

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, The Greens at Broken Arrow, Phase II, a Limited Partnership the owner(s) 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 and other good and valuable considerations, receipt of which are hereby acknowledged, do(es) hereby dedicate to the public, forever, the following described property, to wit:

See attached Exhibit A Legal Description, and Attachment A Survey Sketch

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.

TO HAVE AND TO HOLD such easement and right of way unto the City of Broken Arrow, Oklahoma, its successors and assigns forever.

DATED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

The Greens at Broken Arrow, Phase II, a Limited Partnership  
By: The Greens at Broken Arrow Phase II Management Company, Inc.  
Its General Partner  
By: \_\_\_\_\_  
James Earl "Lyndy" Lindsey, President  
\_\_\_\_\_  
\_\_\_\_\_

State of Oklahoma )  
 )ss.  
County of \_\_\_\_\_)

Before me, the undersigned Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared \_\_\_\_\_ and \_\_\_\_\_ known to me 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 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 written above.

My Commission expires: \_\_\_\_\_  
Notary Public

Approved as to Form: Approved as to Substance:

Asst. City Attorney City Manager

Engineer \_\_\_\_\_ checked: \_\_\_\_\_  
Project:

## EXHIBIT A - DRAINAGE EASEMENT

### Offsite Drainage Easement

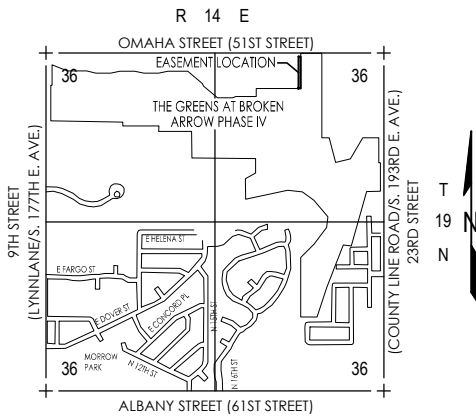
#### Legal Description

A tract of land situated within the Northeast Quarter (NE/4) OF Section Thirty-Six (36), Township Nineteen North (T19N), Range Fourteen East (R14E) of the Indian Meridian (I.M.), Broken Arrow, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at a Found 5/8" Rebar for the Northeast Corner of said NE/4; thence S88°39'56"W, along the North line of said NE/4, 1318.89 feet; thence S01°21'35"E, 50.11 feet to the POINT OF BEGINNING; thence continuing

S01°21'35"E, 34.27 feet; thence  
S72°19'09"W, 5.14 feet; thence  
S01°19'11"E, 82.19 feet; thence  
S46°19'11"E, 7.06 feet; thence  
S01°21'35"E, 376.92 feet; thence  
S88°38'31"W, 42.13 feet; thence  
N01°20'09"W, 1.29 feet; thence  
N88°40'49"E, 6.87 feet; thence  
N01°19'11"W, 498.67 feet; thence  
N88°50'56"E, 34.91 feet to the POINT OF BEGINNING.

Said tract contains 17,123 Sq Ft or 0.39 Acres, more or less.



LOCATION MAP

SCALE: 1" = 3000'

Line Table		
Line #	Direction	Length
L1	S01° 21' 35"E	34.27'
L2	S72° 19' 09"W	5.14'
L3	S01° 19' 11"E	82.19'
L4	S46° 19' 11"E	7.06'
L5	S88° 38' 31"W	42.13'
L6	N01° 20' 09"W	1.29'
L7	N88° 40' 49"E	6.87'
L8	N88° 50' 56"E	34.91'

## LEGAL DESCRIPTION

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## OMAHA STREET (51ST STREET)

NORTH LINE NE/4

POINT OF COMMENCEMENT  
 NE CORNER OF NE/4 OF  
 SECTION 36, T19N, R14E, I.M.

S88°39'56"W  
 1318.89'

S01°21'35"E  
 50.11'

POINT OF  
 BEGINNING

L8

L2

L4

L3

N01°19'11"W 498.67'

S01°21'35"E 376.92'

L5

L7

L6

OWNERSHIP:  
 THE GREENS AT BROKEN ARROW, A LIMITED  
 PARTNERSHIP.  
 LOT 1, BLOCK 1 PER PLAT NO. 5501, BK: 6467,  
 PG: 1820



SCALE: 1" = 100'

GRAPHIC SCALE IN FEET



BASIS OF BEARING = NORTH LINE OF THE  
 NE/4 OF SECTION 36, T19N, R14E, I.M.  
 (S88°39'56"W)

## DRAINAGE EASEMENT - ATTACHMENT A



**Crafton Tull**

architecture | engineering | surveying

405.787.6270 | 405.787.6276 |

www.craftontull.com

300 Pointe Parkway Blvd.  
 Yukon, Oklahoma 73099

SHEET NO.: 1 of 1

DATE: 05/22/23

PROJECT NO.: 21805000

CERTIFICATE OF AUTHORIZATION:  
 CA 973 (PE/LS) EXPIRES 6/30/2024