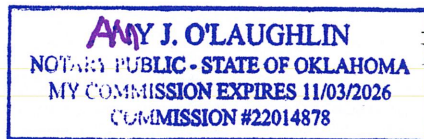
By: David Cocolin  
David Cocolin, Manager

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

STATE OF OKLAHOMA    )  
                                      ) §  
COUNTY OF TULSA     )

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 31<sup>st</sup> day of July, 2025, personally appeared David Cocolin<sup>\*</sup> as Manager of ARMORY, LLC, an Oklahoma limited liability company, 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.  
*\* aka Dave Cocolin*



*Amy J. O'Laughlin*  
\_\_\_\_\_  
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

\_\_\_\_\_  
Michael L. Spurgeon, City Manager

Attest:

Engineer: *SLR* Checked: *7/31/25*  
PROJECT: ST23280 9th Street Roadway Improvements ~  
New Orleans Street to Washington Street Parcels 23.A

\_\_\_\_\_  
City Clerk

**PARCEL 23.A**  
**PERMANENT DRAINAGE EASEMENT**  
**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

A portion of Reserve "B" in Block 1 of Washington Lane VII located in the Northeast Quarter of Section 23, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows.

Beginning at the Southeast corner of Reserve "B" in Block 1 of Washington Lane VII plat as recorded in the Tulsa County Clerk's Office; thence, S88°45'24"W, along the South line of said Reserve "B", for a distance of 20.00 feet; thence, N01°14'36"W, along the West line of said Reserve "B", for a distance of 8.89 feet; thence, N88°45'24"E, perpendicular to the East line of said Reserve "B", for a distance of 20.00 feet; thence S01°14'36"E, along said East line, a distance of 8.89 feet to the Point of Beginning.

Said parcel of land containing 178 square feet, or 0.01 acres more or less, and subject to all easements and Rights-of-Way of record.

The afore written description was prepared by Daniel A. McPeek, P.L.S. 2029, on February 26th, 2025.

**SURVEYOR'S CERTIFICATE**

I, Daniel A. McPeek, P.L.S. 2029, Bancroft Design, Inc., 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 of the state of Oklahoma.

Witness my hand and seal this 26th day of February 2025.

\_\_\_\_\_  
Daniel A. McPeek,  
P.L.S. #2029  
C.A. NO.: 9205 Expires: 6/30/2026.





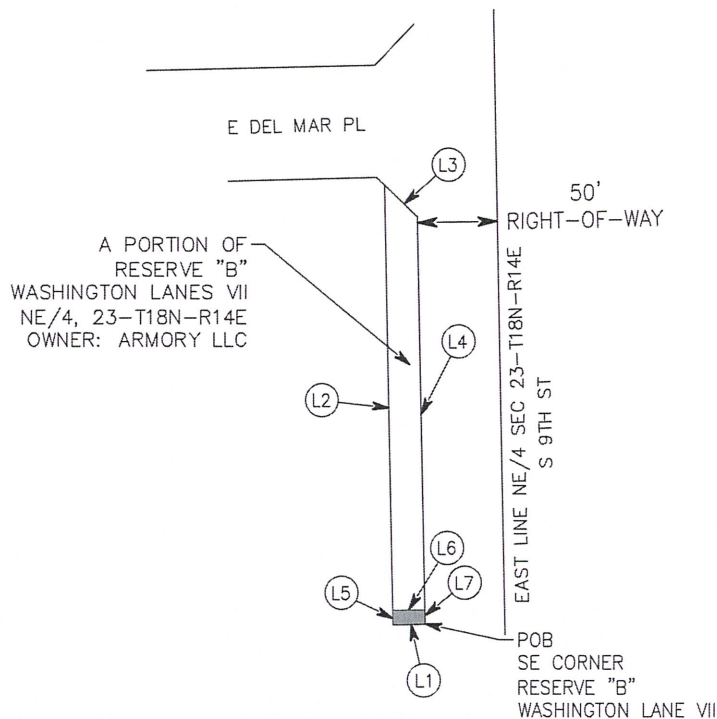
T18N  
E WASHINGTON ST



Parcel No.: 23.A Permanent Drainage Easement  
City Project No: ST23280

Tract Area	5.276	S.F.	0.12	Acres
Existing R/W	0	S.F.	0.00	Acres
Proposed R/W	0	S.F.	0.00	Acres
Rem in Tract	5.276	S.F.	0.12	Acres
Drainage Easement	178	S.F.	0.01	Acres
Utility Easement	0	S.F.	0.00	Acres
Temp Construction Easement	0	S.F.	0.00	Acres

LINE TABLE			LINE TABLE		
#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	S88°45'24"W	20.00'	L5	N01°14'36"W	8.89'
L2	N01°14'36"W	273.77'	L6	N88°45'24"E	20.00'
L3	S46°18'02"E	28.26'	L7	S01°14'36"E	8.89'
L4	S01°14'36"E	253.81'			



NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE EAST LINE OF THE NE/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST AS S01°14'36"E.
2. SEE PARCEL 23.A EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.
3. 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.



**Bancroft Design**

923 SOUTH LOWRY STREET  
POST OFFICE BOX 436  
STILLWATER, OKLAHOMA 74076

PHONE: (405) 743-3355  
CA #9205 EXP: 6/30/2026