

SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, 222 INVESTMENTS, 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, State of Oklahoma, hereinafter referred to as "Grantor" do(es) hereby make a contribution and do(es) hereby assign, grant and convey to the CITY OF BROKEN ARROW, OKLAHOMA, a municipal corporation, Tulsa County, State of Oklahoma, a municipal corporation, hereinafter referred to as "Grantee", its successors and assigns, an easement and right-of-way over and across the following described real property and premises, situated in Tulsa County, State of Oklahoma, to wit:

SEE EXHIBIT "A"
EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11)

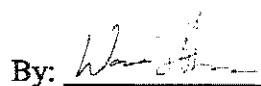
with right of ingress and egress to and from the same, for the purpose of constructing, maintaining, operating and replacing a sidewalk and appurtenances.

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 16th day of July, 2019.

222 INVESTMENTS, LLC

By: 
Warren Ross, Managing Member

Digitally signed by Warren E.
Ross:A91097C0000015D84B06A
8000010859
Date: 2019.07.16 13:11:48 -05'00'

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 Notary Public, in and for said County and State, on this 16th day of July, 2019 personally appeared Warren Ross, 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.

A photograph of a notary public document. At the top, there is a handwritten signature of "Brittanie White" in blue ink. Below the signature, the words "Notary Public" are handwritten. To the right of the signature is a circular notary seal with the words "NOTARY SEAL PUBLIC" around the perimeter and a small emblem in the center. To the right of the seal, the text "BRITTANIE WHITE" is printed in bold capital letters, followed by "Notary Public in and for the State of Oklahoma", "Commission #15005604", and "My Commission expires 6/08/2020".

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

L. Szwarc 7/18/19
Assistant City Attorney

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

Michael L. Spurgeon, City Manager

Engineer RDH Checked: 7/17/19
Project: Sidewalk Easement: Ash/Commercial

City Clerk

W. Commercial St. S.

North Line Block 48



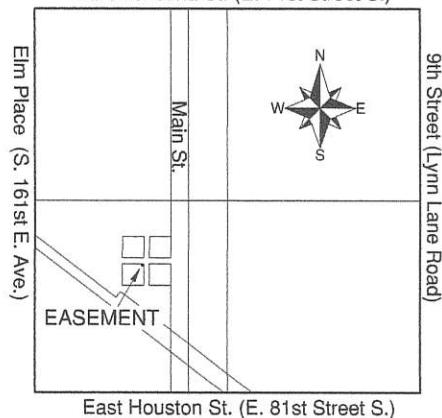
Parcel 1.1
49 Square Feet
0.0011 Acres

Point of
Beginning
Northeast
Corner Lot 1

60' R/W

South Ash Avenue

Tulsa County
Section 11, T-18-N, R-14-E
East Kenosha St. (E. 71st Street S.)



LEGAL DESCRIPTION:

A tract of land that is a part of Lot 1 of Block 48, "ORIGINAL TOWN OF BROKEN ARROW" an addition to the City of Broken Arrow, being a subdivision of part of the West Half (W2) of Section Eleven (11), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Meridian, Tulsa County, State of Oklahoma, more particularly described as follows;

Point of Beginning at the Northeast Corner of said Lot 1 of Block 48, thence along the East line of said Lot 1 of Block 48, S00°00'00"E a distance of 7.00'; thence on a line that is parallel with and 7.00 feet from the North line of said Block 48, S90°00'00"W a distance of 7.00'; thence on a line that is parallel with and 7.00 feet from the East line of said Lot 1 of Block 48, N00°00'00"W a distance of 7.00' to a point on the North line of said Lot 1 of Block 48; thence N90°00'00"E a distance of 7.00' to the Point of Beginning;

Having an area of 49 square feet, 0.0011 acres

Bearings based on an assumed bearing of S00°00'00"E along the East Line of Block 48.

This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma.

Prepared by Russell M. Muzika, Oklahoma PLS No. 1603

Russell Muzika
2019.06.09 16:24:12 -05'00'



Page 1 of 1

PARCEL 1.1	
SIDEWALK EASEMENT	
Area: 49 Sq. Ft. or 0.0011 Acres	
Owner: 222 INVESTMENTS LLC	
Address: 202 W COMMERCIAL ST S	
Revision: 0	Date: June 9 2019



GEODECA LLC
P.O.Box 330281,
Tulsa, Ok. 74133
918 949 4064
CA # 5524 exp 6/30/20

EXHIBIT A