

## GENERAL WARRANTY DEED

This Indenture: Made this 3 day of March, 2017 between **JOHN H. BRYCE, TRUSTEE OF THE BRYCE REVOCABLE FAMILY TRUST U/T/A/ DATED SEPTEMBER 10, 2004**, party(ies) of the first part, hereinafter called Grantor(s) and the **CITY OF BROKEN ARROW, OKLAHOMA**, a municipal corporation, party of the second part, hereinafter called Grantee.

WITNESSETH: That in consideration of the sum of Ten Dollars (\$10.00) and other goods and considerations, receipt of which is hereby acknowledged, said party grantor does, by these presents, grant, bargain, sell and convey unto Grantee, their heirs and assigns, all 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)

And said Grantor, for themselves and their heirs, executors, and administrators, does hereby covenant, promise and agree to and with said Grantee, at the delivery of these presents that he(she) is lawfully seized in his(her) 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 and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT: Easements, building restrictions of record and special assessments not yet due; and that Grantor will WARRANT AND FOREVER DEFEND the same unto the said Grantee, its successors or assigns, against said Grantor, his(her) heirs and assigns and every person or persons whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 3 day of March, 2017

John H. Bryce  
John H. Bryce, Trustee

State of Oklahoma )  
County of Tulsa ) §

Before me, the undersigned Notary Public, in and for said County and State, on this 3 day of March, 2017, personally appeared **JOHN H. BRYCE, TRUSTEE** 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: 5/12/19

[Signature]  
Notary Public

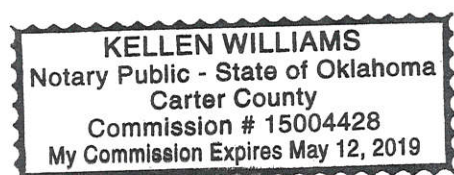
Approved as to Form:

[Signature]  
Asst. City Attorney

Approved as to Substance:

[Signature]  
City Manager

Engineer [Signature] checked: 03/03/17  
Project: 9<sup>TH</sup> Street Widen, Elgin to El Paso-ST1210-Parcel #22



**PARCEL 22**

**OWNER: BRYCE, JOHN H. AND DOROTHY W., CO-TRUSTEES OF THE BRYCE  
REVOCABLE FAMILY TRUST u/t/a DATED SEPTEMBER 10, 2004  
REAL PROPERTY LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS PART OF BLOCK TWO (2), MOUND VIEW ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE SOUTHEAST CORNER OF BLOCK 2, MOUND VIEW ADDITION; THENCE SOUTH 88°36'03" WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 2 FOR 25.00 FEET; THENCE NORTH 01°14'53" WEST PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 2 FOR 35.00 FEET; THENCE NORTH 88°36'03" EAST PARALLEL WITH SAID SOUTHERLY LINE FOR 13.00 FEET; THENCE NORTH 01°14'53" WEST PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 2 FOR 111.00 FEET; THENCE NORTH 88°36'03" EAST PARALLEL WITH SAID SOUTHERLY LINE OF FOR 12.00 FEET TO A POINT ON SAID EASTERLY LINE; THENCE SOUTH 01°14'53" EAST ALONG SAID EASTERLY LINE FOR 146.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 2,207 SQUARE FEET OR 0.051 ACRES, MORE OR LESS.

**REAL PROPERTY CERTIFICATION**

I, DEAN ROBINSON, OF SISEMORE WEISZ & ASSOCIATES, 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 OF THE STATE OF OKLAHOMA.

11/13/12  
DATE

SISEMORE WEISZ & ASSOCIATES, INC.  
BY DEAN ROBINSON

DEAN ROBINSON  
PLS No. 1148, STATE OF OKLAHOMA  
C. A. NO. 1148  
EXPIRES: 6/30/13

## Parcel 22

### Parcel Map Check Report

Date: 12/18/2013 3:37:47 PM

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Parcel Name: PARCEL 22

North: 391,458.7636'

East: 2,624,339.3953'

Segment# 1: Line

Course: S88° 36' 03"W

Length: 25.000'

North: 391,458.1532'

East: 2,624,314.4027'

Segment# 2: Line

Course: N1° 14' 53"W

Length: 35.000'

North: 391,493.1449'

East: 2,624,313.6404'

Segment# 3: Line

Course: N88° 36' 03"E

Length: 13.000'

North: 391,493.4623'

East: 2,624,326.6365'

Segment# 4: Line

Course: N1° 14' 53"W

Length: 111.000'

North: 391,604.4360'

East: 2,624,324.2188'

Segment# 5: Line

Course: N88° 36' 03"E

Length: 12.000'

North: 391,604.7290'

East: 2,624,336.2153'

Segment# 6: Line

Course: S1° 14' 53"E

Length: 146.000'

North: 391,458.7636'

East: 2,624,339.3953'

Perimeter: 342.000'

Area: 2,206.99Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00"E

Error North : 0.00000

East: 0.00000

Precision 1: 342,000,000.000



N 88°36'03" E  
12.00'

PROPERTY LINE  
30' ONG EASEMENT —  
BOOK 3314, PAGE 164

**J. H. BRYCE & DOROTHY W. BRYCE  
CO-TRUSTEES OF THE BRYCE  
REVOCABLE FAMILY TRUST**

## Block 2

## Mound View Addition

N 88°36'03"  
13.00'

E N 1°14'53" W

PROPOSED R/W 111.

## Parcel 22

PRESENT R/W 146.00'

S 1°14'53" E

North 9th Street

EAST LINE SECTION 11

SE CORNER  
BLOCK 2  
D.B.—PARCEL 22

SCALE 1"=30'

PROPERTY LINE  
PRESENT R/W

40' East Detroit Street

PRESENT R/W

TOTAL PROPERTY	-	0.469	ACRES
PERMANENT R/W	-	0.051	ACRES

P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
R/W - RIGHT-OF-WAY

DATE: 12/10/2013  
SHEET 2 OF 2

CEDAR CRAFT REPLAT MIDAS CENTER JOHNSON CENTER H. CECIL RHODES  
ELEM. SCHOOL  
(E. 71ST STREET SOUTH)  
**EAST KENOSHA STREET**  
QUICKTRIP CENTER COM'L #30 LBA CENTER  
SWANSON ADDN.  
NORTH SIDE ADDN.  
BROWN'S ADDN.  
HIGHWAY ADDN.  
LOWERY'S  
MOUND VIEW RESUB  
ROCO OFFICE BLDG.  
DOR-GY HEIGHTS  
FLO-  
BROKEN ARROW-- ORIGINAL TOWN!  
COLLEGE ADDITION  
PARCEL 22.  
HOMESTEAD ADDN.  
DIKE & CO.  
BARRY-DAYTON MEDALLION HO.  
EAST HASKELL  
EES FAMOUS RECIPE  
SOUTH ELM PLACE (161ST EAST AVENUE)  
SOUTH LYNN LANE (177TH EAST AVENUE)  
EAST HASKELL RESUB  
**EAST HOUSTON STREET**  
(E. 81ST STREET SOUTH)

## Location Map

SCALE: NOT TO SCALE



**Sisemore Weisz & Associates, Inc.**

6111 EAST 32nd PLACE  
TULSA, OKLAHOMA 74135  
C.A. NO. 2421  
W.O. NO. 16720 04

PHONE: (918) 665-3600  
FAX: (918) 665-8668  
EXP. DATE 6/30/15  
FILE NO. 1814.1100

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **JOHN H. BRYCE, TRUSTEE OF THE BRYCE REVOCABLE FAMILY TRUST U/T/A/ DATED SEPTEMBER 10, 2004**, the owner(s), of the legal and of the legal and equitable title to the following described real estate, "Grantor," in consideration of the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, do(es) hereby assign(s), grant(s) and convey(s) to the City of Broken Arrow, Tulsa County, Oklahoma, a municipal corporation, its successors and assigns, "Grantee," 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, operating, and replacing utility lines and appurtenances.

Grantor agrees not to build or construct any building or buildings upon the permanent easement area. However, Grantor expressly reserves the right to build and construct sidewalks, streets and driveways, water mains, gas lines, electrical lines and other public service facilities across said premises herein described.

There is further granted the right to remove any tree or parts of trees, which in the judgment of the City may interfere with the construction of the applicable utilities.

PROVIDED, that the said Grantor, his/her heirs, executors, administrators and assigns, shall fully use and enjoy the said premises except as may be necessary for the purposes herein granted to the City, its successors or assigns.

TO HAVE AND TO HOLD such easement and right of way unto the City of Broken Arrow, Oklahoma, its successors and assigns forever.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 2 day of March, 2017.

John H Bryce  
John H. Bryce, Trustee

State of Oklahoma       )  
                                      ) §  
County of Tulsa        )

Before me, the undersigned, a Notary Public within and for said County and State, on this 2 day of March 2017, personally appeared **JOHN H. BRYCE, TRUSTEE** to me known to be the identical person(s) who executed the within and foregoing instrument as the free and voluntary act and deed of such person 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 above written.

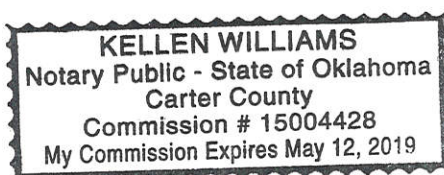
My Commission expires: 5/12/19

Kellen Williams  
Notary Public

Approved as to Form:  
[Signature]  
Asst. City Attorney

Approved as to Substance:  
\_\_\_\_\_  
City Manager

Engineer: [Signature] checked: 03/02/17  
Project: 9<sup>TH</sup> Street Widen, Elgin to El Paso-ST1210-Parcel #22



**PARCEL 22.1**

**OWNER: BRYCE, JOHN H. AND DOROTHY W., CO-TRUSTEES OF THE BRYCE  
REVOCABLE FAMILY TRUST u/t/a DATED SEPTEMBER 10, 2004  
PERPETUAL UTILITY EASEMENT LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS PART OF BLOCK TWO (2), MOUND VIEW ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT IS THE SOUTHEAST CORNER OF BLOCK 2, MOUND VIEW ADDITION; THENCE SOUTH 88°36'03" WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 2 FOR 25.00 FEET; THENCE NORTH 01°14'53" WEST PARALLEL WITH THE EASTERLY LINE OF SAID BLOCK 2 FOR 35.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 1°14'53" WEST PARALLEL WITH SAID EASTERLY LINE FOR 111.00 FEET; THENCE NORTH 88°36'03" EAST PARALLEL WITH SAID SOUTHERLY LINE FOR 13.00 FEET; THENCE SOUTH 01°14'53" EAST PARALLEL WITH SAID EASTERLY LINE FOR 111.00 FEET; THENCE SOUTH 88°36'03" WEST PARALLEL WITH SAID SOUTHERLY LINE FOR 13.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 1,443 SQUARE FEET OR 0.033 ACRES, MORE OR LESS.

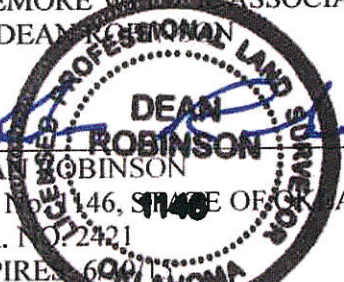
**REAL PROPERTY CERTIFICATION**

I, DEAN ROBINSON, OF SISEMORE WEISZ & ASSOCIATES, 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 OF THE STATE OF OKLAHOMA.

11/13/12  
DATE

SISEMORE WEISZ & ASSOCIATES, INC.  
BY DEAN ROBINSON

DEAN ROBINSON  
PLS No. 146, STATE OF OKLAHOMA  
C. A. NO. 2421  
EXPIRES 6/30/11





# Parcel 22.1

## Parcel Map Check Report

Date: 12/18/2013 3:42:23 PM

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Parcel Name: PARCEL 22.1

North: 391,392.7227'

East: 2,624,736.9512'

Segment# 1: Line

Course: N1° 14' 53"W

Length: 111.000'

North: 391,503.6964'

East: 2,624,734.5335'

Segment# 2: Line

Course: N88° 36' 03"E

Length: 13.000'

North: 391,504.0138'

East: 2,624,747.5296'

Segment# 3: Line

Course: S1° 14' 53"E

Length: 111.000'

North: 391,393.0402'

East: 2,624,749.9473'

Segment# 4: Line

Course: S88° 36' 03"W

Length: 13.000'

North: 391,392.7227'

East: 2,624,736.9512'

Perimeter: 248.000'

Area: 1,443.00Sq.Ft.

Error Closure: 0.0000

Course: N0° 00' 00"E

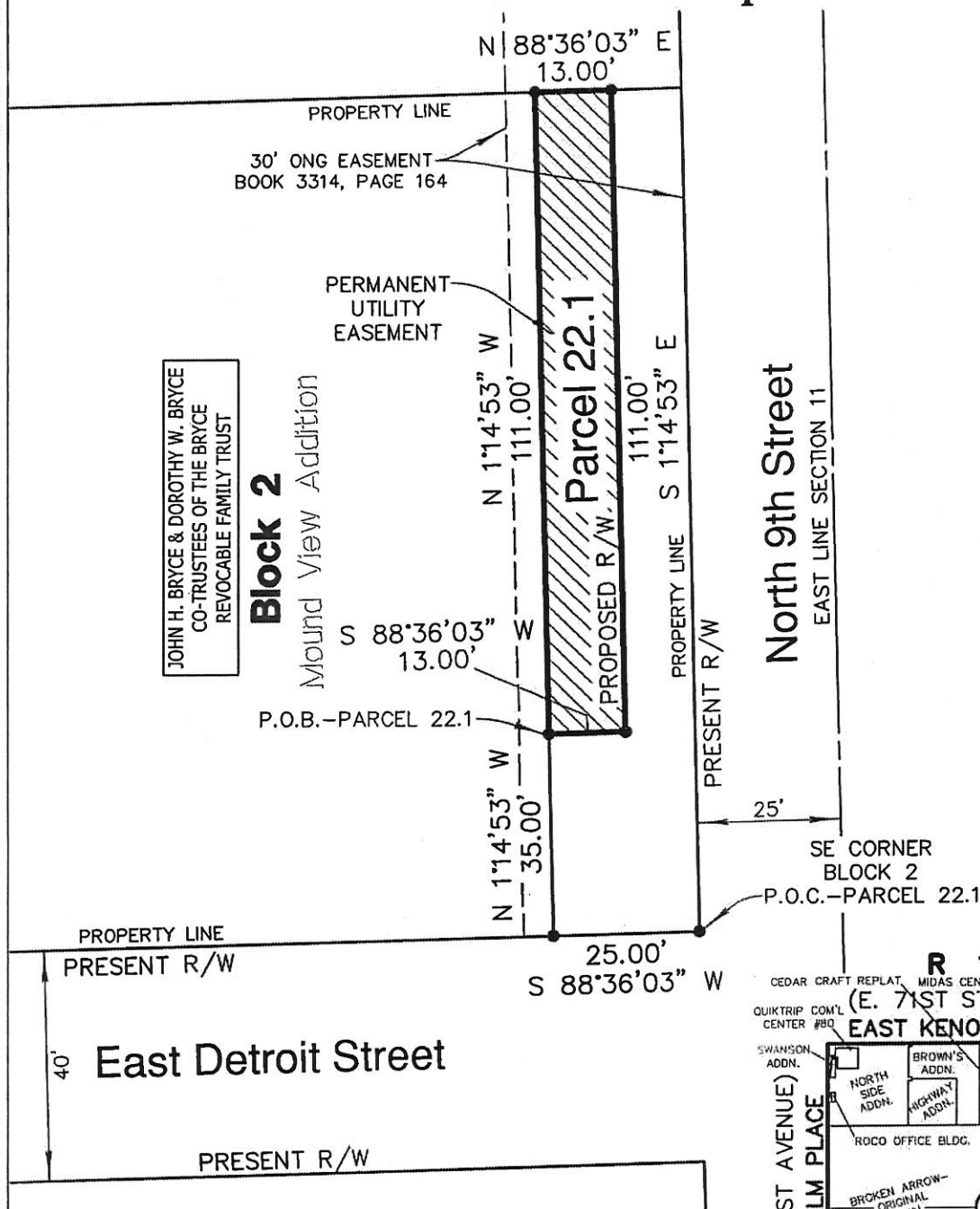
Error North : 0.00000

East: 0.00000

Precision 1: 248,000,000.000



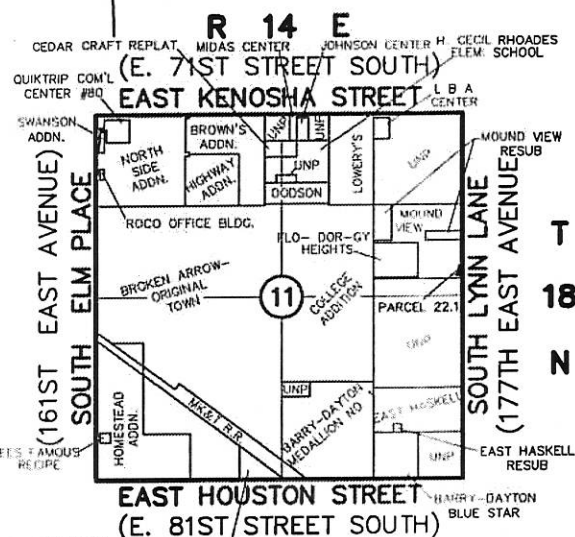
## Parcel Map



TOTAL PROPERTY - 0.469 ACRES  
PERMANENT UTILITY ESMT. - 0.033 ACRES

P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
R/W - RIGHT-OF-WAY

DATE: 12/10/2013  
SHEET 2 OF 2



## Location Map

SCALE: NOT TO SCALE

**Sisemore Weisz & Associates, Inc.**

6111 EAST 32nd PLACE  
TULSA, OKLAHOMA 74135  
C.A. NO. 2421  
W.O. NO. 16720.04

PHONE: (918) 665-3600  
FAX: (918) 665-8668  
EXP DATE 6/30/15  
FILE NO 1814.1100

K:\16720.04\PARCEL MAPS\PARCEL-22.1.DWG

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, **JOHN H. BRYCE, TRUSTEE OF THE BRYCE REVOCABLE FAMILY TRUST U/T/A/ DATED SEPTEMBER 10, 2004**, the Owner(s), of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, for and in consideration of the sum of One Dollar (\$1.00), 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 grant and convey unto the said City of Broken Arrow, County of Tulsa, State of Oklahoma, a temporary easement, through, over, and under, and across the following described property, situated in said County, to-wit:

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

for a period of not more than 12 months from the date of the start of construction. This grant of temporary right to use and occupy is given for the purpose of permitting the City of Broken Arrow, its employees, representatives, agents, and/or persons under contract with it, to use said described property for the relocation of utilities and construction of a roadway.

That the Owner(s) agree that this temporary construction easement shall be binding upon their heirs, executors, administrators and personal representatives during the term hereof and further agree that in the event the premises covered by this temporary construction easement are sold, assigned or conveyed, that the purchaser or grantee thereof will be advised of the existence of this temporary grant and that said sale during said term shall be made subject to the rights herein given.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed this 3 day of March, 2017.

John H Bryce  
John H. Bryce, Trustee

State of Oklahoma     )  
                                      ) §  
County of Tulsa     )

Before me, the undersigned, a Notary Public within and for said County and State, on this 3 day of March, 2017, personally appeared **JOHN H. BRYCE, TRUSTEE**, to me known to be the identical person(s) who executed the within and foregoing instrument as the free and voluntary act and deed of such person 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 above written.

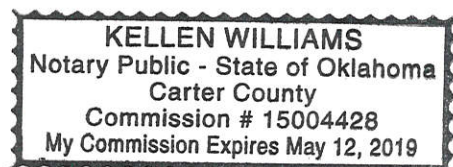
My Commission expires: 5/12/19

Kellen Williams  
Notary Public

Approved as to Form:  
[Signature]  
Asst. City Attorney

Approved as to Substance:  
\_\_\_\_\_  
City Manager

Engineer: [Signature] checked: 03/03/17  
Project: 9<sup>TH</sup> Street Widen, Elgin to El Paso-ST1210-Parcel #22



**PARCEL 22.2**

**OWNER: BRYCE, JOHN H. AND DOROTHY W., CO-TRUSTEES OF THE BRYCE  
REVOCABLE FAMILY TRUST u/t/a DATED SEPTEMBER 10, 2004  
TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS PART OF BLOCK TWO (2), MOUND VIEW ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT IS THE SOUTHEAST CORNER OF BLOCK 2, MOUND VIEW ADDITION; THENCE SOUTH 88°36'03" WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 2 FOR 25.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 88°36'03" WEST PARALLEL WITH SAID SOUTHERLY LINE FOR 50.00 FEET; THENCE NORTH 54°56'44" EAST FOR 54.15 FEET; THENCE NORTH 1°14'53" WEST PARALLEL WITH SAID EASTERLY LINE FOR 116.00 FEET; THENCE NORTH 88°36'03" EAST PARALLEL WITH SAID SOUTHERLY LINE FOR 5.00 FEET; THENCE SOUTH 01°14'53" EAST PARALLEL WITH SAID EASTERLY LINE FOR 146.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 1,405 SQUARE FEET OR 0.032 ACRES, MORE OR LESS.

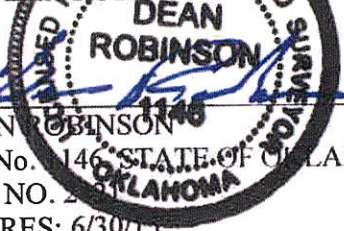
**REAL PROPERTY CERTIFICATION**

I, DEAN ROBINSON, OF SISEMORE WEISZ & ASSOCIATES, 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 OF THE STATE OF OKLAHOMA.

11/13/12  
DATE

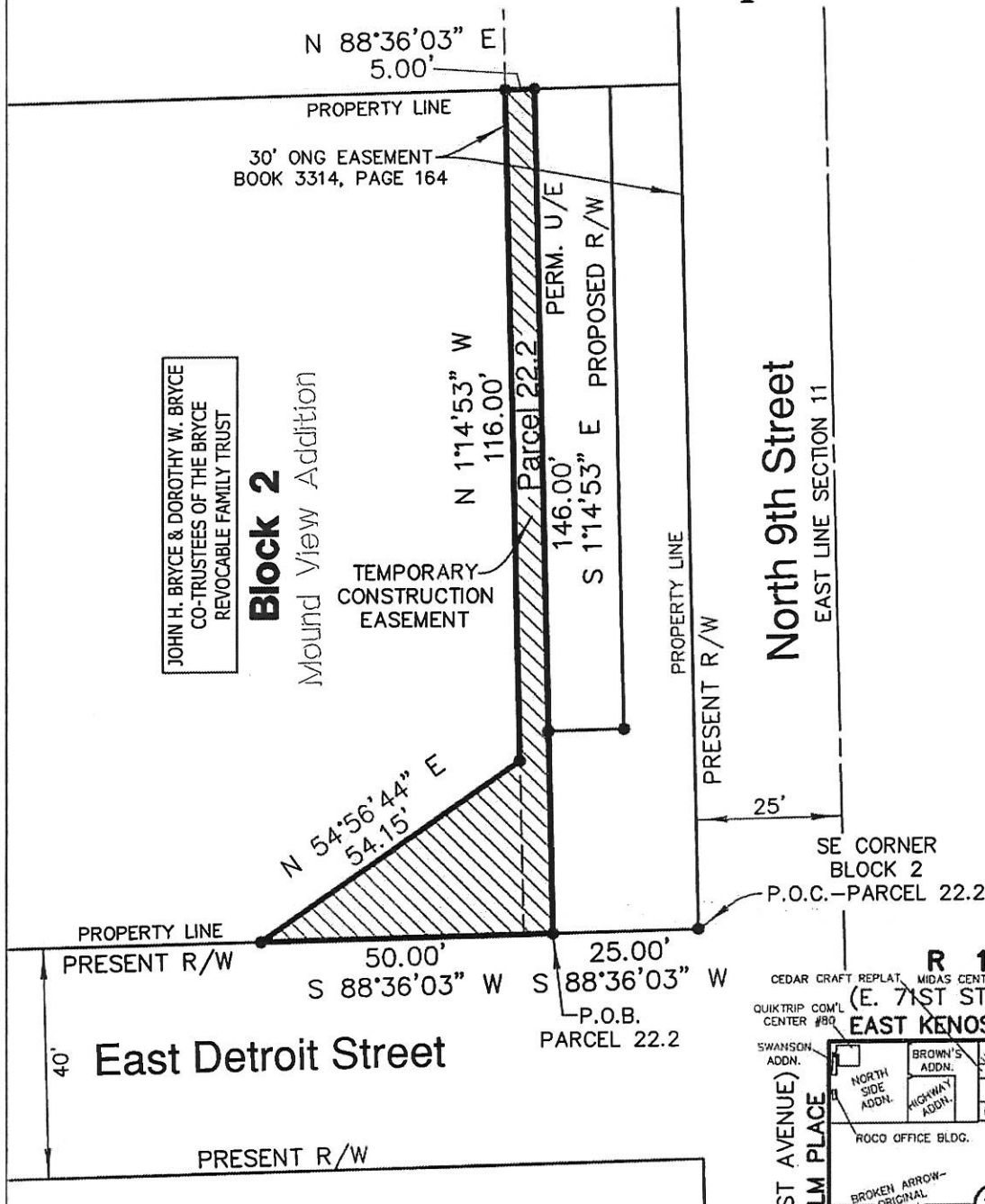
SISEMORE WEISZ & ASSOCIATES, INC.  
BY DEAN ROBINSON

DEAN ROBINSON  
PLS No. 146 STATE OF OKLAHOMA  
C. A. NO. 2013  
EXPIRES: 6/30/15



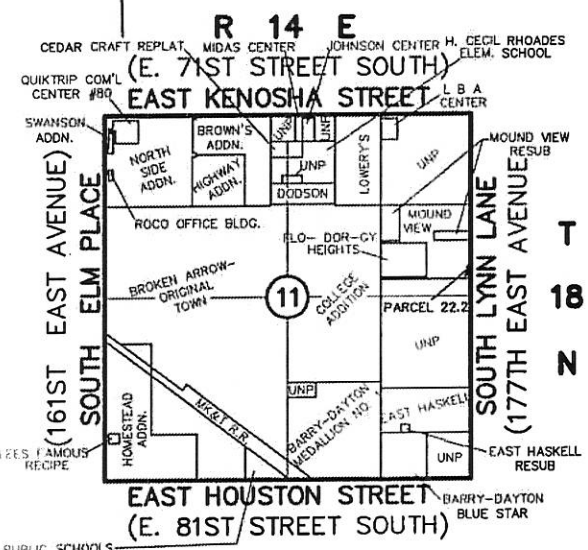


# Parcel Map



TOTAL PROPERTY - 0.469 ACRES  
TEMPORARY CONSTRUCTION ESMT. - 0.032 ACRES

P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
R/W - RIGHT-OF-WAY



**Location Map**  
SCALE: NOT TO SCALE



**Sisemore Weisz & Associates, Inc.**  
6111 EAST 32nd PLACE  
TULSA, OKLAHOMA 74135  
C.A. NO. 2421  
W.O. NO. 16720.04  
PHONE: (918) 665-3600  
FAX: (918) 665-8668  
EXP DATE 6/30/15  
FILE NO. 1814.1100

DATE: 12/10/2013  
SHEET 2 OF 2

K:\16720 04\PARCEL MAPS\PARCEL - 22.2.DWG



# Parcel 22.2

## Parcel Map Check Report

Date: 12/18/2013 4:07:23 PM

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Parcel Name: PARCEL 22.2

North: 391,357.7309'

East: 2,624,737.7136'

Segment# 1: Line

Course: S88° 36' 03"W

Length: 50.000'

North: 391,356.5100'

East: 2,624,687.7285'

Segment# 2: Line

Course: N54° 56' 44"E

Length: 54.156'

North: 391,387.6148'

East: 2,624,732.0610'

Segment# 3: Line

Course: N1° 14' 53"W

Length: 115.987'

North: 391,503.5743'

East: 2,624,729.5347'

Segment# 4: Line

Course: N88° 36' 03"E

Length: 5.000'

North: 391,503.6964'

East: 2,624,734.5332'

Segment# 5: Line

Course: S1° 14' 53"E

Length: 146.000'

North: 391,357.7310'

East: 2,624,737.7132'

Perimeter: 371.143'

Area: 1,405.29Sq.Ft.

Error Closure: 0.0004

Course: N80° 01' 06"W

Error North : 0.00007

East: -0.00041

Precision 1: 927,857.500