

DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **GERARDO YANEZ AND ELIZABETH YANEZ**, the owners 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 13th day of May, 2025



Gerardo Yanez



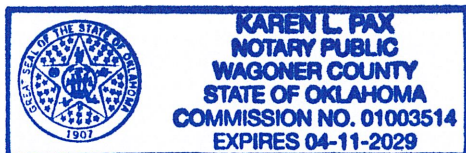
Elizabeth Yanez

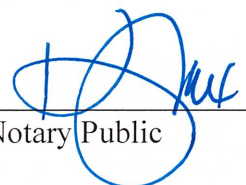
Return to:
City of Broken Arrow
City Clerk
PO Box 610
Broken Arrow, OK 74013

STATE OF OKLAHOMA)
) §
COUNTY OF TULSA)

13th BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this May day of May, 2025, personally appeared GERARDO and ELIZABETH YANEZ, 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.





Notary Public

Approved as to Form:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

Approved as to Substance:
CITY of Broken Arrow, Oklahoma,
A municipal corporation

Assistant City Attorney

Michael L. Spurgeon, City Manager

Attest:

Engineer: _____ Checked: _____
Project: ST2027 9th Street Widening-Houston to Washington
Parcel 5.A

City Clerk

T-18-N
E HOUSTON ST

S 161st E AVE

S 9th ST
R-14-E

PARENT TRACT

E WASHINGTON ST

Parcel No.: 5.A
County: Tulsa
Legal Description: See Exhibit "A"
Project Number: ST2027

LEGEND

POB - Point of Beginning
POC - Point of Commencement
SPC - State Plane Coordinates
R/W - Right- of- Way

Tract Area	230,420	S.F.	5.29 Acres
Existing R/W	10,491	S.F.	0.24 Acres
Proposed R/W	12,516	S.F.	0.29 Acres
Rem in Tract	207,413	S.F.	4.76 Acres
Perpetual Easement	-	S.F.	- Acres
Temp Construction Easement	-	S.F.	- Acres
Drainage Easement	1,340	S.F.	0.03 Acres

EXHIBIT NOTES

1. 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.

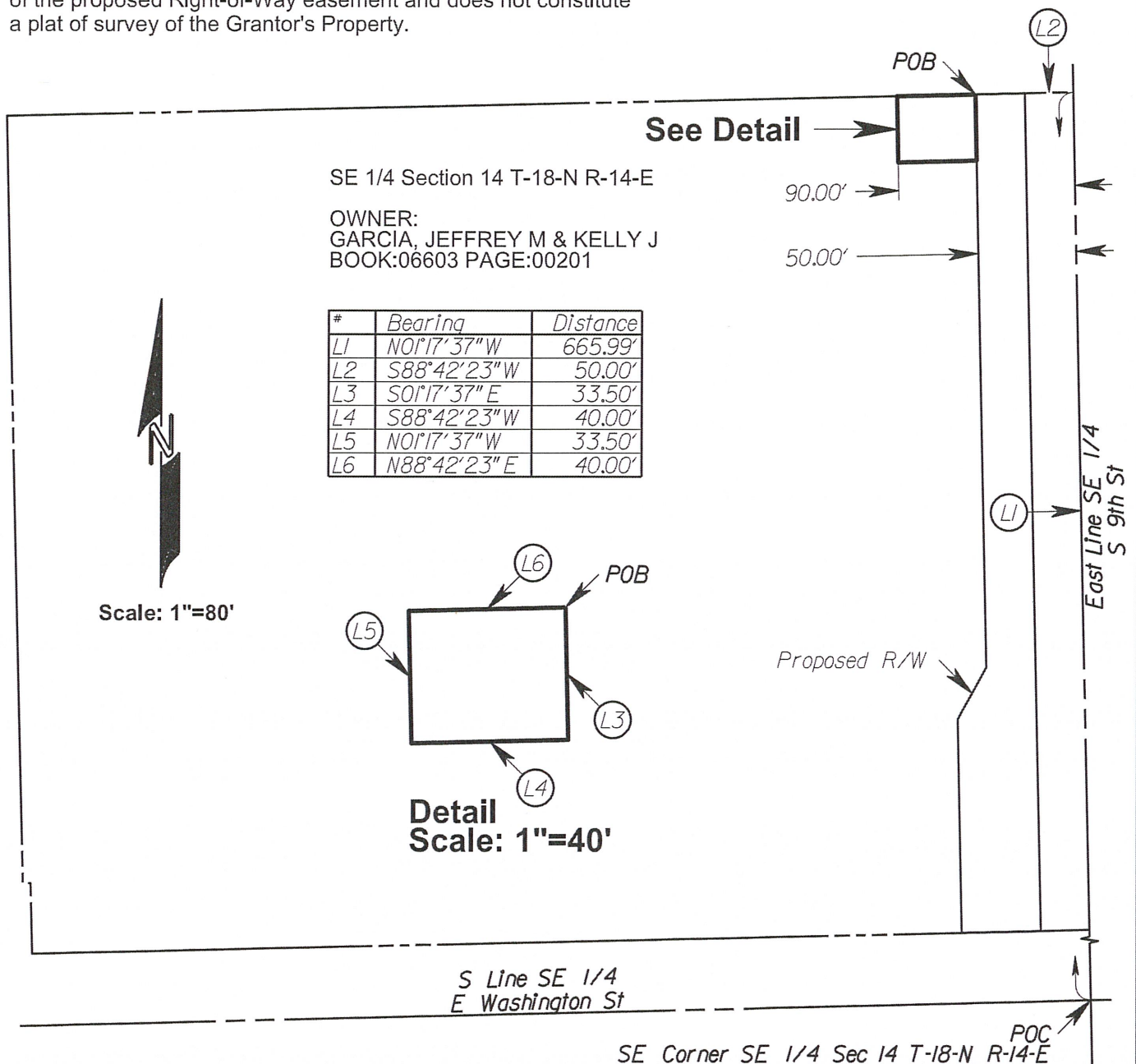


EXHIBIT "A"

PROPOSED PERMANENT DRAINAGE EASEMENT

PARCEL 5.A

CITY PROJECT NO. ST2027

PROPOSED DRAINAGE EASEMENT LEGAL

A parcel of land lying in the SE 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 SE Corner of said Section 14; thence a distance of 665.99 feet, on a bearing of N01°17'37"W (being the basis of bearings for this description) along the East line of said SE 1/4; thence a distance of 50.00 feet, on a bearing of S88°42'23"W to a point on the proposed Westerly Right-of-Way line for South 9th Street same being a point on a line being 50.00 feet West of and parallel with the East line of said SE 1/4 as well as the Point of Beginning; thence S01°17'37"E along said parallel line, a distance of 33.50 feet; thence S88°42'23"W, a distance of 40.00 feet to a point on a line being 90.00 feet West of and parallel with the East line of said SE 1/4; thence N01°17'37"W along said parallel line, a distance of 33.50 feet; thence N88°42'23"E, a distance of 40.00 feet to the Point of Beginning.

Said parcel containing 1,340 square feet, or 0.03 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.



A handwritten signature in blue ink, appearing to read "CEH", written over a horizontal line.

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

C.A. No.: 5877

Expires: 6/30/21