



BROKEN ARROW

Where opportunity lives

APPLICATION FOR DEDICATIONS

APPLICATION IS HEREBY MADE TO THE CITY OF BROKEN ARROW TO CONSIDER ONE OF THE FOLLOWING:

DEDICATION OF: EASEMENT: _____ RIGHT OF WAY: _____ OR OTHER: _____

Property Location: 3602 S. Aspen Avenue

Legal Description: See Attached
Subdivision _____ Lot _____ Block _____

Parcel number: 98428-84-28-05970

Plat name* (if applicable): N/A

***If unplatted: Attach legal description**

Project Details (Include-purpose of project, why the request, new proposal, etc.):

lot split Requirement - BAL-1093

Applicant (Name & Company): Nicole Watts - Kkt Architects, Inc.

Address: 2200 S. Utica Place #200

City: Tulsa State: OK Zip: 74114

Phone: 918.744.4270 Fax: 918.744.7849

Email: nicole.watts@kktarchitects.com

Property Owner(s) of Record: The William K. Warren Medical Research Center, Inc.

Address: 6585 S. Yale Ave #1040

City: Tulsa State: OK Zip: 74130

Phone: _____ Fax: _____

Email: _____

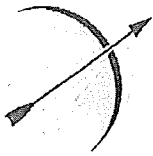
SIGNATURE OF APPLICANT: Nicole Watts DATE: 7.11.2014

(TYPE OR PRINT NAME OF APPLICANT SIGNING): Nicole Watts

CHECK BOX IF ATTACHING OWNER'S SIGNATURE AUTHORIZATION FORM

SIGNATURE OF PROPERTY OWNER(S): _____ DATE: _____

(PRINT NAME OF OWNER(S) SIGNING): _____



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APPLICATION FOR DEDICATIONS

APPLICATION IS HEREBY MADE TO THE CITY OF BROKEN ARROW TO CONSIDER ONE OF THE FOLLOWING:

DEDICATION OF: EASEMENT: _____ RIGHT OF WAY: OR OTHER: _____

Property Location: 3002 S. Aspen Avenue

Legal Description: See Attached

Parcel number: 98428-84-28-05970

Plat name* (if applicable): N/A

*If unplatted: Attach legal description

Project Details (Include-purpose of project, why the request, new proposal, etc.):

lot Split Requirement - BAL-1093

Applicant (Name & Company): Nicole Watts - Kkt Architects, Inc.

Address: 2200 S. Utica Place #200

City: Tulsa State: OK Zip: 74114

Phone: 918.744.4770 Fax: 918.744.7849

Email: nicole.watts@kktarchitects.com

Property Owner(s) of Record: The William K. Warren Medical Research Center, Inc.

Address: 6585 S. Yale Ave #1040

City: Tulsa State: OK Zip: 74130

Phone: 918-492-8100 Fax: 918-481-7935

Email: tcooper@saintfrancis.com

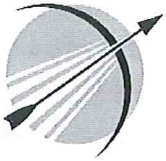
SIGNATURE OF APPLICANT: Nicole Watts DATE: 7.11.2014

(TYPE OR PRINT NAME OF APPLICANT SIGNING): Nicole Watts

CHECK BOX IF ATTACHING OWNER'S SIGNATURE AUTHORIZATION FORM

SIGNATURE OF PROPERTY OWNER(S): Thomas E. Cooper DATE: 7/21/16

(PRINT NAME OF OWNER(S) SIGNING): THOMAS E. COOPER



**GUIDELINES FOR SUBMITTAL OF APPLICATION FOR DEDICATION OF AN
EASEMENT(S), RIGHT-OF-WAY(S) OTHER**

Confirm the following was submitted with application, incomplete applications will not be processed:

- ✓ Parcel number (required-obtain from County Tax Bill)
- ✓ Detailed description of reason for request (PDF or hard copy and word doc./email)
- ✓ Original Legal documents signed and executed by all relevant parties (templates available upon request)
 - All documents with legal descriptions must have stamp and *original signatures* of licensed Land Surveyor
 - All signatures, seals, and stamps must not encroach into the 1 (one) inch margins on documents
- ✓ Survey depicting the entire property
 - Survey of entire easement, or right-of-way or other dedication
 - Survey of portion to be dedicated
- ✓ Location Map using Broken Arrow Street names
- ✓ Legal description AND address of the subject property
- Legal description of entire dedication
- Email all PDF's AND required word doc's as requested per application (mhilton@brokenarrowok.gov)
- **Fee:** Per Manual of Fees, there are currently no fees for dedications by separate instrument

CITY STAFF TO COMPLETE THIS SECTION

REC'D BY: _____ FEE: _____ RECEIPT NO. : _____

PROJECT NAME (IF APPLICABLE): _____

CITY COUNCIL DATE: _____

Received Date

(Date Stamp Here)

NOTES:

EXHIBIT "A" (1 OF 2)

LEGAL DESCRIPTION

**OWNER: THE WILLIAM K. WARREN
MEDICAL RESEARCH CENTER, INC.**

Section 28, T-18-N, R-14-E

Parcel 2.0 – Deed of Dedication

Real Estate A tract of land for the purpose of a deed of dedication being a part of the Northeast Quarter (NE/4) of Section Twenty-Eight (28), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, more particularly described as follows:

Deed of Dedication Description: 2.0

Commencing at the Northeast corner of Said Section 28; Thence S 01°26'31" E along the east line of said NE/4 a distance of 40.00 feet; Thence S 88°43'38" W a distance of 125.00 feet to a point on to the Point of Beginning; Thence S 46°21'27" E a distance of 35.41 feet; Thence S 88°43'38" W a distance of 250.25 feet; Thence N 61°16'16" W a distance of 10.00 feet; Thence S 88°43'38" W a distance of 444.61 feet; Thence N 01°26'31" W a distance of 35.25 feet; Thence N 88°43'38" E a distance of 333.50 feet; Thence S 01°26'31" E a distance of 15.25 feet; Thence N 88°43'38" E a distance of 345.00 feet to the Point of Beginning. Containing 0.46acres, more or less.

Real Property Certification

I, A. B. Watson Jr., 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: **A. B. Watson Jr.**
Oklahoma P.L.S. # **1057**
Certificate of Authorization No. **973**
CA expiration date: **June 30, 2018**

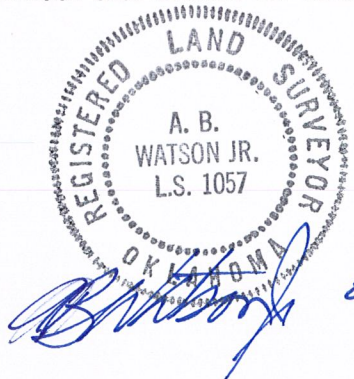
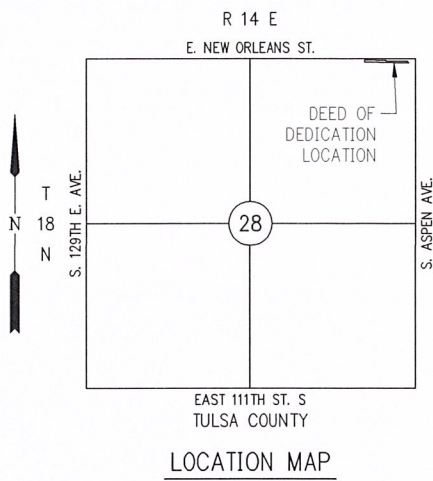
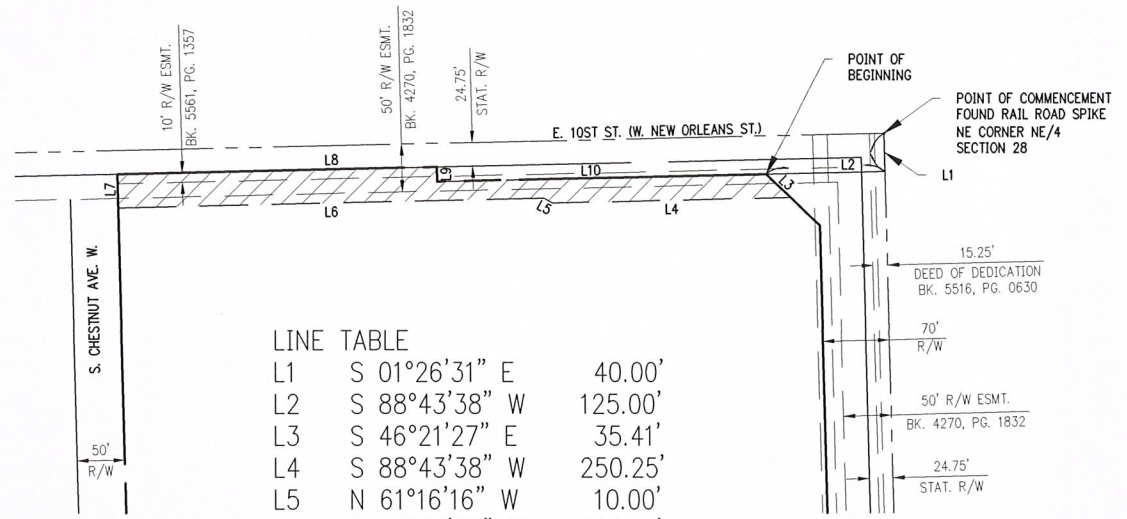


EXHIBIT "A" (2 OF 2) DEED OF DEDICATION



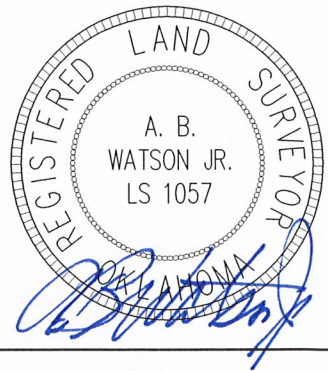
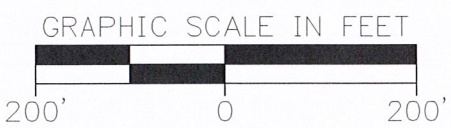
JOB:	15406300	
PARCEL NO.:	2.0	
COUNTY:	TULSA	
LOCATION DESC:	E NEW ORLEANS ST & S ASPEN AVE	
BEFORE GROSS (MORE OR LESS):	0 SF	0 AC
EXISTING R/W:	0 SF	0 AC
PERMANENT DEED OF DEDICATION:	20,116 SF	0.46 AC
REM. IN QTR.:	N/A	N/A
WATERLINE EASEMENT:	N/A	N/A
UTILITY EASEMENT	0 SF	0 AC

OWNER: THE WILLIAM K. WARREN MEDICAL RESEARCH CENTER, INC.



LINE TABLE

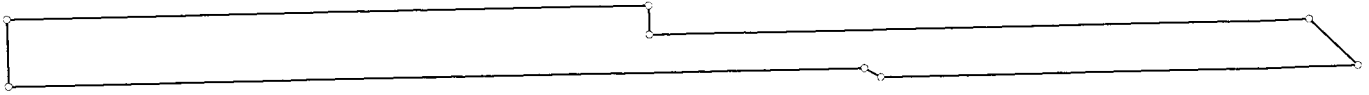
L1	S 01°26'31" E	40.00'
L2	S 88°43'38" W	125.00'
L3	S 46°21'27" E	35.41'
L4	S 88°43'38" W	250.25'
L5	N 61°16'16" W	10.00'
L6	S 88°43'38" W	444.61'
L7	N 01°26'31" W	35.25'
L8	N 88°43'38" E	333.50'
L9	S 01°26'31" E	15.25'
L10	N 88°43'38" E	345.00'



LEGEND

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



Title: ROW Dedication		Date: 06-28-2016
Scale: 1 inch = 100 feet	File:	
Tract 1: 0.462 Acres: 20116 Sq Feet: Closure = n73.5724w 0.00 Feet: Precision >1/9999999: Perimeter = 1469 Feet		
001=s88.4338w 444.605	004=s01.2631e 15.25	007=s88.4338w 250.25
002=n01.2631w 35.25	005=n88.4338e 345.00	008=n61.1616w 10.00
003=n88.4338e 333.50	006=s46.2127e 35.408	

SURVEYOR'S ALTA CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.

WITNESS MY HAND AND SEAL THIS 1ST DAY OF DECEMBER, 2015.
DATE OF SURVEY 10/15/15

CRAFTON, TULL & ASSOCIATES, INC.
BY A.B. WATSON, JR. (AGENT)

NOTES

- TITLE OPINION WAS NOT PROVIDED.
- NO "TABLE A" REQUESTED.

FLOODPLAIN REFERENCE

FIRM PANEL NO. 40143C0389L DATED OCTOBER 16, 2012 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FILES, SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR, FURTHER, DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT ARE IN THE EXACT LOCATION INDICATED; ALTHOUGH, HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL OKIE BEFORE DIGGING (800) 522-6543.

PROPERTY DESCRIPTION

THE EAST EIGHT HUNDRED THREE AND FIVE TENTHS (803.5) FEET OF THE NORTH EIGHT HUNDRED THREE AND FIVE TENTHS (803.5) FEET OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF;
LESS AND EXCEPT THE FOLLOWING THREE (3) TRACTS OF LAND:
1) THE WEST 20.00 FEET OF THE EAST 70 FEET OF THE NORTH 500.00 FEET OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT THE NORTH 50 FEET THEREOF.
AND
THE WEST 10.00 FEET OF THE EAST 60 FEET OF THE SOUTH 303.5 FEET OF THE NORTH 803.5 FEET OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.
AND
A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 165.00 FEET; THENCE IN A NORTHWESTERLY DIRECTION TO A POINT ON THE NORTH LINE OF SAID NE/4 165.00 FEET WEST OF SAID NORTHEAST CORNER; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE NORTH 50 FEET OF THE EAST 70 FEET THEREOF.

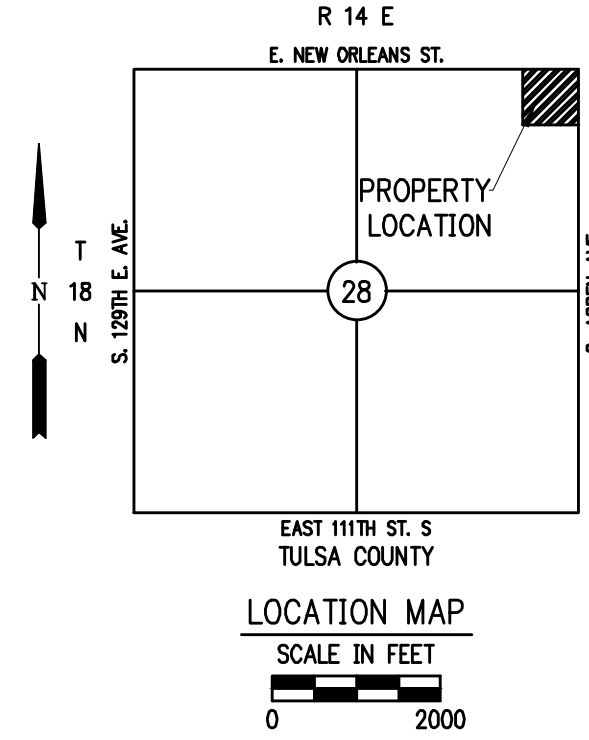
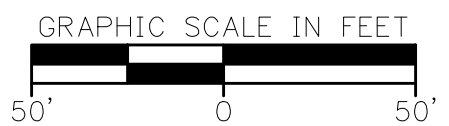
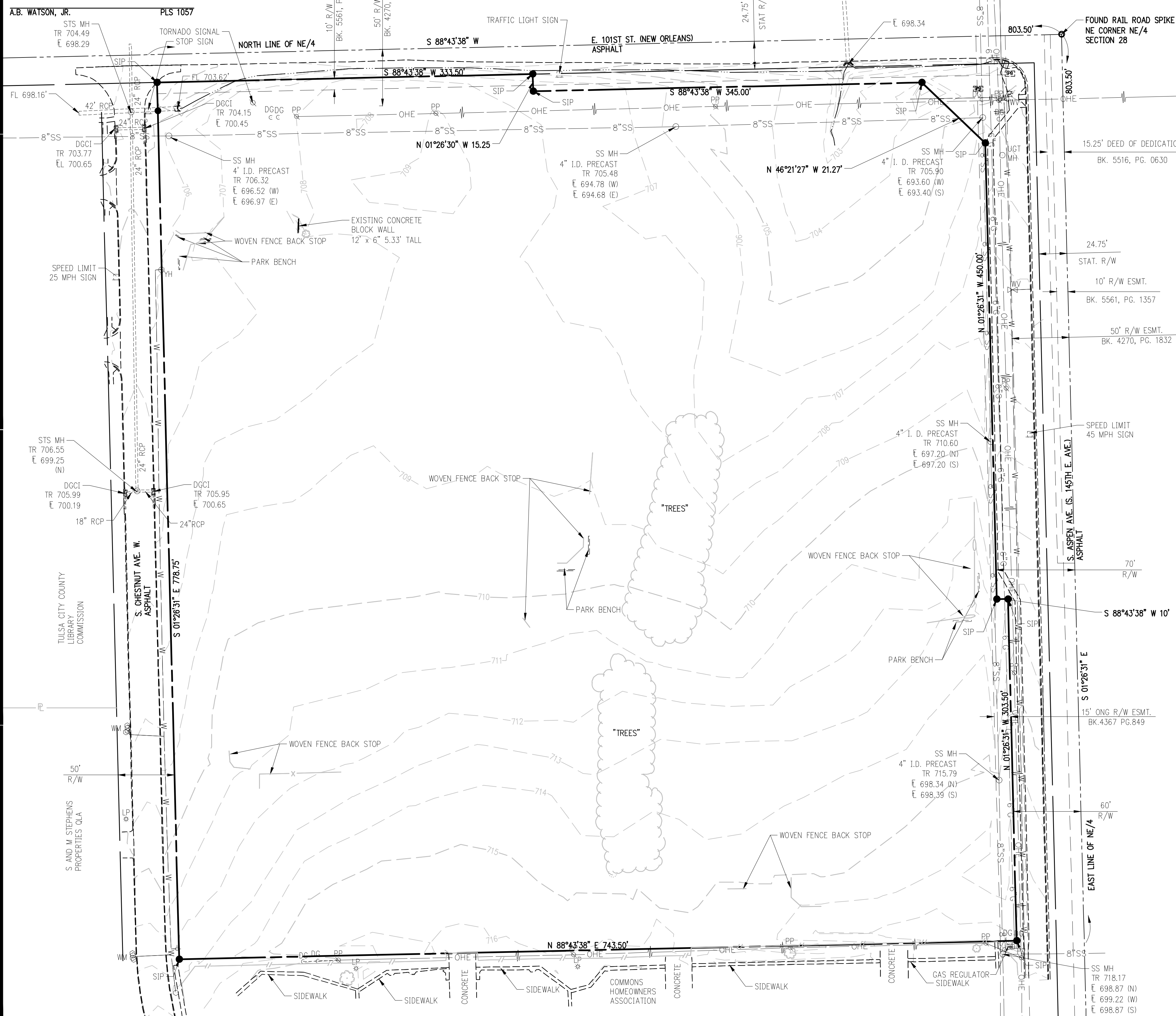
2) THE WEST 25.25 FEET OF THE EAST 50 FEET OF THE SOUTH 748.47 FEET OF THE NORTH 803.50 FEET; LESS THE EAST 15.25 FEET OF THE WEST 25.25 FEET OF THE EAST 50 FEET OF THE SOUTH 444.97 FEET OF THE NORTH 500 FEET OF THE NE/4 OF THE NE/4 OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 14 EAST, TULSA COUNTY, OKLAHOMA.

3) A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 14 EAST, TULSA COUNTY, OKLAHOMA, DESCRIBED AS THE WEST 15.25 FEET OF THE EAST 40 FEET OF THE NORTH 470 FEET AND THE SOUTH 15.25 FEET OF THE NORTH 40 FEET OF THE EAST 470 FEET AND A TRIANGULAR PIECE IN THE NORTHEAST CORNER OF SAID NE/4 MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID NE/4; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID NE/4 A DISTANCE OF 105 FEET TO A POINT; THENCE NORTHWESTERLY A DISTANCE OF 148.49 FEET TO A POINT ON THE NORTH LINE OF SAID NE/4; THENCE EAST ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING.

- EASEMENT IN FAVOR OF TULSA COUNTY, STATE OF OKLAHOMA FILED 6-23-1977, IN BOOK 4270, PAGE 1832.
- RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY FILED 11-22- 1978, IN BOOK 4367, PAGE 849.
- EASEMENT OF RIGHT OF WAY UNDERGROUND CONDUIT/BURIED CABLE IN FAVOR OF GTE SOUTHWEST, INCORPORATED FILED 11-12-1993, IN BOOK 5561, PAGE 1357.
- ORDINANCE NO. 2391 --- CORRECTED FILED 10-29-2002, IN BOOK 6856, PAGE 451.

LEGEND

SYMBOLS		LINEWORK	
●	SIP 3/8" SET IRON PIN	---	EASEMENT
○	FIP FOUND IRON PIN	=====	CURB
✱	LP LIGHT POLE	----	EDGE OF GRAVEL
⊕	PP POWER POLE	----	EDGE OF CONCRETE
⊖	DG DOWN GUY	----	EDGE OF ASPHALT
○	SS MH MANHOLE	----	INTERMEDIATE CONTOUR
⊕	GR GAS REGULATOR	----	INDEX CONTOUR
⊖	GV GAS VALVE	----	PROPERTY LINE
---	SSW STORM SEWER PIPE	----	SECTION LINE
○	STS MH MANHOLE	----	SANITARY SEWER LINE
○	WM WATER METER	----	GAS LINE
⊕	WV WATER VALVE	----	WATER LINE
⊖	FH FIRE HYDRANT ASSEMBLY	----	OVERHEAD ELECTRIC
⊕	YH YARD HYDRANT	----	CHAIN LINK FENCE
⊕	SPB SIGNAL PULL BOX	----	WOOD FENCE
⊕	ES EXISTING SIGN	----	WOVEN WIRE FENCE
⊕	GI GRATED INLET	----	FLOWLINE/CREEK DITCH
○	TREE	----	RIGHT OF WAY



220 E. 8th Street
Tulsa, Oklahoma 74119

Crafton Tull
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www.craftontull.com

BASIS OF BEARING

OKLAHOMA STATE PLANE
COORDINATE SYSTEM
OLKA. NORTH ZONE 3501
THE EAST LINE OF SECTION 28
T-18-N R-14-E
S 01°26'31\" E

BENCHMARK

BA 16
OKLAHOMA NORTH ZONE 3501
HORIZONTAL DATUM NAD 83 (1993)
N: 372381.332 E: 2617447.577
VERTICAL DATUM NAVD 1988
ELEV. 706.155'
DESCRIPTION OF BENCHMARK
3\" ALUMINUM CAP-FLUSH-SET IN A
CONCRETE - STAMPED \"BA 16\" SOUTH OF
INTERSECTION OF W. FLORENCE ST. AND
S. MAPLE AVE.

ALTA SURVEY

101ST (NEW ORLEANS) &
145TH AVE (S. ASPEN AVE.)
BROKEN ARROW OKLA., 74011

CONTACT:
MIKE LEITCH
TULSA CITY COUNTY LIBRARY
400 CIVIC CENTER
TULSA OK. 74103

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 15406300
ISSUE DATE: 12/01/15
CONTACT: A.B. WATSON JR.
CHECKED BY: A.B.W.



ALTA SURVEY

SUR-101

DRAWING BY: A.B. WATSON JR. (AGENT) DATE: 12/01/15 10:15 AM. CHECKED BY: A.B. WATSON JR. DATE: 12/01/15 10:15 AM. CREDITED BY: A.B. WATSON JR. DATE: 12/01/15 10:15 AM. CREDITED BY: A.B. WATSON JR. DATE: 12/01/15 10:15 AM.