

GENERAL WARRANTY DEED

This Indenture: Made this 10th day of April, 2017 between **THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 3**, 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 Wagoner, State of Oklahoma, to wit:

SEE EXHIBIT "PARCEL 24"

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 10th day of April, 2017

[Signature]
President

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned Notary Public, in and for said County and State, on this 10 day of April, 2017, personally appeared Steve Allen 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: 3.28.2020



[Signature]
Notary Public

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

Approved as to Substance:

City Manager

Engineer [Signature] checked: 04/12/17
Project: 9TH ST WIDENING ELGIN TO EL PASO-ST1210-PARCEL NO. 24

PARCEL 24
OWNER: THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 3
OF THE CITY OF BROKEN ARROW
REAL PROPERTY LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

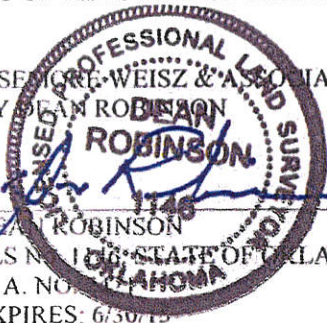
COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 SE/4; THENCE NORTH 01°10'07" WEST ALONG THE EASTERLY LINE OF SAID NE/4 SE/4 FOR 576.00 FEET; THENCE SOUTH 88°32'24" WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID NE/4 SE/4 FOR 24.75 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 88°32'24" WEST PARALLEL WITH SAID SOUTHERLY LINE FOR 13.25 FEET; THENCE NORTH 01°10'07" WEST PARALLEL WITH SAID EASTERLY LINE FOR 477.70 FEET; THENCE SOUTH 88°33'47" WEST FOR 12.00 FEET; THENCE NORTH 01°10'07" WEST PARALLEL WITH SAID EASTERLY LINE FOR 267.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID NE/4 SE/4; THENCE NORTH 01°14'53" WEST PARALLEL WITH THE EASTERLY LINE OF THE SE/4 NE/4 FOR 203.98 FEET; THENCE SOUTH 88°36'03" WEST FOR 74.92 FEET; THENCE NORTH 01°14'53" WEST PARALLEL WITH SAID EASTERLY LINE FOR 35.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST DETROIT STREET; THENCE NORTH 88°36'03" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 99.92 FEET; THENCE SOUTH 01°14'54" EAST PARALLEL WITH AND 25.00 FEET WESTERLY OF SAID EASTERLY LINE FOR 238.96 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SE/4 NE/4; THENCE NORTH 88°33'47" EAST ALONG SAID SOUTHERLY LINE FOR 0.25 FEET; THENCE SOUTH 01°10'07" EAST PARALLEL WITH AND 24.75 FEET WESTERLY OF THE EASTERLY LINE OF SAID NE/4 SE/4 FOR 744.70 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 21,698 SQUARE FEET OR 0.498 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.

1/8/13
DATE

SISEMORE WEISZ & ASSOCIATES, INC.
BY DEAN ROBINSON

DEAN ROBINSON
PLS NO. 1146 STATE OF OKLAHOMA
C. A. NO. 1146
EXPIRES: 6/30/15

Parcel 24

Parcel Map Check Report

Date: 12/18/2013 11:01:48 AM

Parcel Name: PARCEL 24

North: 390,334.9074'

East: 2,624,784.2203'

Segment# 1: Line

Course: S88° 32' 24"W

Length: 13.250'

North: 390,334.5698'

East: 2,624,770.9746'

Segment# 2: Line

Course: N1° 10' 07"W

Length: 477.702'

North: 390,812.1724'

East: 2,624,761.2320'

Segment# 3: Line

Course: S88° 33' 47"W

Length: 12.000'

North: 390,811.8715'

East: 2,624,749.2358'

Segment# 4: Line

Course: N1° 10' 07"W

Length: 267.003'

North: 391,078.8189'

East: 2,624,743.7904'

Segment# 5: Line

Course: N1° 14' 53"W

Length: 203.978'

North: 391,282.7486'

East: 2,624,739.3475'

Segment# 6: Line

Course: S88° 36' 03"W

Length: 74.921'

North: 391,280.9192'

East: 2,624,664.4489'

Segment# 7: Line

Course: N1° 14' 53"W

Length: 35.000'

North: 391,315.9109'

East: 2,624,663.6865'

Segment# 8: Line

Course: N88° 36' 03"E

Length: 99.921'

North: 391,318.3507'

East: 2,624,763.5778'

Segment# 9: Line

Course: S1° 14' 53"E

Length: 238.961'

North: 391,079.4464'

East: 2,624,768.7826'

Segment# 10: Line

Course: N88° 45' 07"E

Length: 0.250'

North: 391,079.4518'

East: 2,624,769.0325'

Segment# 11: Line

Course: S1° 10' 07"E

Length: 744.699'

North: 390,334.9077'

East: 2,624,784.2204'

Perimeter: 2,167.686'

Area: 21,667.82Sq.Ft.

Error Closure: 0.0004

Course: N10° 50' 39"E


Error North : 0.00036

East: 0.00007

Precision 1: 5,419,212.500

Parcel Map

MATCHLINE

12.00' 
S 88°33'47" W

Unplatted

BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 3 OF
THE CITY OF BROKEN ARROW

Parcel 24

PROPERTY LINE

PRESENT R/W

FAST LINE SECTION 11

North 9th Street

-P.O.B.-PARCEL 24
S 88°32'24" W
24.75'

13.25'
S 88°32'24" W

576.00' 1'10'07" W

SE CORNER
NE/4 SE/4
P.O.C.—PARCEL 24

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

TOTAL PROPERTY - 24.82 ACRES (TAX RECORDS)
PERMANENT R/W - 0.498 ACRES

DATE: 12/10/2013
SHEET 2 OF 3



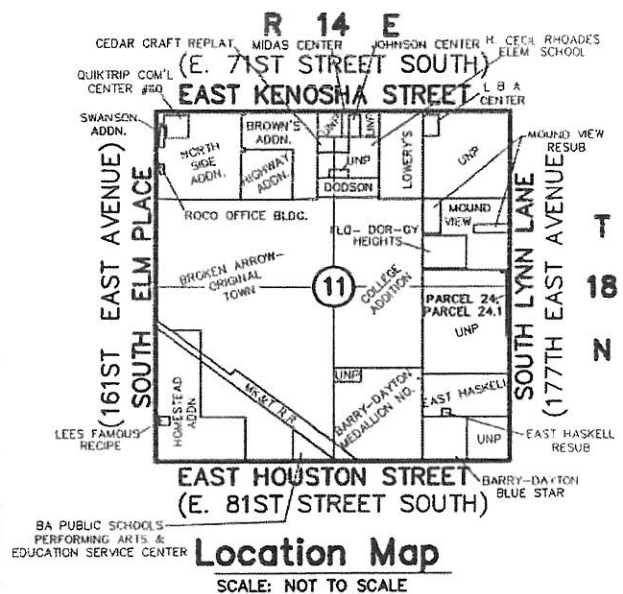
Sisemore Weisz & Associates, Inc.

0111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421
W.O. NO. 16720.04

PHONE (918) 665-3500
FAX: (918) 665-8008
EXP. DATE 6/30/15
FILE NO. 1814.1100

K:\16720.04\PARCEL MAPS\PARCEL-24.DWG

Parcel Map



SCALE 1"=100'

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

TOTAL PROPERTY - 24.82 ACRES (TAX RECORDS)
PERMANENT R/W - 0.498 ACRES

DATE: 12/10/2013
SHEET 3 OF 3

Sisemore Weisz & Associates, Inc.

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

UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, **THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 3**, 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 "PARCEL 24.1 AND PARCEL 24.2"
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 10th day of April 2017.

[Signature]

President

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 10th day of April 2017, personally appeared Steve Allen 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: _____



[Signature]

Notary Public

Approved as to Form:

[Signature]

Asst. City Attorney

Approved as to Substance:

City Manager

Engineer: [Signature] checked: 04/12/17
Project: 9TH STREET WIDENING ELGIN TO EL PASO-ST1210-PARCEL NO. 24

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

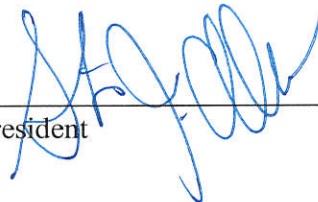
That all undersigned, **THE BOARD OF EDUCATION SCHOOL DISTRICT NO. 3**, the Owner(s), of the legal and equitable title to the following described real estate situated in Tulsa County, State of Oklahoma, for and in consideration of the sum of One Dollar (\$1.00), cash in hand, paid by the **CITY OF BROKEN ARROW**, Tulsa County, 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 "PARCEL 24.1 AND PARCEL 24.2"
EXEMPT FROM DOCUMENTARY STAMPS PURSUANT TO 68 O.S. 3202 (11).

for a period of not more than 6 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 construction of a trunk sewer line.

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 10th day of April 2017.



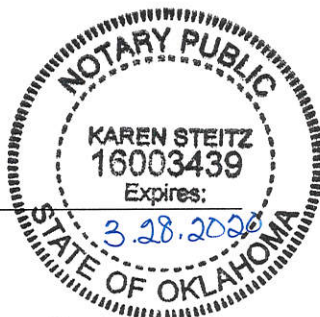
President

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 10 day of April 2017, personally appeared Steve Allen 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.

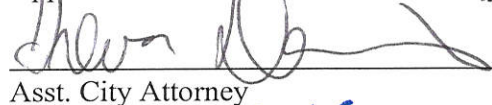
My Commission expires: _____





Notary Public

Approved as to Form:



Asst. City Attorney

Approved as to Substance:

City Manager

Engineer:  checked: 04/12/17
Project: 9TH STREET WIDENING ELGIN TO EL PASO-ST1210-PARCEL NO. 24

PARCEL 24.1
OWNER: THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 3
OF THE CITY OF BROKEN ARROW
PERPETUAL UTILITY EASEMENT & TEMPORARY
CONSTRUCTION EASEMENT LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 SE/4; THENCE NORTH 01°10'07" WEST ALONG THE EASTERLY LINE OF SAID NE/4 SE/4 FOR 576.00 FEET; THENCE SOUTH 88°32'24" WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID NE/4 SE/4 FOR 38.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 88°32'24" WEST PARALLEL WITH SAID SOUTHERLY LINE FOR 12.00 FEET; THENCE NORTH 01°10'07" WEST PARALLEL WITH SAID EASTERLY LINE FOR 477.71 FEET; THENCE NORTH 88°33'47" EAST PARALLEL WITH SAID SOUTHERLY LINE FOR 12.00 FEET; THENCE SOUTH 01°10'07" EAST PARALLEL WITH AND 38.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID NE/4 SE/4 FOR 477.70 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 5,732 SQUARE FEET OR 0.132 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.

11/8/13
DATE

SISEMORE WEISZ & ASSOCIATES, INC.
BY DEAN ROBINSON

DEAN ROBINSON 1140
PLS NO. 1140, STATE OF OKLAHOMA
C. A. NO. 1140, OKLAHOMA
EXPIRES: 6/1/14

Parcel 24.1

Parcel Map Check Report

Date: 12/18/2013 12:32:43 PM

Parcel Name: PARCEL 24.1

North: 390,811.8722'

East: 2,624,749.2357'

Segment# 1: Line

Course: N88° 33' 55"E

Length: 12.000'

North: 390,812.1726'

East: 2,624,761.2320'

Segment# 2: Line

Course: S1° 10' 07"E

Length: 477.702'

North: 390,334.5700'

East: 2,624,770.9745'

Segment# 3: Line

Course: S88° 32' 24"W

Length: 12.000'

North: 390,334.2642'

East: 2,624,758.9784'

Segment# 4: Line

Course: N1° 10' 07"W

Length: 477.707'

North: 390,811.8719'

East: 2,624,749.2357'

Perimeter: 979.410'

Area: 5,732.46Sq.Ft.

Error Closure: 0.0003

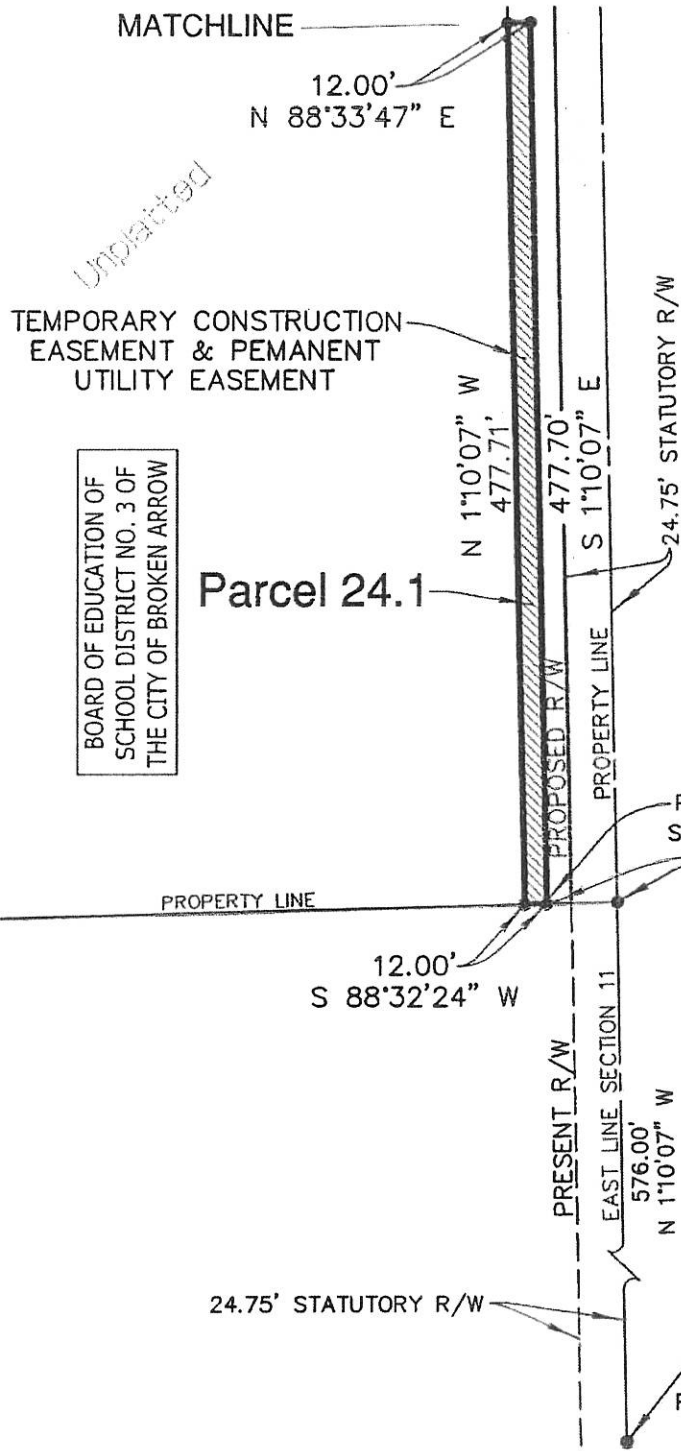
Course: S6° 10' 25"E

Error North : -0.00029

East: 0.00003

Precision 1: 3,264,696.667

Parcel Map



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

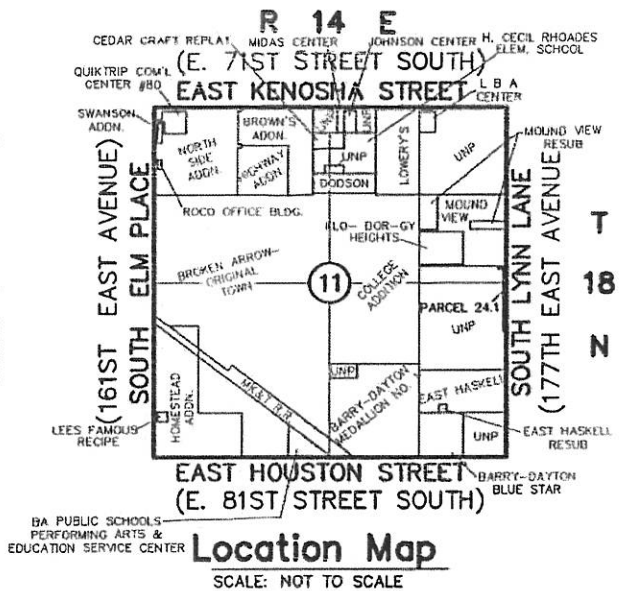
TOTAL PROPERTY - 24.82 ACRES (TAX RECORDS)
PERMANENT UTILITY ESMT. - 0.132 ACRES
TEMPORARY CONSTRUCTION ESMT. - 0.132 ACRES



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 8/30/15
FILE NO. 1814.1100



SCALE 1"=100'

PARCEL 24.2
OWNER: THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 3
OF THE CITY OF BROKEN ARROW
PERPETUAL UTILITY EASEMENT & TEMPORARY
CONSTRUCTION EASEMENT LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE EAST HALF (E/2) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 SE/4; THENCE NORTH 01°10'07" WEST ALONG THE EASTERLY LINE OF SAID NE/4 SE/4 FOR 576.00 FEET; THENCE SOUTH 88°32'24" WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID NE/4 SE/4 FOR 50.00 FEET; THENCE NORTH 01°10'07" WEST PARALLEL WITH SAID EASTERLY LINE FOR 671.83 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE SOUTH 88°49'53" WEST FOR 5.00 FEET; THENCE NORTH 01°10'07" WEST PARALLEL WITH THE EASTERLY LINE OF SAID NE/4 SE/4 FOR 50.00 FEET; THENCE NORTH 88°49'53" EAST FOR 5.00 FEET; THENCE SOUTH 1°10'07" EAST PARALLEL TO AND 50.00 FEET WESTERLY OF SAID EASTERLY LINE FOR 50.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 250 SQUARE FEET OR 0.006 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.

1/8/13
DATE

SISEMORE WEISZ & ASSOCIATES, INC.
BY DEAN ROBINSON

DEAN ROBINSON
PLS NO. 1146, STATE OF OKLAHOMA
C. A. NO. 2471
EXPIRES: 11/46
OKLAHOMA

Parcel 24.2

Parcel Map Check Report

Date: 12/18/2013 12:49:38 PM

Parcel Name: PARCEL 24.2

North: 391,005.9583'

East: 2,624,745.2768'

Segment# 1: Line

Course: S88° 49' 54"W

Length: 5.000'

North: 391,005.8563'

East: 2,624,740.2779'

Segment# 2: Line

Course: N1° 10' 07"W

Length: 50.000'

North: 391,055.8459'

East: 2,624,739.2582'

Segment# 3: Line

Course: N88° 50' 03"E

Length: 5.000'

North: 391,055.9477'

East: 2,624,744.2571'

Segment# 4: Line

Course: S1° 10' 07"E

Length: 50.000'

North: 391,005.9581'

East: 2,624,745.2769'

Perimeter: 110.000'

Area: 250.01Sq.Ft.

Error Closure: 0.0002

Course: S1° 10' 01"E

Error North : -0.00022

East: 0.00000

Precision 1: 550,000.000

Parcel Map

MATCHLINE

Unplatted

BOARD OF EDUCATION OF
SCHOOL DISTRICT NO. 3 OF
THE CITY OF BROKEN ARROW

TEMPORARY
CONSTRUCTION &
PERMANENT
UTILITY EASEMENT

N 1°10'07" W
671.83'

24.75' STATUTORY R/W

PROPOSED R/W

PROPERTY LINE

PROPERTY LINE

PRESENT R/W

EAST LINE SECTION 11

576.00'

N 1°10'07" W

50.00'
S 88°32'24" W

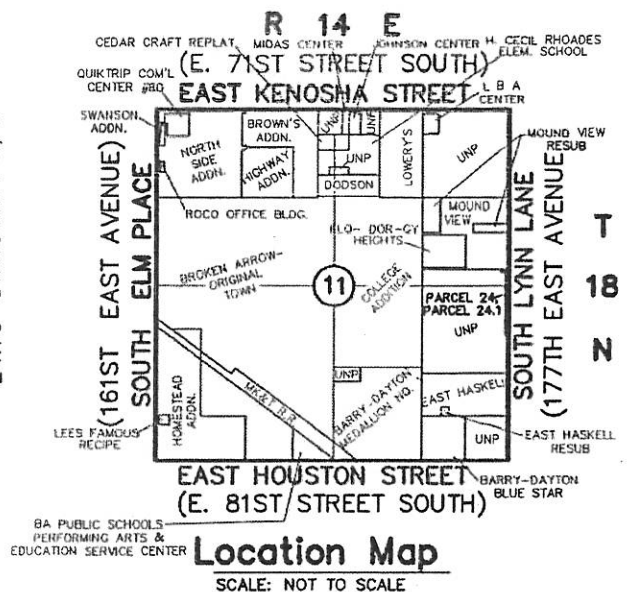
North 9th Street

SE CORNER
NE/4 SE/4
P.O.C. - PARCEL 24.2

24.75' STATUTORY R/W

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

TOTAL PROPERTY - 24.82 ACRES (TAX RECORDS)
TEMPORARY CONSTRUCTION ESMT. - 0.006 ACRES



SCALE 1"=100'

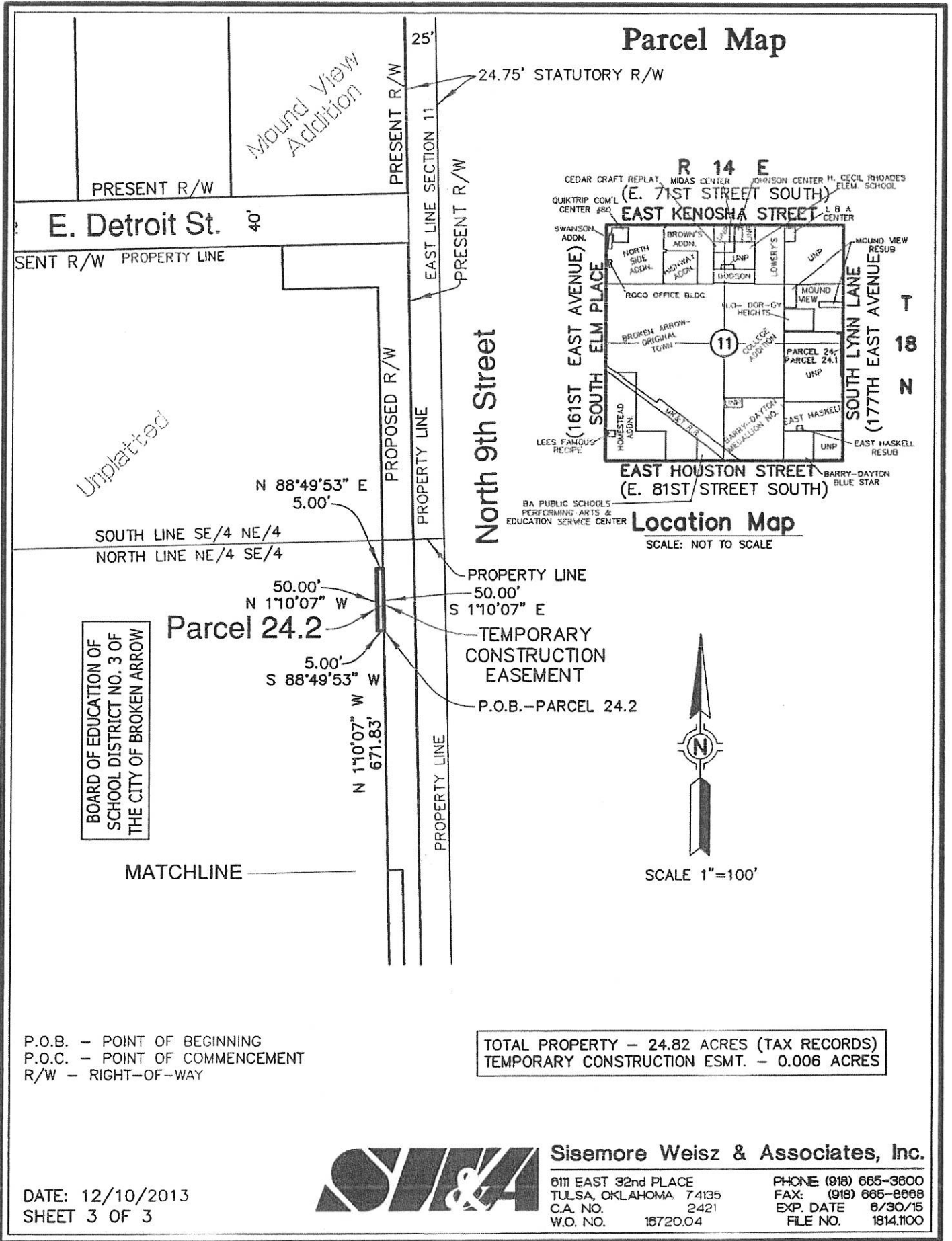


Sisemore Weisz & Associates, Inc.

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

PHONE (918) 665-3600
FAX: (918) 665-8688
EXP. DATE 6/30/15
FILE NO. 1814.1100

DATE: 12/10/2013
SHEET 2 OF 3



GENERAL WARRANTY DEED

This Indenture: Made this 10th day of April 2017 between **THE BOARD OF EDUCATION OF SCHOOL DISTRICT NO. 3**, 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 Wagoner, State of Oklahoma, to wit:

SEE EXHIBIT "PARCEL 34"

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 10th day of April, 2017

[Signature]
President

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned Notary Public, in and for said County and State, on this 10th day of April, 2017, personally appeared Steve Allen 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:



[Signature]
Notary Public

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

Approved as to Substance:

City Manager

Engineer [Signature] checked: 04/12/17
Project: 9TH ST WIDENING ELGIN TO EL PASO-ST1210-PARCEL NO. 34

PARCEL 34
OWNER: BROKEN ARROW BOARD OF EDUCATION,
SCHOOL DISTRICT NO. 3, TULSA COUNTY, OKLAHOMA
REAL PROPERTY LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE/4 SE/4 SE/4; THENCE SOUTH 88°32'20" WEST ALONG THE NORTHERLY LINE OF SAID SE/4 SE/4 SE/4 FOR 24.75 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE SOUTH 01°10'07" EAST PARALLEL WITH AND 24.75 FEET WESTERLY OF THE EASTERLY LINE OF SAID SE/4 SE/4 SE/4 FOR 635.36 FEET; THENCE SOUTH 88°31'02" WEST PARALLEL WITH AND 24.75 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SE/4 SE/4 SE/4 FOR 325.25 FEET; THENCE NORTH 01°10'07" WEST PARALLEL WITH THE EASTERLY LINE OF SAID SE/4 SE/4 SE/4 FOR 25.25 FEET; THENCE NORTH 88°31'02" EAST PARALLEL WITH AND 50.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SE/4 SE/4 SE/4 FOR 310.00 FEET; THENCE NORTH 01°10'07" WEST PARALLEL WITH AND 40.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID SE/4 SE/4 SE/4 FOR 610.12 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SE/4 SE/4 SE/4; THENCE NORTH 88°32'20" EAST ALONG SAID NORTHERLY LINE FOR 15.25 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

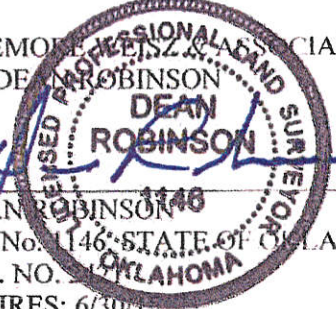
THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 17,517 SQUARE FEET OR 0.402 ACRES, MORE OR LESS.

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.

1/9/13
DATE:

SISEMORE WEISZ & ASSOCIATES, INC.
BY DEAN ROBINSON
DEAN ROBINSON
1146
DEAN ROBINSON
PLS No. 1146 STATE OF OKLAHOMA
C. A. NO. 1146 OKLAHOMA
EXPIRES: 6/30/15



Parcel 34

Parcel Map Check Report

Date: 12/18/2013 2:12:25 PM

Parcel Name: PARCEL 34

North: 389,098.5796' East: 2,624,809.4396'

Segment# 1: Line

Course: S1° 10' 07"E

North: 388,463.3468'

Length: 635.360'

East: 2,624,822.3976'

Segment# 2: Line

Course: S88° 31' 02"W

North: 388,454.9303'

Length: 325.250'

East: 2,624,497.2516'

Segment# 3: Line

Course: N1° 10' 07"W

North: 388,480.1751'

Length: 25.250'

East: 2,624,496.7366'

Segment# 4: Line

Course: N88° 31' 02"E

North: 388,488.1969'

Length: 310.000'

East: 2,624,806.6378'

Segment# 5: Line

Course: N1° 10' 07"W

North: 389,098.1900'

Length: 610.120'

East: 2,624,794.1946'

Segment# 6: Line

Course: N88° 32' 20"E

North: 389,098.5789'

Length: 15.250'

East: 2,624,809.4396'

Perimeter: 1,921.245'

Error Closure: 0.0008

Error North : -0.00077

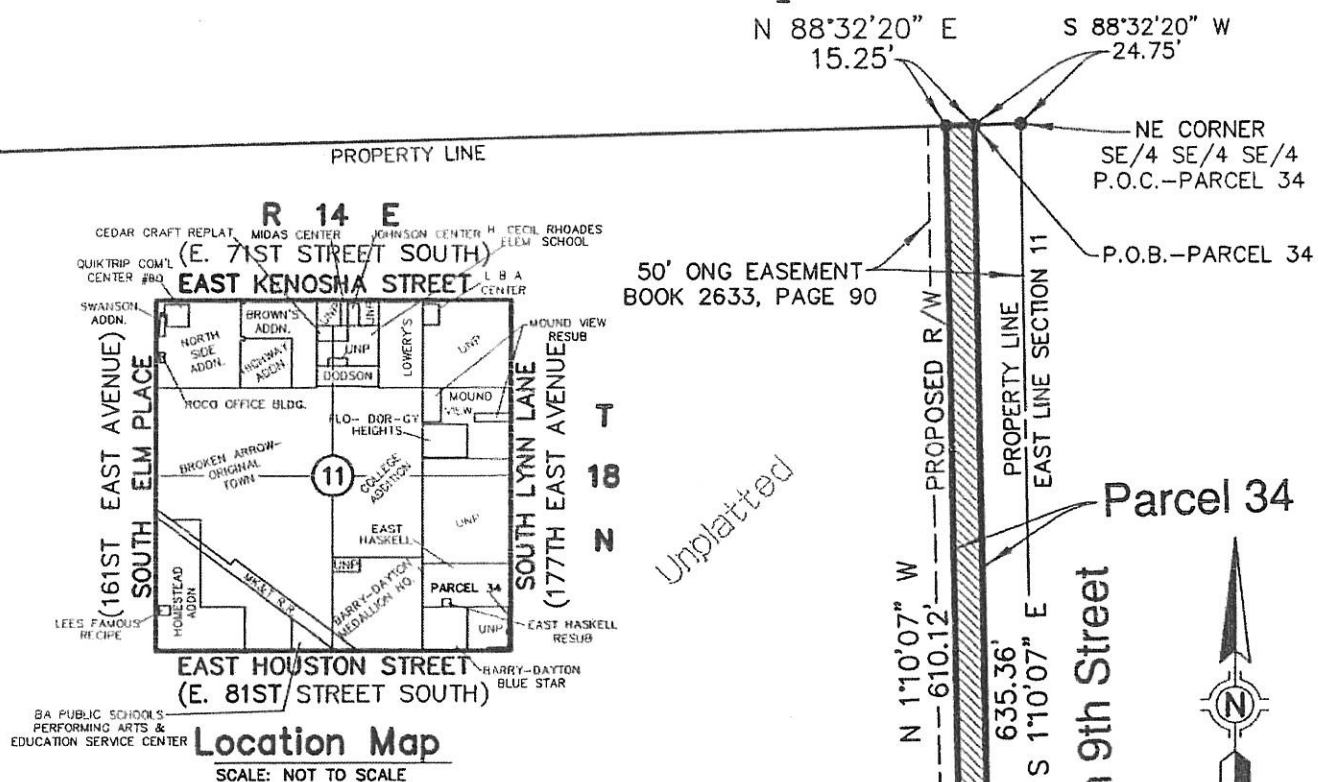
Area: 17,516.97Sq.Ft.

Course: S3° 26' 55"E

East: 0.00005

Precision 1: 2,401,556.250

Parcel Map

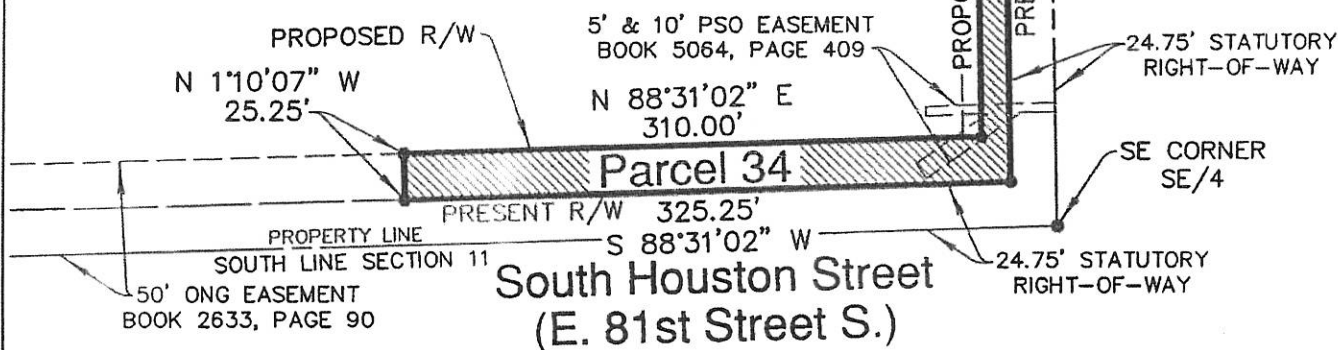


Unplatted



SCALE 1"=100'

BROKEN ARROW BOARD OF
EDUCATION, SCHOOL DIST. NO. 3



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

TOTAL PROPERTY - 10.010 ACRES
PERMANENT R/W - 0.402 ACRES



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) 665-8888
EXP. DATE 6/30/15
FILE NO 1814 1100

DATE: 12/10/2013
SHEET 2 OF 2

K:\16720.04\PARCEL MAPS\PARCEL-34.DWG

TEMPORARY CONSTRUCTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That all undersigned, **THE BOARD OF EDUCATION SCHOOL DISTRICT NO. 3**, 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**, Tulsa County, 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 "PARCEL 34.1 AND PARCEL 34.2"
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 construction of a trunk sewer line.

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 10th day of April 2017.

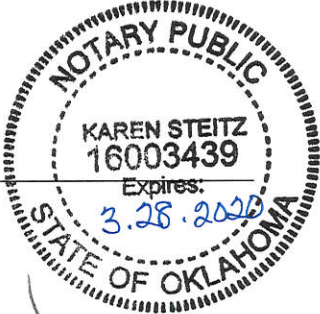
[Signature]
President

State of Oklahoma)
) §
County of Tulsa)

Before me, the undersigned, a Notary Public within and for said County and State, on this 10th day of April 2017, personally appeared Steve Allen 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:



Approved as to Form:

[Signature]
Asst. City Attorney

[Signature]
Notary Public

Approved as to Substance:

City Manager

Engineer: [Signature] checked: 04/12/17
Project: 9TH STREET WIDENING ELGIN TO EL PASO-ST1210-PARCEL NO. 34

Parcel 34.1

Parcel Map Check Report

Date: 12/18/2013 2:27:59 PM

Parcel Name: PARCEL 34.1

North: 388,758.1456'

East: 2,624,801.1307'

Segment# 1: Line

Course: S1° 10' 07"E

Length: 80.000'

North: 388,678.1612'

East: 2,624,802.7623'

Segment# 2: Line

Course: S88° 31' 02"W

Length: 20.000'

North: 388,677.6437'

East: 2,624,782.7690'

Segment# 3: Line

Course: N1° 10' 07"W

Length: 80.000'

North: 388,757.6281'

East: 2,624,781.1374'

Segment# 4: Line

Course: N88° 31' 02"E

Length: 20.000'

North: 388,758.1456'

East: 2,624,801.1307'

Perimeter: 200.003'

Area: 1,600.02Sq.Ft.

Error Closure: 0.0000

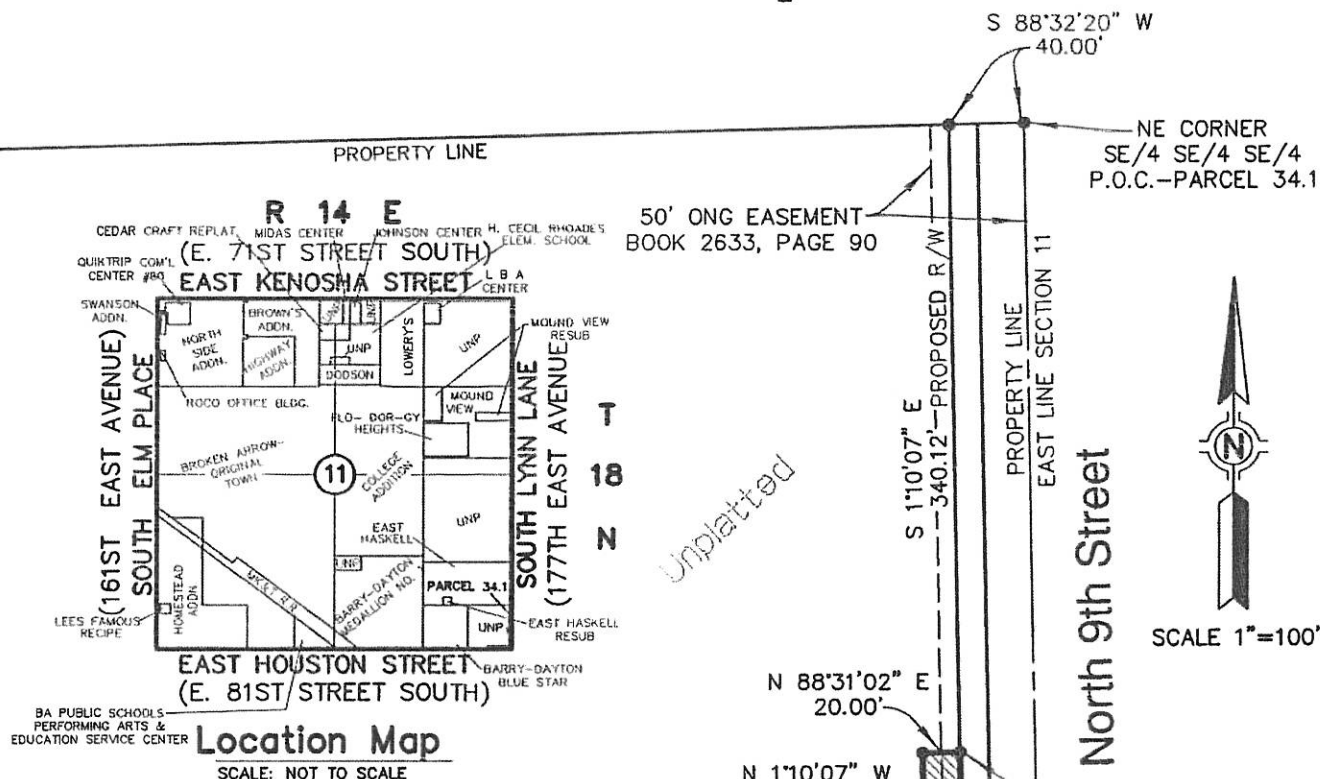
Course: N0° 00' 00"E

Error North : 0.00000

East: 0.00000

Precision 1: 200,002,000.000

Parcel Map



Parcel 34.1

BROKEN ARROW BOARD OF
EDUCATION, SCHOOL DIST. NO. 3

5' & 10' PSO EASEMENT
BOOK 5064, PAGE 409

PROPOSED R/W

PRESENT R/W

PROPERTY LINE
SOUTH LINE SECTION 11
50' ONG EASEMENT
BOOK 2633, PAGE 90

South Houston Street
(E. 81st Street S.)

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

TOTAL PROPERTY - 10.010 ACRES
TEMPORARY CONSTRUCTION ESMT. - 0.037 ACRES



Sisemore Weisz & Associates, Inc.

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

PHONE (918) 665-9600
FAX: (918) 665-8668
EXP. DATE 6/30/15
FILE NO. 1814.1100

DATE: 12/10/2013
SHEET 2 OF 2

PARCEL 34.2
OWNER: BROKEN ARROW BOARD OF EDUCATION,
SCHOOL DISTRICT NO. 3, TULSA COUNTY, OKLAHOMA
TEMPORARY CONSTRUCTION EASEMENT LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SE/4 SE/4 SE/4; THENCE SOUTH 88°32'20" WEST ALONG THE NORTHERLY LINE OF SAID SE/4 SE/4 SE/4 FOR 40.00 FEET; THENCE SOUTH 1°10'07" EAST PARALLEL WITH AND 40 FEET WESTERLY OF THE EASTERLY LINE OF SAID SE/4 SE/4 SE/4 FOR 605.12 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 01°10'07" EAST PARALLEL WITH AND 40.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID SE/4 SE/4 SE/4 FOR 5.00 FEET; THENCE SOUTH 88°31'02" WEST PARALLEL WITH AND 50.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SE/4 SE/4 SE/4 FOR 195.00 FEET; THENCE NORTH 01°10'07" WEST PARALLEL WITH THE EASTERLY LINE OF SAID SE/4 SE/4 SE/4 FOR 5.00 FEET; THENCE NORTH 88°31'02" EAST PARALLEL WITH AND 55.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SE/4 SE/4 SE/4 FOR 195.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

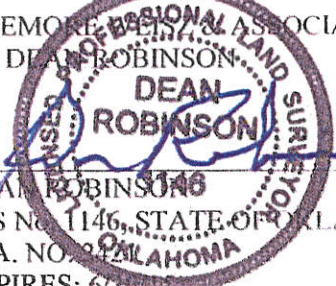
THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 975 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.

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.

1/9/13
DATE

SISEMORE WEISZ & ASSOCIATES, INC.
BY DEAN ROBINSON
DEAN ROBINSON
DEAN ROBINSON
PLS No. 1146, STATE OF OKLAHOMA
C. A. NO. 2, OKLAHOMA
EXPIRES: 6/30/15



Parcel 34.2

Parcel Map Check Report

Date: 12/18/2013 2:33:15 PM

Parcel Name: PARCEL 34.2

North: 388,493.1967'

East: 2,624,806.5353'

Segment# 1: Line

Course: S1° 10' 07"E

Length: 5.000'

North: 388,488.1978'

East: 2,624,806.6373'

Segment# 2: Line

Course: S88° 31' 02"W

Length: 195.003'

North: 388,483.1518'

East: 2,624,611.6996'

Segment# 3: Line

Course: N1° 10' 07"W

Length: 5.000'

North: 388,488.1507'

East: 2,624,611.5976'

Segment# 4: Line

Course: N88° 31' 02"E

Length: 195.003'

North: 388,493.1967'

East: 2,624,806.5353'

Perimeter: 400.006'

Area: 975.01Sq.Ft.

Error Closure: 0.0000

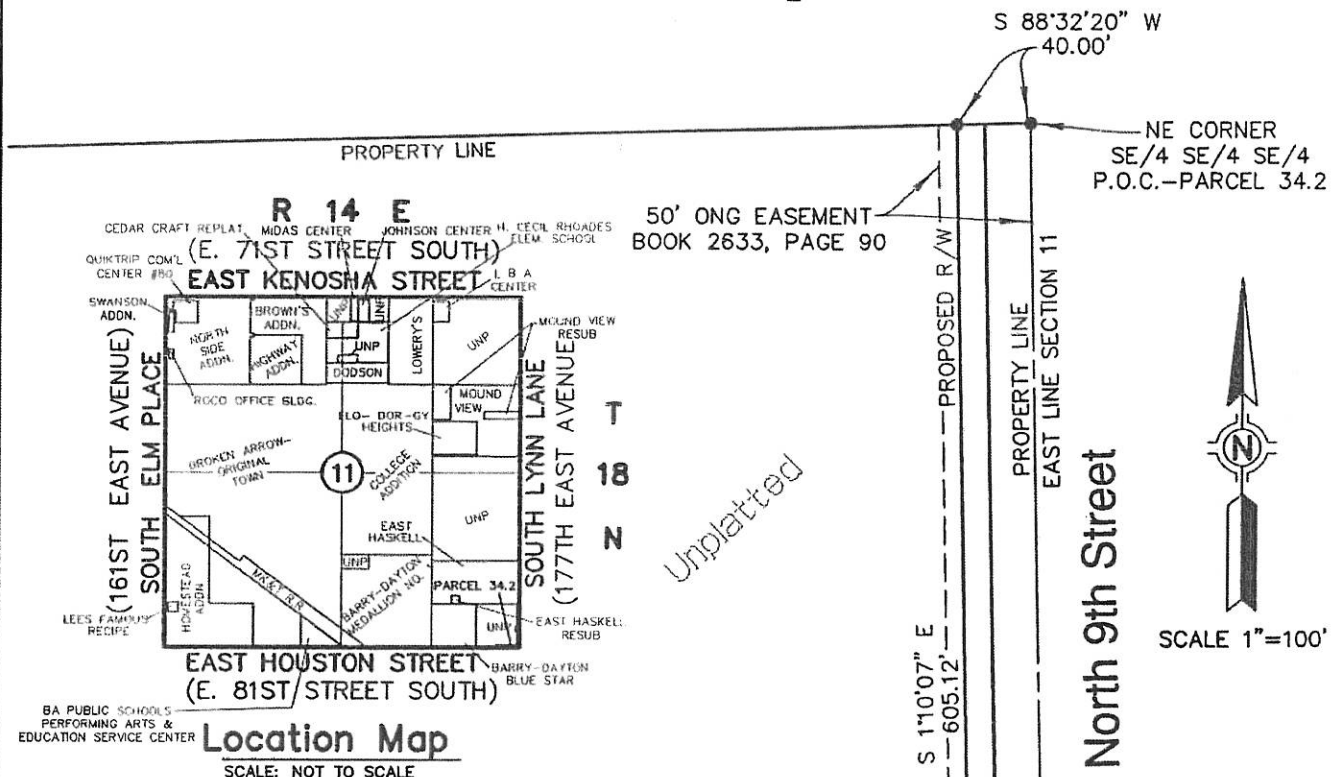
Course: N0° 00' 00"E

Error North : 0.00000

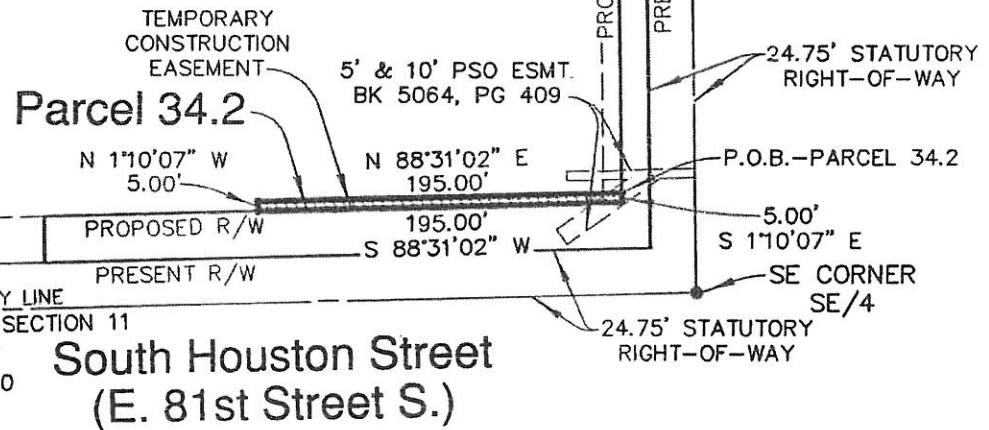
East: 0.00000

Precision 1: 400,006,000.000

Parcel Map



BROKEN ARROW BOARD OF
EDUCATION, SCHOOL DIST. NO. 3



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

TOTAL PROPERTY — 10.010 ACRES
TEMPORARY CONSTRUCTION ESMT. — 0.022 ACRES



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-34-2.DWG