



Doc # 2017039534 Page(s) : 6

04/28/2017 01:09:01 PM

Receipt # 17-23544

Fee: \$ 23.00

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(he) 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.

President

[illegible]

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

Notary Public

Approved as to Form:

Approved as to Substance:

Asst. City Attorney

City Manager

Engineer [Signature] checked: 04/18/2024
Project: 9TH ST WIDENING ELGIN TO EL PASO ST 1210 PARCEL NO. 24

ATTEST:

(Seal) CITY CLERK

City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013

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:

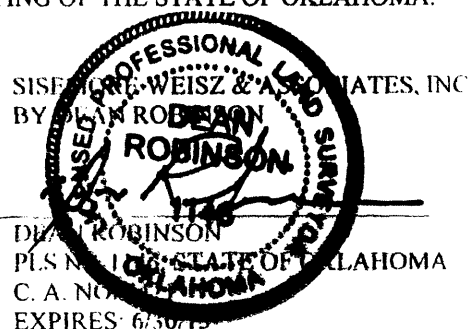
COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 SE/4; THENCE NORTH 01°10'07" WEST ALONG THE EASTERLY LINE OF SAID NE/4 SE/4 FOR 576.00 FEET; THENCE SOUTH 88°32'24" WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID NE/4 SE/4 FOR 24.75 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING 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



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'

W:\16720.04\Parcel 24.doc
01/08/13 agm

City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013

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

N 1°10'07" W
477.70'

744.70'

S 1°10'07" E

24.75' STATUTORY R/W

PROPOSED R/W

PROPERTY LINE

PROPERTY LINE

PRESENT R/W

EAST LINE SECTION 11

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

13.25'
S 88°32'24" W

576.00'
N 1°10'07" W

North 9th Street

SE CORNER
NE/4 SE/4
P.O.C. - PARCEL 24

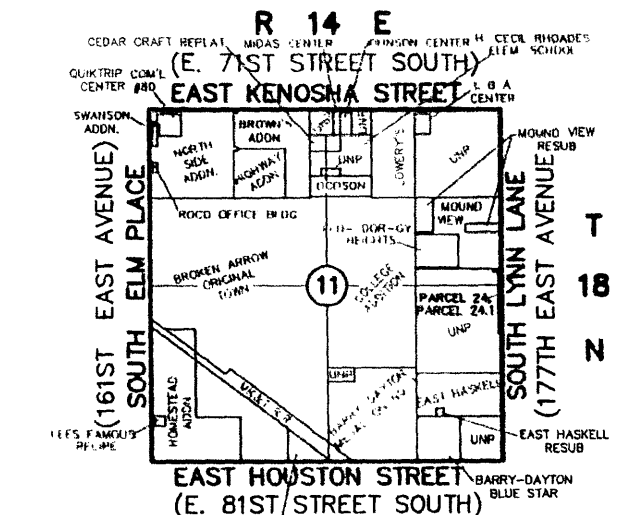
24.75' STATUTORY R/W

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

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

Location Map
SCALE: NOT TO SCALE

BA PUBLIC SCHOOLS -
PERFORMING ARTS &
EDUCATION SERVICE CENTER



SCALE 1"=100'

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

DATE: 12/10/2013
SHEET 2 OF 3



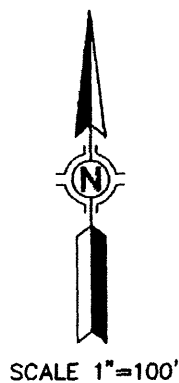
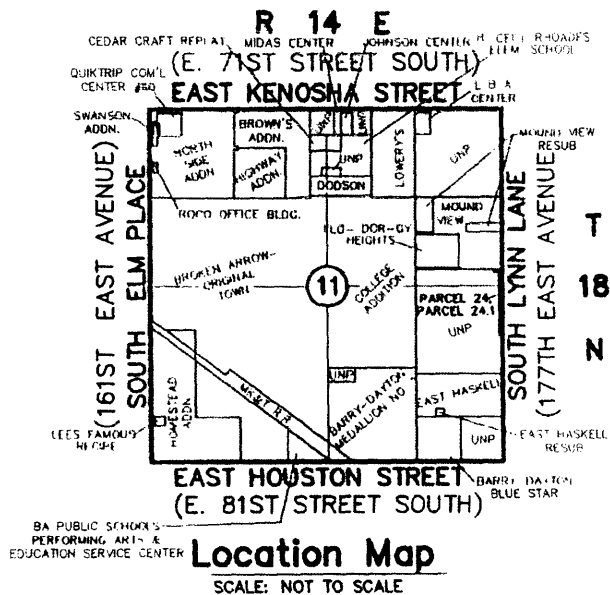
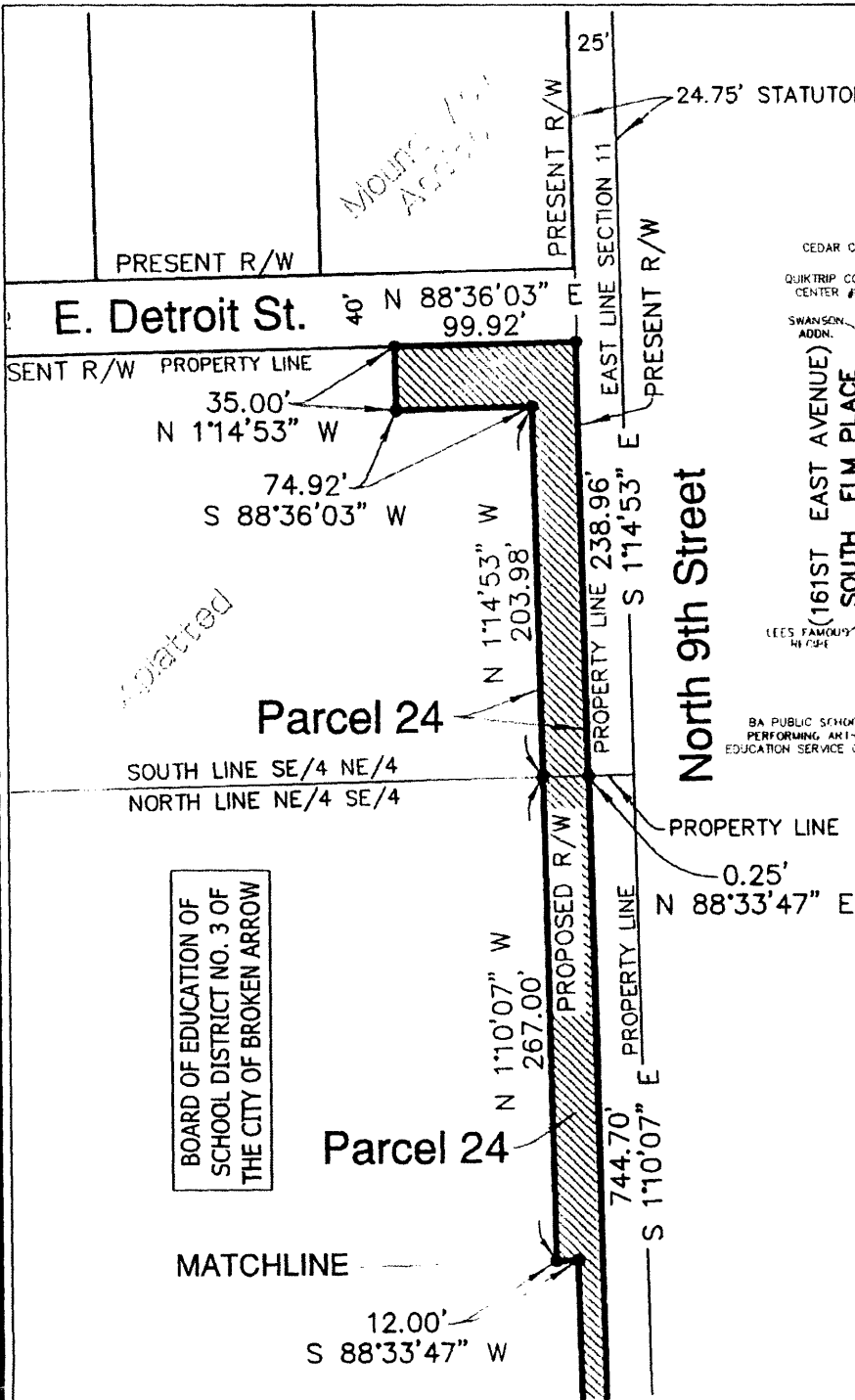
Sisemore Weisz & Associates, Inc.

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

PHONE (918) 665-3600
FAX: (918) 665-8666
EXP. DATE 6/30/15
FILE NO. 1814.1100

City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013

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



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
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. 18141100

City of Broken Arrow
P.O. Box 610
Broken Arrow, OK 74013