



DETENTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, RC Lynn Lane, LLC 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: Exhibit 1A (1 of 2), Exhibit 1A (2 of 2)

upon the completion of the initial construction by the Grantor and the acceptance by the City of Broken Arrow with right of ingress and egress to and from the same, for the purpose of maintaining, operating, and replacing stormwater detention facilities and appurtenances. The Owner will construct the detention improvements and the City upon acceptance will be in charge of the utility

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; the stormwater detention facilities and appurtenances located thereon shall be maintained and kept clear of debris by the grantor(s), 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 3rd day of November 20 17.

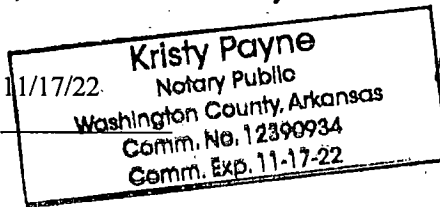
DC Frye MGR

State of Arkansas)
)ss.
County of Washington)

Before me, the undersigned Notary Public, in and for said County and State, on this 2nd day of November, 20 17, personally appeared David C. Frye 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: 11/17/22



[Signature]
Notary Public

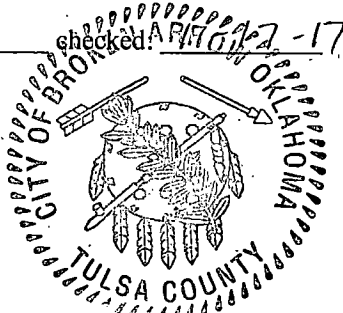
Approved as to Form:

[Signature]
Asst. City Attorney

Approved as to Substance:

[Signature]
City Manager

Engineer @
Project:



ATTEST:

[Signature]
(S)eal) CITY CLERK

EXHIBIT "1A" (1 OF 2)

LEGAL DESCRIPTION

OWNER: RC LYNN LANE, LLC
Section 13, T-18-N, R-14-E, I.M.

Detention Easement

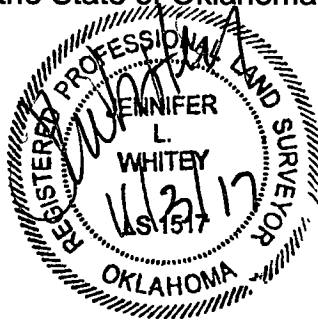
Real Estate: A parcel of land lying in the Southwest Quarter (SW/4) of Section Thirteen (13), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, Oklahoma. Bearings based on State Plane Coordinates and evidence found in the field.

Detention Easement Description:

Commencing at the Southeast corner of the Southwest Quarter of Section 13, Township 18 North, Range 14 East, I.M. Thence N 01°18'34" W along the East line of the SW/4 a distance of 50.00 feet to the Point of Beginning, Thence S 88°45'07" W a distance of 147.98 feet, Thence N 46°16'43" W a distance of 35.37 feet, Thence N 01°18'34" W a distance of 76.56 feet, Thence N 31°18'34" W a distance of 21.35 feet, Thence S 86°00'30" W a distance of 51.38 feet, Thence S 01°18'34" E a distance of 0.27 feet, Thence S 28°41'26" W a distance of 20.00 feet, Thence S 01°18'34" E a distance of 74.99 feet, Thence S 43°43'17" W a distance of 35.34 feet, Thence S 88°45'07" W a distance of 61.34 feet, Thence N 01°14'53" W a distance of 155.66 feet, Thence N 88°45'07" E a distance of 96.46 feet to a point of curve, Thence on a curve to the right, having a radius of 233.00 feet, a central angle of 02°49'44", on a chord bearing S 00°06'19" W and a chord distance of 11.50 feet, and a length of 11.50 feet to a point of tangent, Thence S 01°18'34" E a distance of 16.56 feet, Thence N 86°00'30" E a distance of 50.06 feet, Thence N 01°18'34" W a distance of 14.22 feet to a point of curve, Thence on a curve to the right, having a radius 183.00 feet, a central angle of 19°04'36", on a chord bearing N 08°13'44" E and a chord distance of 60.65 feet, and a length of 60.65 feet to a point of tangent, Thence N 17°43'02" E a distance of 22.17 feet, Thence N 88°45'07" E a distance of 167.69 feet to a point on the East line of said SW/4, Thence S 01°18'32" E along said East line a distance of 225.00 feet to the Point of Beginning. Containing 53,568 square feet or 1.23 acres, more or less.

Real Property Certification

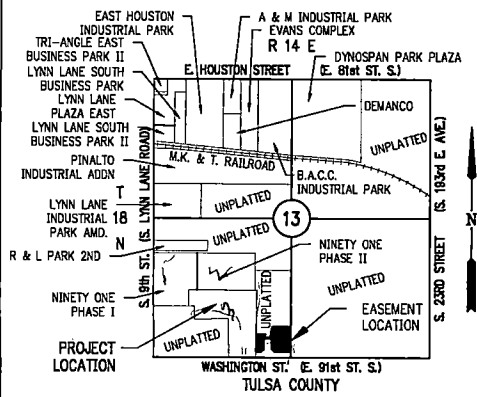
I, Jennifer L. Whitey, certify that the attached legal description closes in accord with existing records, is a true representation of the real property as described, and meets the minimum technical standards for land surveying in the State of Oklahoma.



Surveyor's Name: **Jennifer L. Whitey**
Oklahoma P.L.S. # **1517**
Certificate of Authorization No. **973**
CA expiration date: **June 30, 2018**

EXHIBIT "1A" (2 OF 2)
DETENTION EASEMENT

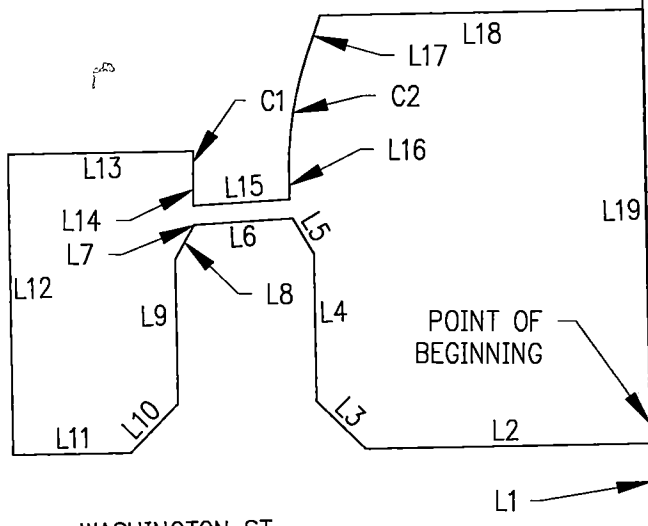
JOB: 15106903
 PARCEL NO.: 1A
 COUNTY: TULSA
 LOCATION DESC: SW/4 SEC. 13, T 18 N, R 14 E, I.M.
 DETENTION EASEMENT 53,568 SF 1.23 AC
 OWNER: RC LYNN LANE, LLC



LOCATION MAP

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 01°18'32" W	50.00'
L2	S 88°45'07" W	147.98'
L3	N 46°16'43" W	35.37'
L4	N 01°18'34" W	76.56'
L5	N 31°18'34" W	21.35'
L6	S 86°00'30" W	51.38'
L7	S 01°18'34" E	0.27'
L8	S 28°41'26" W	20.00'
L9	S 01°18'34" E	74.99'
L10	S 43°43'17" W	35.34'
L11	S 88°45'07" W	61.34'
L12	N 01°14'53" W	155.66'
L13	N 88°45'07" E	96.46'
L14	S 01°18'34" E	16.56'
L15	N 86°00'30" E	50.06'
L16	N 01°18'34" W	14.22'
L17	N 17°43'02" E	22.17'
L18	N 88°45'07" E	167.69'
L19	S 01°18'32" E	225.00'



WASHINGTON ST.
(E. 91ST ST. S.)

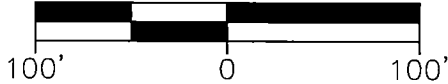
POINT OF COMMENCEMENT
SE CORNER SW/4
SEC. 13, T-18-N, R-14-E, I.M.

EASEMENT CURVE TABLE

C1	LENGTH	11.50'
	RADIUS	233.00'
	DELTA	02°49'44"
	CHORD DIRECTION	S 00°06'19" W
	CHORD LENGTH	11.50'
C2	LENGTH	60.93
	RADIUS	183.00'
	DELTA	19°04'36"
	CHORD DIRECTION	N 08°13'44" E
	CHORD LENGTH	60.95'

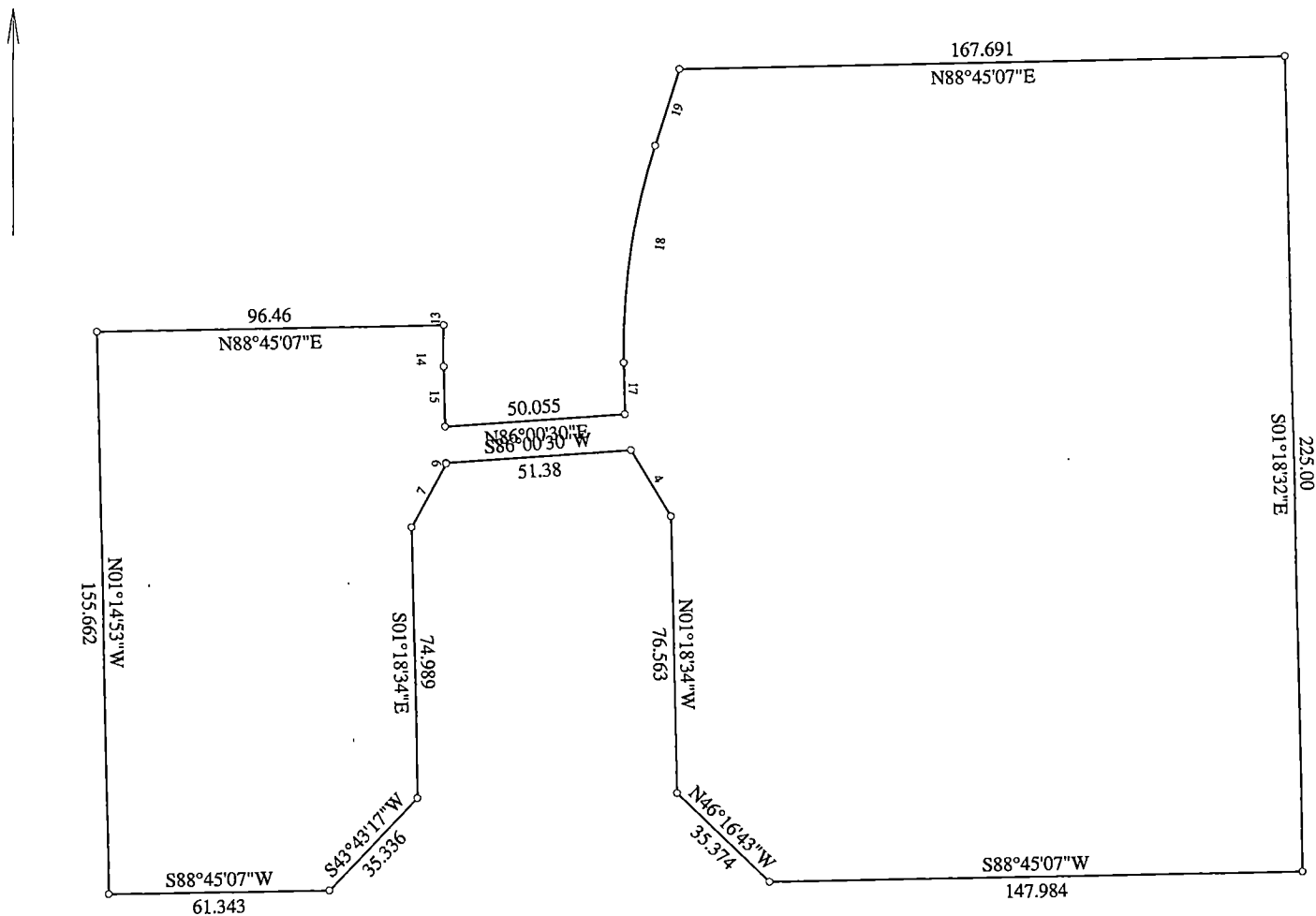


GRAPHIC SCALE IN FEET



CRAFTON, TULL & ASSOCIATES, INC.
CA 973 (PE/LS) EXPIRES 6/30/2018

SHEET 2 OF 2



Title: Detention Easement Phase III		Date: 11-03-2017
Scale: 1 inch = 50 feet	File: Detention Easement Phase III.des	
Tract 1: 1.230 Acres: 53568 Sq Feet: Closure = s61.2212e 0.02 Feet: Precision =1/71038: Perimeter = 1345 Feet		
001=S88.4507W 147.984	009=S43.4317W 35.336	017=N01.1834W 14.222
002=N46.1643W 35.374	010=S88.4507W 61.343	018: Rt, R=183.00, Arc=60.93
003=N01.1834W 76.563	011=N01.1453W 155.662	019=N17.4302E 22.173
004=N31.1834W 21.353	012=N88.4507E 96.46	020=N88.4507E 167.691
005=S86.0030W 51.38	013=S01.3111W 0.00	021=S01.1832E 225.00
006=S01.1834E 0.266	014: Lt, R=233.00, Arc=11.50	
007=S28.4126W 20.00	015=S01.1834E 16.564	
008=S01.1834E 74.989	016=N86.0030E 50.055	