



Ms. Vicki McBride
1316 N Umbrella Ave
Broken Arrow, OK 74012

RE: WASHINGTON STREET: GARNETT TO OLIVE, PROJECT NO. ST1616

PROPERTY LOCATION: 4800 blk W Washington St Broken Arrow, OK 74012
PARCEL NO. 3

Dear Ms. McBride:

This letter is to notify you that the City of Broken Arrow has completed the design phase and is beginning the right-of-way acquisition phase on the above referenced project. Based on the design plan, it has been determined that property you may own or have an interest in could be affected by the new right-of-way requirements.

The widening of Washington Street (91st St.) from Olive Avenue (129th E. Ave.) to Garnett Road is a street improvement funded by 2014 General Obligation Bonds for Streets. The bonds have been sold for engineering, right-of-way and relocation of utilities.

The project will start at the intersection of Washington and Olive and end at Garnett. Washington Street will be widened from the current two (2) lanes to five (5) lanes; creating four (4) through drive lanes and a continuous left-turn lane. There will be a paved trail the full length of the project on the north side of the road and in time the trail will be part of a larger regional trail system. Improvements also include curbs, gutters and underground storm sewers.

The roadway improvements may require the acquisition of additional permanent right-of-way, utility easements and temporary construction easements. As always, the City appreciates the consideration of the donation of the parcel required during this process as it allows for the monies to be spent directly on the construction of the improvements. Should you choose to donate you may be able to deduct up to 100% of the fair market value of the property. You can check the current IRS Guidelines for contributions.

A Parcel Map showing the proposed roadway, Owner Contact sheet, Donation Certificate, and self-addressed stamped envelope (SASE) is enclosed with this letter. Please return the Owner Contact Sheet and the Donation Certificate back to the Engineering Department in the enclosed SASE.

If you have any questions regarding this project, please feel free to call me at 918-259-7000 ext. 5435 or Mike Craddock at 918-605-1436.

Respectfully,
CITY OF BROKEN ARROW

Karen L. Pax
Right-of-Way Agent

Enclosures: (4)

OWNER CONTACT INFORMATION

The City of Broken Arrow is requesting the below information to better assist in making contact when needed during the Right of Way and Construction process. Please fill out the below information and return it with the Donation Certificate in the self-addressed stamped envelope.

Current Owner(s): _____

Mailing Address: _____

Phone Number: Home: _____
Cell: _____
Work: _____

Email Address: _____

Preferred contact method: ☐ Phone: _____
☐ Email
☐ Mail

DONATION CERTIFICATE

Project: ST1616 County: Tulsa State: OK Parcel: 3

I, the undersigned, certify that I am fully aware of the use of this parcel of property for the following purpose:

- a. As a permanent right-of-way
- b. As a permanent easement
- c. As a temporary construction easement

I, hereby, elect to convey use of this parcel of property to the City of Broken Arrow, Oklahoma by:

- a. **Donation** ☐
- b. **Sale** ☐

NOTE: (Owner (s) / signer (s) enter initials in appropriate brackets)

_____ Agent Signature	<u>Acquisition Agent</u> _____ Title	_____ Date
_____ Signature	_____	_____ Date

PERMANENT RIGHT OF WAY
Parcel: 3

Exhibit A

LEGAL DESCRIPTION:

A part of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter (SW/4 SE/4 SW/4) of Section 17, Township 18 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows; Commencing at the Southwest Corner of Section 17, Township 18 North, Range 14 East, Tulsa County; Thence along the South Line of the Southwest Quarter of Section 17, N88°41'38"E a distance of 1330.79 feet to the Southwest corner of a tract of land described in a General Warranty Deed filed as Document #2006036718 at the office of the Tulsa County Clerk; Thence along the West line of said General Warranty Deed, N02°00'54"W a distance of 80.00 feet to the Point of Beginning; Thence parallel with the South Line of the Southwest Quarter of Section 17, N88°41'38"E a distance of 99.84 feet; Thence S25°45'12"E a distance of 32.95 feet; Thence N88°41'38"E a distance of 83.97 feet to a point on the East line of said General Warranty Deed; Thence along said East line, N01°18'22"W a distance of 15.00 feet; Thence S88°41'38"W a distance of 27.25 feet; Thence N67°31'58"W a distance of 86.82 feet; Thence S88°41'38"W a distance of 90.99 feet; Thence S02°00'54"E a distance of 20.00 feet; to the Point of Beginning.

Having an area of 4331 square feet, 0.0994 acres

Bearings based on the Oklahoma State Plane Grid Zone North.

This legal description meets the minimum technical standards for legal descriptions in the State of Oklahoma.

Prepared by Russell M. Muzika, Oklahoma PLS No. 1603

Russell M. Muzika
Professional Land Surveyor,
Oklahoma No. 1603
GEODECA LLC



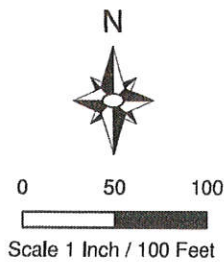
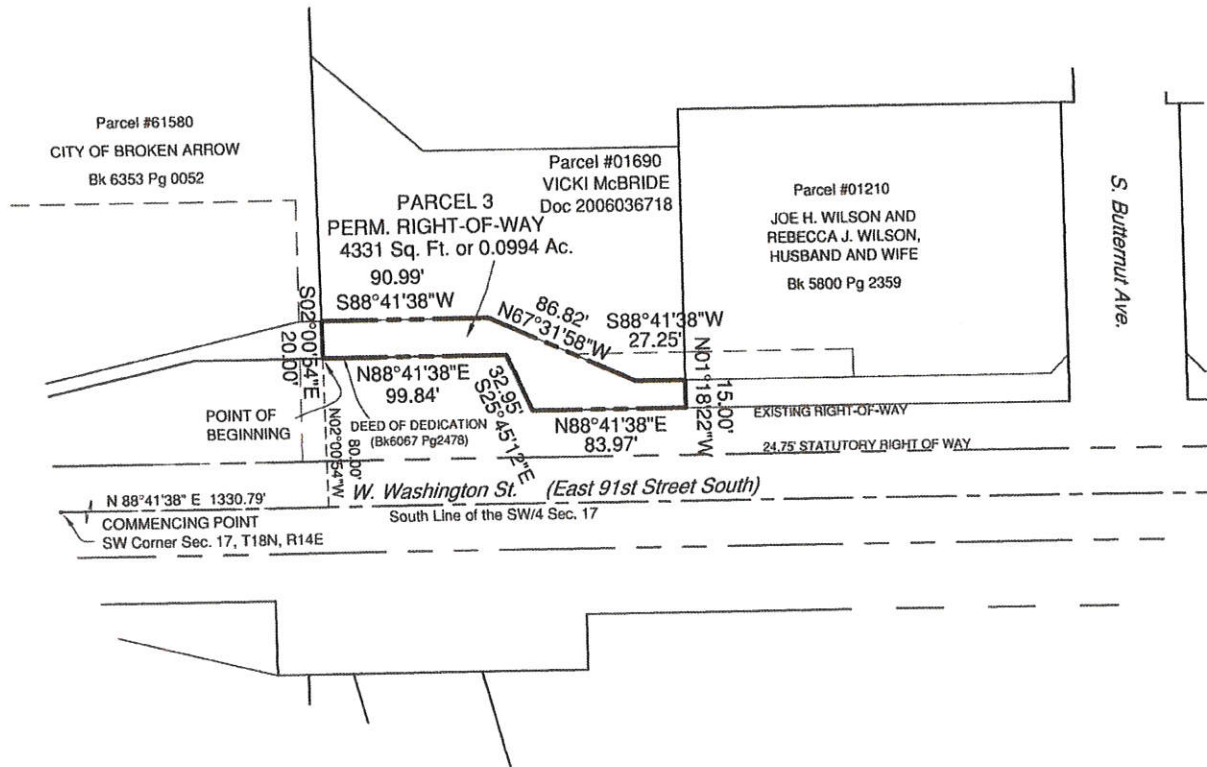
GEODECA LLC
P.O.Box 330281, Tulsa, Ok. 74133
918 949 4064
CA # 5524 exp 6/30/2018

PERMANENT RIGHT OF WAY
Area: 4331 Sq. Ft. or 0.0994 Acres
Owner: VICKI McBRIDE
Address: W WASHINGTON ST

Parcel: 3
Revision: 1
Date: June 02 2017

PERMANENT RIGHT OF WAY

Parcel: 3



Russell M. Muzika
Professional Land Surveyor,
Oklahoma No. 1603
GEODECA LLC



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TEMPORARY EASEMENT
Parcel: 3A

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Having an area of 664 square feet, 0.0152 acres

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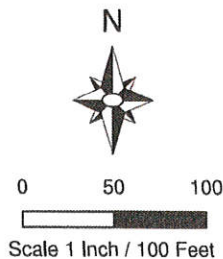
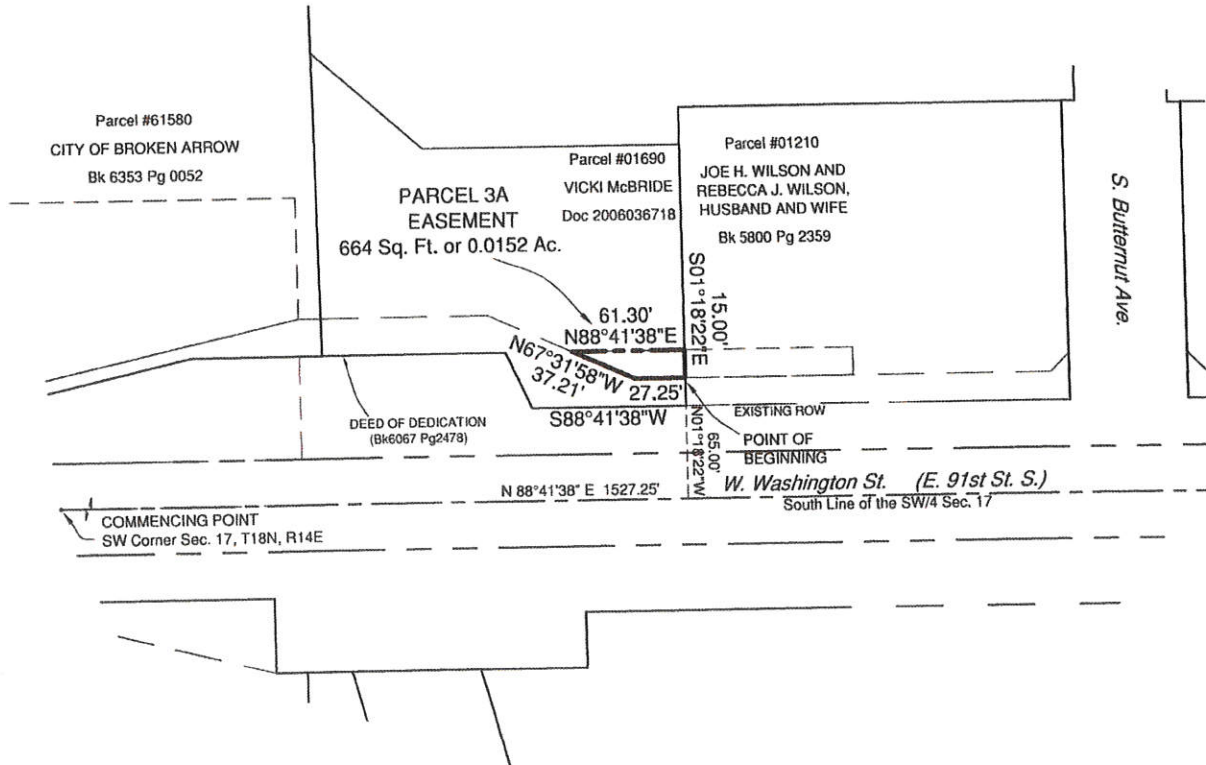
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Owner: VICKI McBRIDE	Date: June 02 2017
Address: W WASHINGTON ST	

TEMPORARY EASEMENT Parcel: 3A



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