

**GENERAL WARRANTY DEED  
Corporation Form**

THIS INDENTURE is made this 3 day of ~~August~~ <sup>September</sup> 2025, between **MIDDLE AMERICA STEEL SERVICES, INC., an Oklahoma Corporation**, party of the first part, and **CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation**, party of the second part.

WITNESSETH, That in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt of which is hereby acknowledged, said party of the first part does by these presents, grant, bargain, sell and convey unto said party of the second part, its successors and assigns, all of their right, title and interest in and to the all of the following described real estate and premises, and including all right, title and interest in and to the airspace, light and view above the surface of the following described real estate situated in the County of Tulsa State of Oklahoma, to-wit:

**SEE EXHIBIT "A"**

**EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).**

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said party of the first part, its successors and assigns, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents it is lawfully seized in its own right of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, and discharged of and from all former grants, charges, judgments, taxes, assessments, mortgages and other liens and encumbrances of whatsoever nature, EXCEPT, taxes and assessments not yet due, restrictions, covenants and easements of record, and that party of the first part will WARRANT AND FOREVER DEFEND the same unto the said party of the second part, successors and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

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.

MIDDLE AMERICA STEEL SERVICES,  
INC., an Oklahoma Corporation

By:   
John Watchorn, President

Return to:  
City of Broken Arrow  
City Clerk  
PO Box 610

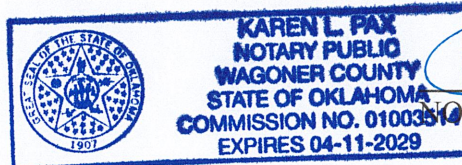


Broken Arrow, OK 74013

STATE OF Oklahoma  
COUNTY OF Tulsa ) §

BEFORE ME, a Notary Public in and for this state, on this 3rd day of September, 2025, personally appeared John Watchorn, President of Middle America Steel Services, Inc., an Oklahoma Corporation, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its (attorney-in-fact, president, vice-president, chair, or vice-chair of the board of directors or mayor, as the case may be) and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of the corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last written above.



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:

Engineer: BSS Checked: 9/5/25  
Project: ST2027 9TH STREET WIDENING: HOUSTON TO WASHINGTON  
Parcel 14.0

[Signature]  
City Clerk



## EXHIBIT "A"

### PROPOSED PERMANENT RIGHT-OF-WAY

PARCEL 14.0

CITY PROJECT NO. ST2027

### PROPOSED RIGHT-OF-WAY LEGAL

A parcel of land lying in the NE 1/4 of Section 14, Township 18 North, Range 14 East, City of Broken Arrow, Tulsa County, State of Oklahoma, said parcel being more particularly described as follows:

Commencing at the NE Corner of said Section 14; thence a distance of 1353.33 feet, on a bearing of S01°17'42"E (being the basis of bearings for this description) along the East line of said NE 1/4; thence a distance of 24.75 feet, on a bearing of S88°42'18"W to a point on the present Westerly Right-of-Way line for South 9<sup>th</sup> Street same being a line 24.75 feet West of and parallel with the East line of said NE 1/4 as well as the Point of Beginning; thence continuing S88°42'18"W, a distance of 25.25 feet to a point on a line being 50.00 feet West of and parallel with the East line of said NE 1/4; thence N01°17'42"W along said parallel line, a distance of 61.48 feet to a point on the Southerly Right-of-Way line for the Missouri-Kansas-Texas Railroad same being a point on the arc of a non-tangent curve to the left; thence, said curve having a radius 3955.65 feet, an arc length 25.41 feet, along the said Southerly Right-of-Way line, a chord bearing of S84°47'16"E, a chord distance of 25.41 feet, to a point on the aforesaid present Westerly Right-of-Way line and parallel; thence S01°17'42"E along said present Westerly Right-of-Way line and said parallel line, a distance of 58.60 feet to the Point of Beginning.

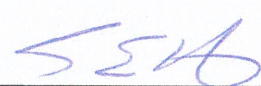
Said parcel containing 1,516 square feet, or 0.04 acre more or less and being subject to all easements and Rights-of-Way of record.

### SURVEYOR'S CERTIFICATE

I, Carey E. Harris, PLS, Keystone Engineering and Land Surveying, Inc., certify that the attached legal description closes in accord with existing records, is a true 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 2nd day of February 2021.



  
Carey E. Harris, P.L.S. #1719

C.A. No.: 5877

Expires: 6/30/21



