

GENERAL WARRANTY DEED

This Indenture: Made this 11th day of March 2019 2018 between **THE BOARD OF EDUCATION OF INDEPENDENT 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 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 11th day of March 2019, 2018

[Signature]  
President

State of Oklahoma    )  
                                  ) §  
County of Tulsa     )

Before me, the undersigned Notary Public, in and for said County and State, on this 11th day of March, 2019, 2018, 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.



Marsha Janey  
Notary Public

Approved as to Form:

[Signature]  
Asst. City Attorney

Approved as to Substance:

[Signature]  
City Manager

Engineer [Signature] checked: [Signature]

Project: 146020 BROKEN ARROW CREEK TRAIL, PHASE I, PARCEL NO. 8



# PERMANENT RIGHT OF WAY

Parcel: 8.0

Exhibit A

## LEGAL DESCRIPTION:

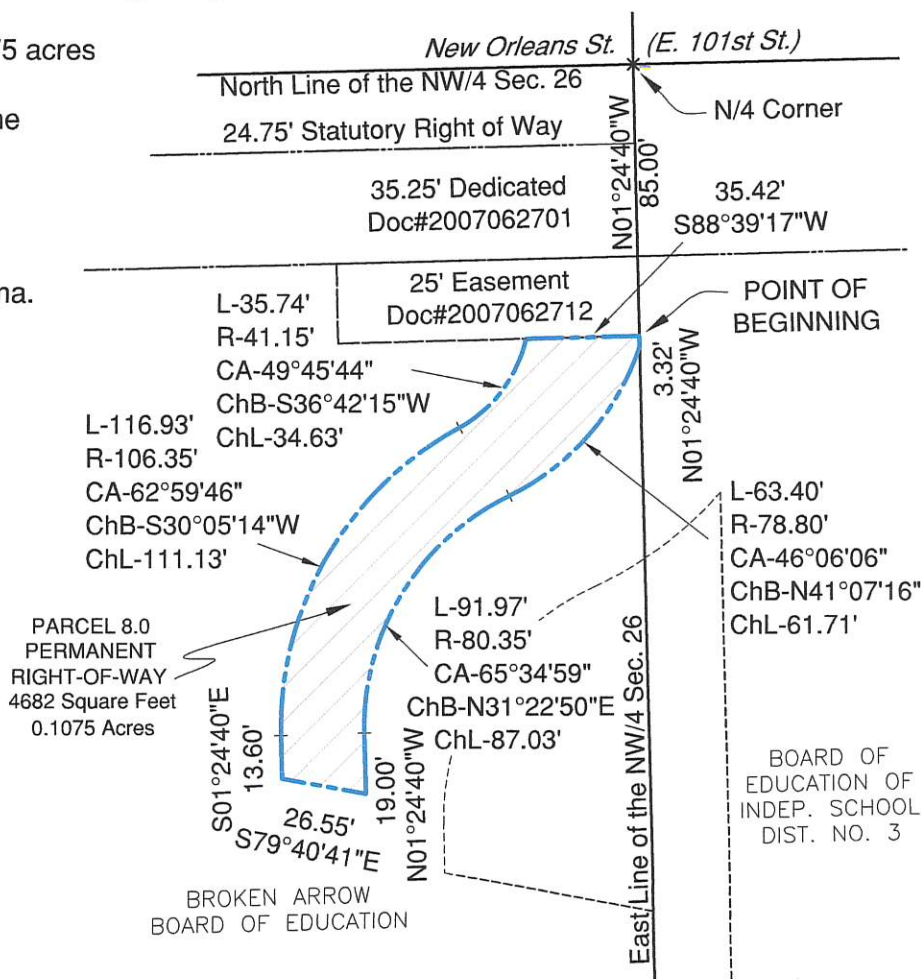
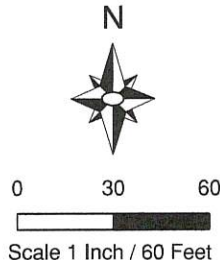
A tract of land that is a part of the Northeast Quarter of the Northwest Quarter (NE4 NW4) of Section 26, Township 18 North, Range 14 East of the Indian Meridian, Tulsa County, Oklahoma, more particularly described as follows;

Beginning at a Point on the East Line of the Northwest Quarter of Section 26 that is N01°24'40"W a distance of 85.00 feet to the North Quarter corner of Section 26; thence parallel with the North Line of the Northwest Quarter and along the South line of a 25' wide Storm Sewer Easement as described in Doc #2007062712, and filed at the office of the Tulsa County Clerk, S88°39'17"W a distance of 35.42 feet; thence with a curve to the right having a radius of 41.15 feet, an arc length of 35.74 feet, a central angle of 49°45'44", a chord bearing of S36°42'15"W, and a chord length of 34.63 feet; thence with a reverse curve to the left having a radius of 106.35 feet, an arc length of 116.93 feet, a central angle of 62°59'46", a chord bearing of S30°05'14"W, and a chord length of 111.13 feet; thence S01°24'40"E a distance of 13.60 feet; thence S79°40'41"E a distance of 26.55 feet; thence N01°24'40"W a distance of 19.00 feet; thence with a curve to the right having a radius of 80.35 feet, an arc length of 91.97 feet, a central angle of 65°34'59", a chord bearing of N31°22'50"E, and a chord length of 87.03 feet; thence with a reverse curve to the left having a radius of 78.80 feet, an arc length of 63.40 feet, a central angle of 46°06'06", a chord bearing of N41°07'16"E, and a chord length of 61.71 feet to a point on the East Line of the Northwest Quarter; thence N01°24'40"W a distance of 3.32 feet to the Point of Beginning,

Having an area of 4682 square feet or 0.1075 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



GEODECA LLC  
P.O.Box 330281, Tulsa, Ok. 74133  
918 949 4064  
CA # 5524 exp 6/30/2020

PERMANENT RIGHT OF WAY	Parcel: 8.0
Area: 4682 Sq. Ft. or 0.1075 Acres	Revision: 0
Owner: Broken Arrow Board of Education	Date: August 23 2018
Address: 301 W. New Orleans St. S.	