

**DEED OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS:

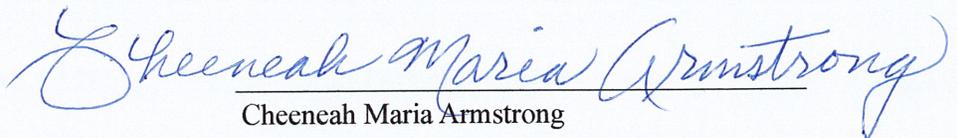
That the undersigned, CHEENEAH MARIA ARMSTRONG, the owner of the legal and equitable title to the following described real estate situated in the City of Broken Arrow, Tulsa County, Oklahoma, for and in consideration of the sum of One Dollar (\$1.00), cash in hand, paid by the City of Broken Arrow, Oklahoma and other good and valuable considerations, receipt of which are hereby acknowledged, does hereby dedicate to the City of Broken Arrow for the benefit of the public, forever, the following described property, to wit:

**SEE EXHIBIT "A"**

Together with all the improvements thereon and appurtenances thereunto belonging.

TO HAVE TO HOLD such property unto the City of Broken Arrow, Oklahoma, a municipal corporation, its successors and assigns, forever.

DATED this 28<sup>th</sup> day of February 2025.

  
Cheeneah Maria Armstrong

State of CT )  
County of Hartford ) §. Sklodosky

Before me, the undersigned, a Notary Public within and for said County and State, on the 28<sup>th</sup> day of February, 2025, personally appeared **Cheeneah Maria Armstrong**, to me known to be the identical person who executed the within and foregoing instrument in writing and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

My Commission Expires: Kenneth S Sklodosky [Signature]  
Notary Public Notary Public  
My Commission Expires Sep. 30, 2026

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  
[Signature]  
Michael L. Spurgeon, City Manager

Attest:  
[Signature]  
City Clerk

Engineer: ELR Checked: 3/5/2025  
Project: ST2027 9<sup>th</sup> Street Widening-Houston to Washington  
Parcel 1.1

**PARCEL 1.1**  
**RIGHT-OF-WAY**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the Northwest Quarter of Section 24, Township 18 North, Range 14 East, Tulsa County, State of Oklahoma, being more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence a distance of 24.75 feet, on a bearing of S01°14'36"E, along the West line of said Northwest Quarter, said line being the basis of bearings for this description; thence a distance of 24.75 feet, on a bearing of N88°45'04"E to a point on the Easterly Statutory Right-of-Way line for S 9<sup>th</sup> Street, same being a point on a line being 24.75 feet East of and parallel with the West line of said Northwest Quarter; thence a distance of 548.21 feet, on a bearing of S01°14'36"E, parallel to said West line, to the Point of Beginning; thence N88°50'05"E, a distance of 25.25 feet to a point on a line being 50.00 feet East of and parallel to said West line; thence S01°14'36"E, parallel to said West line, a distance of 86.56 feet to a point on the South line of the parent tract; thence S88°46'13"W, along said South line, a distance of 25.25 feet to a point on the Easterly Statutory Right-of-Way line for S 9<sup>th</sup> Street; thence N01°14'36"W, parallel to said West line, a distance of 86.59 feet to the Point of Beginning.

Said parcel of land containing 2,186 square feet, or 0.05 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 21st, 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 21st day of February 2025.

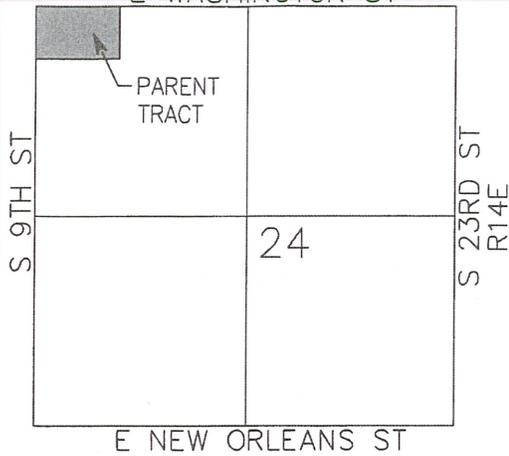


Daniel A. McPeek,  
P.L.S. #2029  
C.A. NO.: 9205 Expires: 6/30/2026.



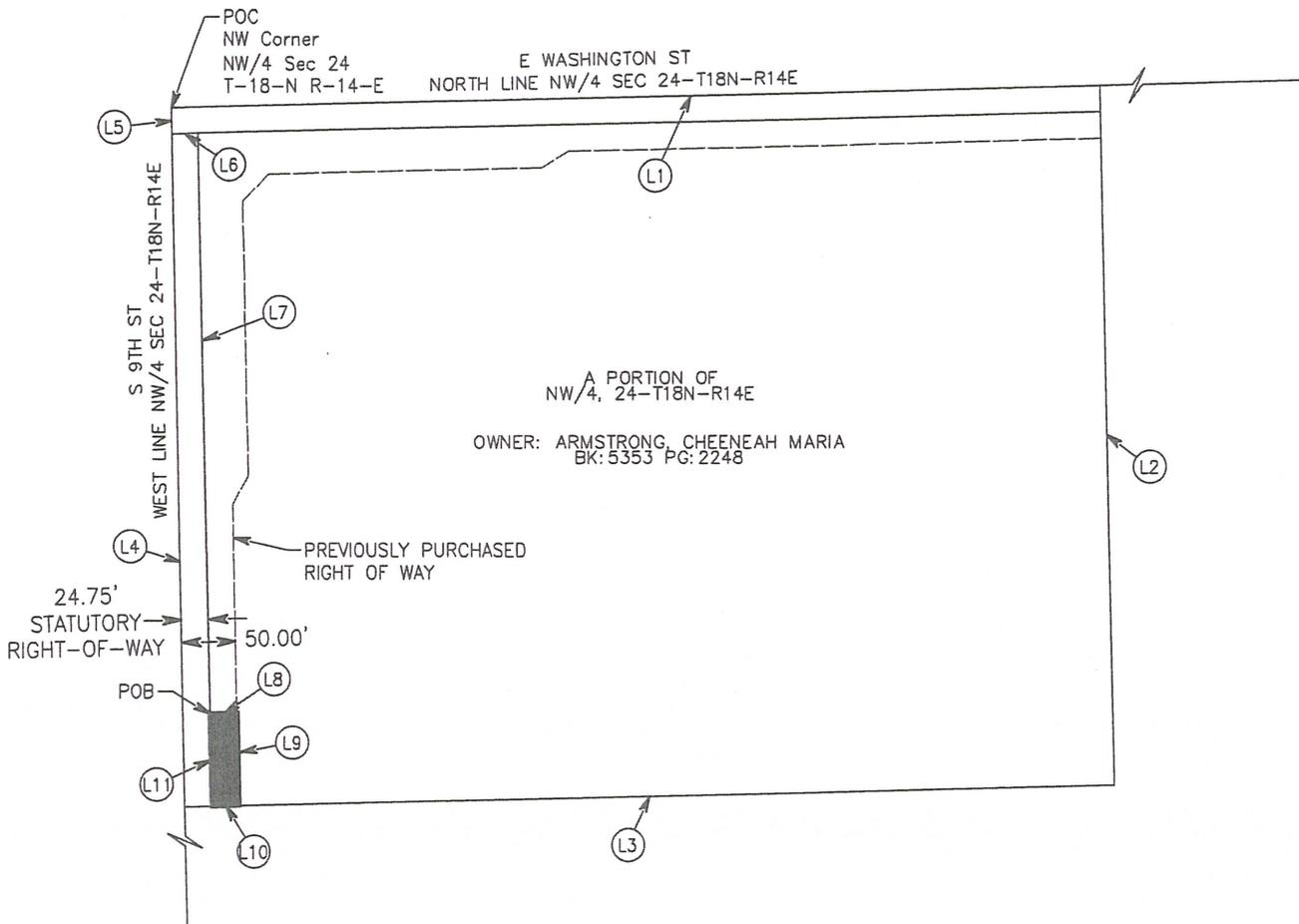
T18N  
E WASHINGTON ST

Parcel No.: 1.0 Right of Way  
City Project No: ST2027



Tract Area	580.814	S.F.	13.33	Acres
Existing R/W	81.788	S.F.	1.88	Acres
Proposed R/W	2.186	S.F.	0.05	Acres
Rem in Tract	496.840	S.F.	11.40	Acres
Drainage Easement	0	S.F.	0.00	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	N88°45'04"E	880.37'	L7	S01°14'36"E	548.21'
L2	S01°15'17"E	659.84'	L8	N88°50'05"E	25.25'
L3	S88°46'13"W	880.50'	L9	S01°14'36"E	86.56'
L4	N01°14'36"W	659.55'	L10	S88°46'13"W	25.25'
L5	S01°14'36"E	24.75'	L11	N01°14'36"W	86.59'
L6	N88°45'04"E	24.75'			



NOTES:

1. THE BEARING BASE FOR THE EXHIBIT IS BASED ON THE WEST LINE OF THE NW/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 14 EAST AS S01°14'36"E.
2. SEE PARCEL 1.1 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