

**LETTER OF INTENT BETWEEN VICKI McBRIDE  
AND THE CITY OF BROKEN ARROW**

**RECITALS**

**WHEREAS**, Vicki McBride ("McBride") owns a tract of land that is 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 (McBride Tract);

**WHEREAS**, the City of Broken Arrow ("the City") desires to acquire a portion of the McBride Tract identified in Exhibit A attached hereto as "Parcel 3" for the public purpose of completing the Washington Street Improvements – Garnett Road to Olive Avenue Project;

**WHEREAS**, the City requires a temporary construction easement across a portion of the McBride Tract identified in Exhibit A attached hereto as "Parcel 3A" for the public purpose of completing the Washington Street Improvements – Garnett Road to Olive Avenue Project;

**WHEREAS**, McBride has indicated her willingness to sell Parcel 3 to the City and to grant the City a temporary construction easement as to Parcel 3A for the total purchase price of Eight Thousand One Hundred Seventy Dollars (\$8,170); and

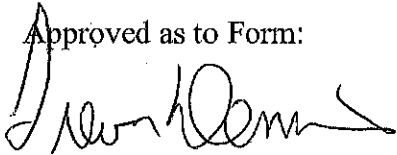
**WHEREAS**, the purpose of this Letter of Intent is to formalize the City's intention to approve and execute a real estate purchase contract with McBride for the purchase of Parcel 3 and McBride's intention to approve and execute a real estate contract with the City for the sale of Parcel 3 and a temporary construction easement across Parcel 3A.

**AGREEMENT**

1. **Responsibilities of the City of Broken Arrow:** The City hereby agrees that, subject to City Council approval, it will enter into an acceptable real estate purchase contract to purchase the Parcel free and clear of all liens and encumbrances for the total purchase price of Eight Thousand One Hundred Seventy Dollars (\$8,170). The City will cooperate in good faith with McBride, an agreed-upon Title Company, and all other parties necessary to completion of the conveyance of the Parcel to the City. The City will pay all closing costs and fees, title insurance costs and fees, and other customary costs and fees related to the transfer of the Parcel from McBride to the City. The City will not be responsible for any financial obligations of McBride associated with the Parcel, including but not limited to, unpaid taxes, tax liens, judgment liens and/or realtor fees.
2. **Responsibilities of McBride:** McBride hereby agrees to enter into an acceptable Real Estate Purchase Contract to convey Parcel 3 for the total purchase price of Eight Thousand One Hundred Seventy Dollars (\$8,170). She further agrees to provide title

insurance at the City's expense and to cooperate in good faith with the City of Broken Arrow, an agreed-upon Title Company, and all other parties necessary to completion of the conveyance of Parcel 3 to the City by warranty deed and free and clear of all liens and encumbrances. In addition, for no additional consideration, upon closing of the sale of Parcel 3, McBride agrees to execute an acceptable temporary construction easement in favor of the City as to Parcel 3A.

Approved as to Form:



Trevor A. Dennis, City Attorney

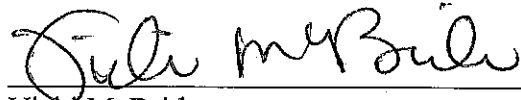
City of Broken Arrow

Michael L. Spurgeon, City Manager

Date: \_\_\_\_\_

Attest:

\_\_\_\_\_  
City Clerk [Seal]



Vicki McBride

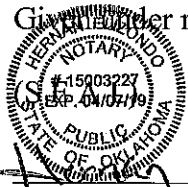
Date: 1-16-19

STATE OF Oklahoma  
COUNTY OF Tulsa

SS: \_\_\_\_\_

Before me, the undersigned, a Notary Public in and for said County and State on the 16 day of Jan 2019, 2018, personally appeared Vicki McBride, known to me to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed, and as the free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year above written.



\_\_\_\_\_  
Notary Public

My commission expires:

My number is:

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.

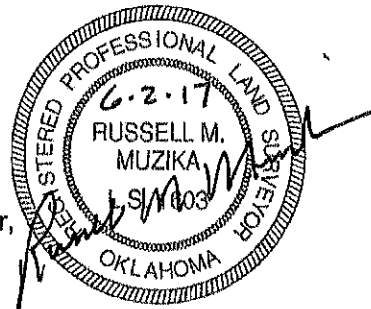
Having an area of 4331 square feet, 0.0994 acres

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



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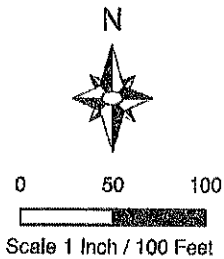
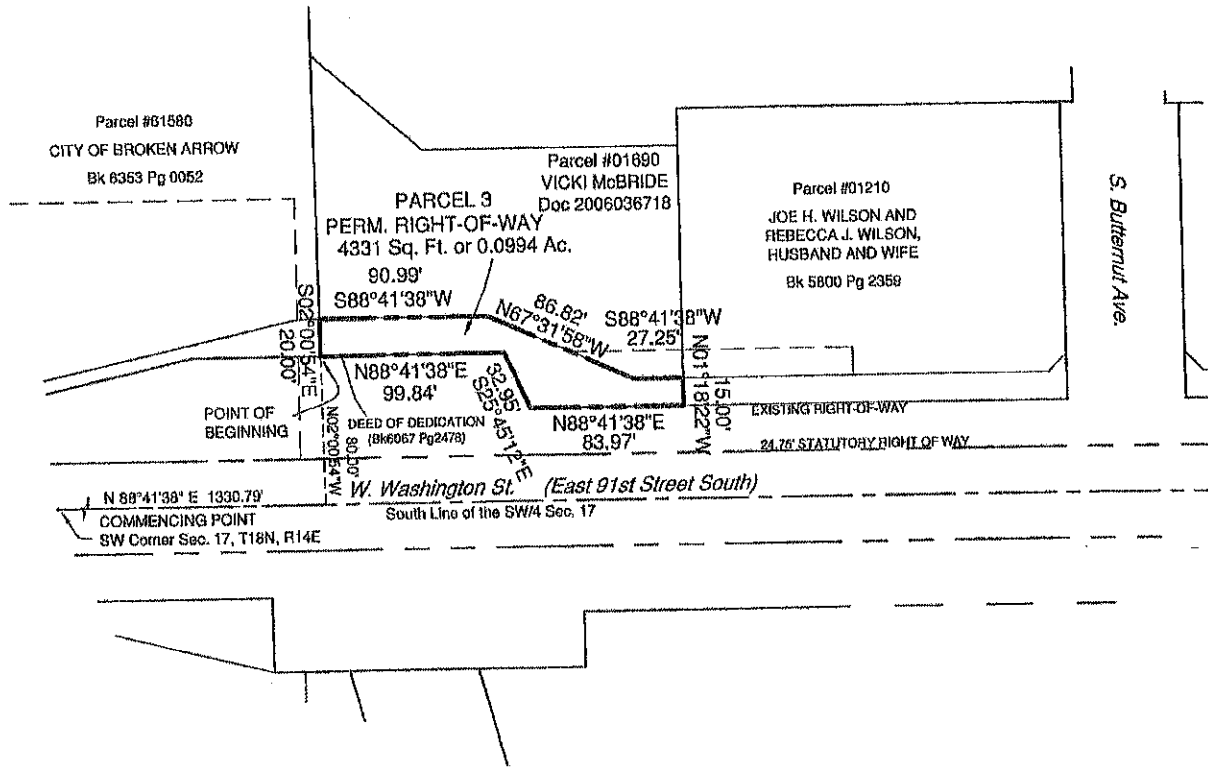


GEODECA LLC  
P.O.Box 330281, Tulsa, Ok. 74133  
918 949 4064  
CA # 5524 exp 6/30/2018

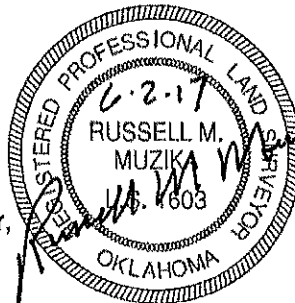
PERMANENT RIGHT OF WAY  
Area: 4331 Sq. Ft. or 0.0994 Acres  
Owner: VICKI McBRIDE  
Address: W WASHINGTON ST

Parcel: 3  
Revision: 1  
Date: June 02 2017

PERMANENT RIGHT OF WAY  
Parcel: 3



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TEMPORARY EASEMENT  
Parcel: 3A

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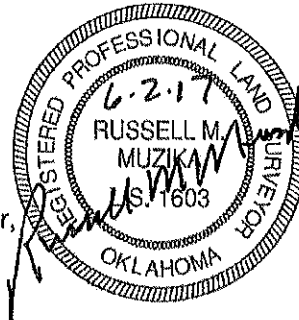
Having an area of 664 square feet, 0.0152 acres

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.

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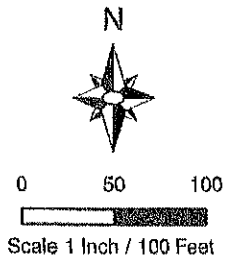
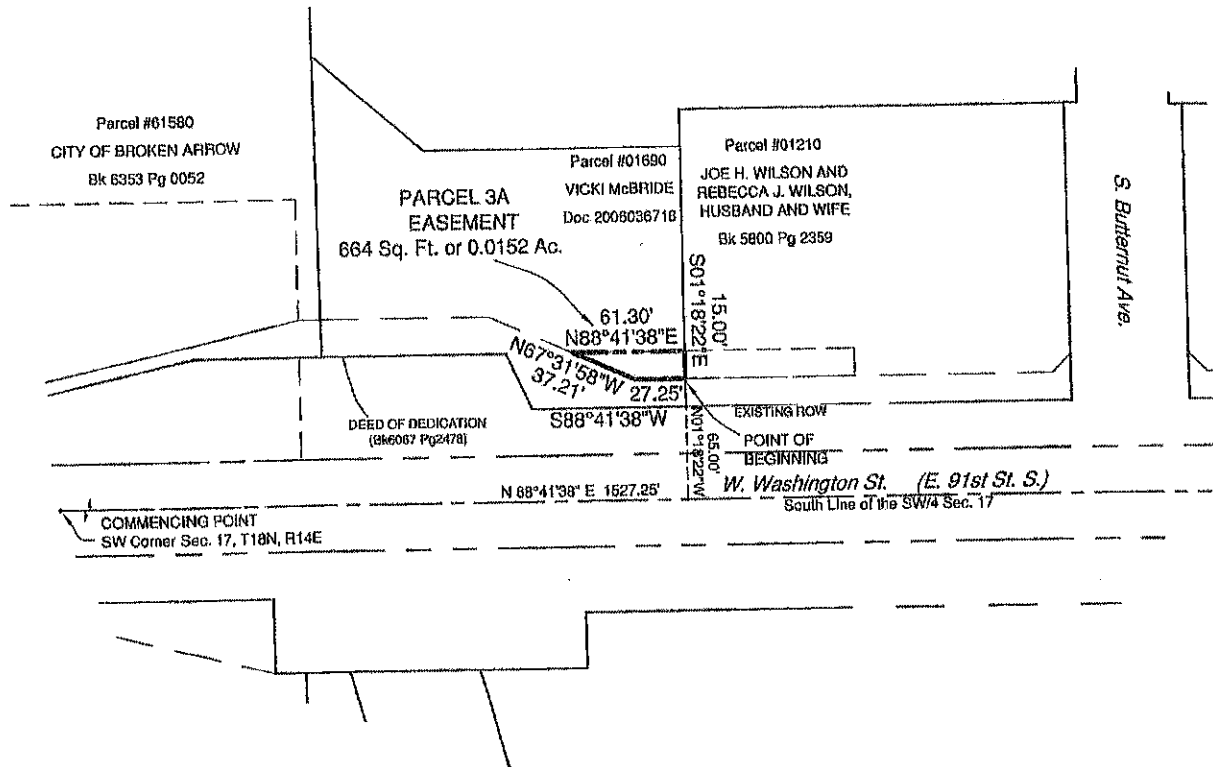
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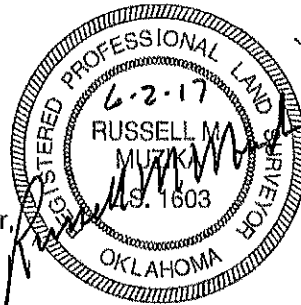
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# TEMPORARY EASEMENT Parcel: 3A



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