

# UTILITY EASEMENT EXHIBIT "A"

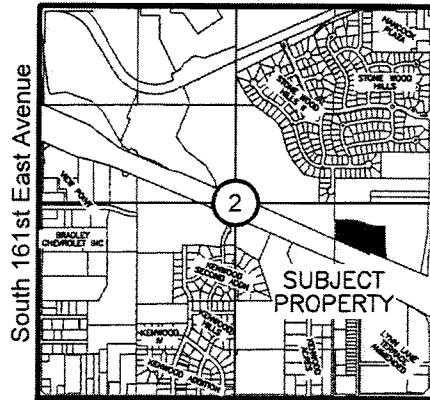
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Scale: 1"=100'

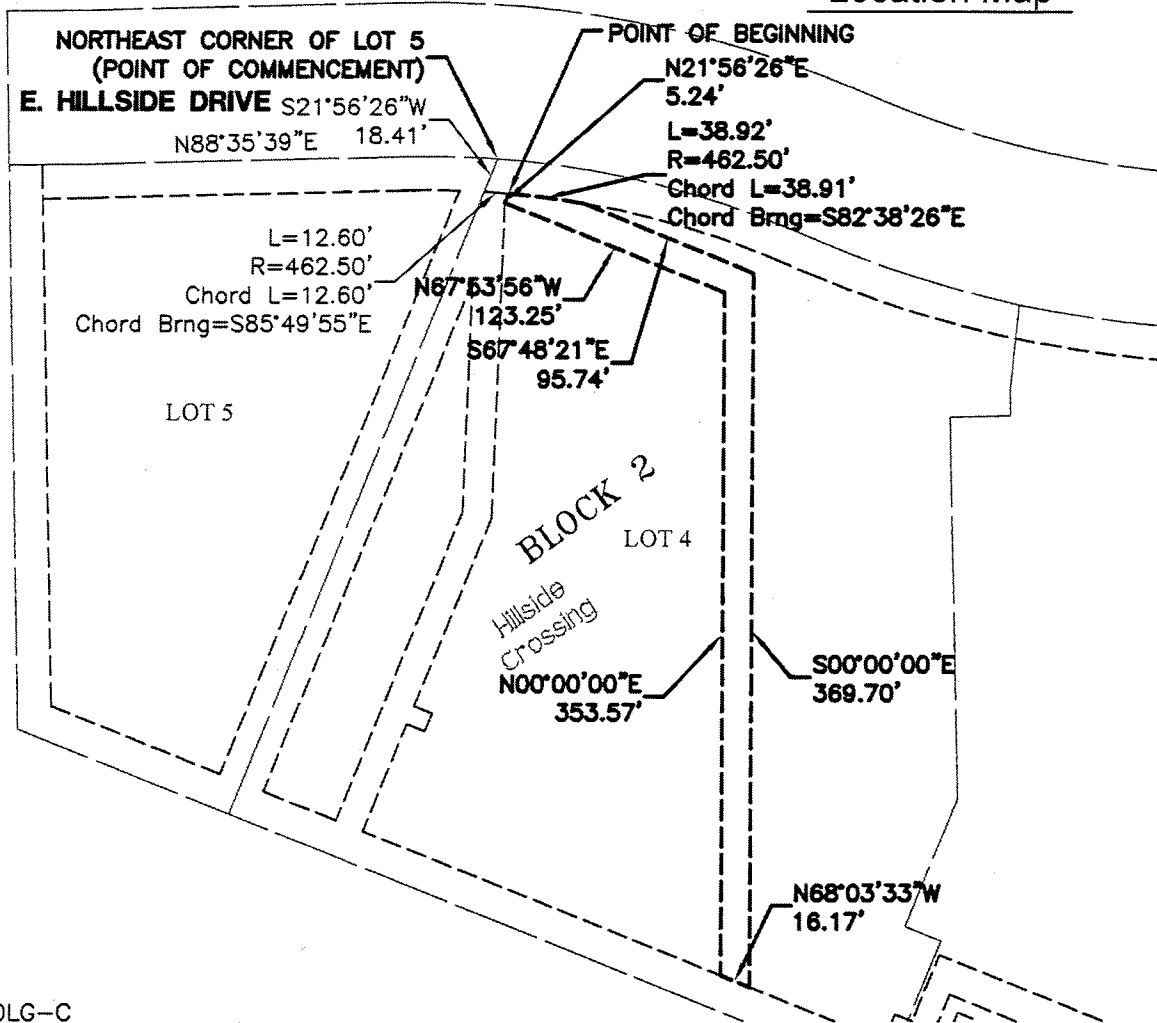


R 14 E  
East 61st Street South



East 71st Street South  
Location Map

T  
18  
N



FILE: 160280LG-C

## Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF LOT 5 BLOCK 2 HILLSIDE CROSSINGS AS BEING N88°35'39"E.
2. SEE EXHIBIT "A" PAGE 2 THRU 3 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



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 C.A. NO.: 4502 EXP. DATE: 6/30/16



**UTILITY EASEMENT EXHIBIT "A" LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS IN LOT FOUR (4), BLOCK TWO (2), HILLSIDE CROSSINGS, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT THAT IS THE NORTHEAST CORNER OF SAID LOT FIVE (5); THENCE S21°56'26"W AND ALONG THE EAST LINE OF SAID LOT FIVE (5) FOR A DISTANCE OF 18.41 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 01°33'40", HAVING A RADIUS OF 462.50 FEET, A LENGTH OF 12.60 FEET AND WHOSE LONG CHORD BEARS S85°49'55"E FOR A DISTANCE OF 12.60 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING ALONG A CURVE SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 04°49'18", HAVING A RADIUS OF 462.50 FEET, A LENGTH OF 38.92 FEET AND WHOSE LONG CHORD BEARS S82°38'26"E FOR A DISTANCE OF 38.91 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE S67°48'21"E FOR A DISTANCE OF 95.74 FEET; THENCE S00°00'00"E FOR A DISTANCE OF 369.70 FEET; THENCE N68°03'33"W FOR A DISTANCE OF 16.17 FEET; THENCE N00°00'00"E FOR A DISTANCE OF 353.57 FEET; THENCE N67°53'56"W FOR A DISTANCE OF 123.25 FEET; THENCE N21°56'26"E A DISTANCE OF 5.24 FEET TO THE **POINT OF BEGINNING**; SAID TRACT CONTAINING 0.16 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON FEBRUARY 3, 2016 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE NORTH LINE OF SAID LOT FIVE (5) AS BEING N88°35'39"E.

**SURVEYOR'S CERTIFICATE**

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE UTILITY EASEMENT HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE UTILITY EASEMENT DESCRIBED, AND THAT THE SURVEY OF THE UTILITY EASEMENT MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 3RD DAY OF FEBRUARY, 2016.



*Cliff Bennett*

CLIFF BENNETT, PLS  
OKLAHOMA NO.1815  
CERT. OF AUTH. NO. 4502  
EXP. DATE JUNE 30, 2016

**CLOSURE REPORT**

End North: 396096.9203' East: 2623626.2236'

Length: 38.92' Radius: 462.50'  
Delta: 004°49'18" Tangent: 19.47'  
Chord: 38.91' Course: S82°38'26"E  
Course In: S04°56'56"W Course Out: N09°46'13"E  
RP North: 395636.1444' East: 2623586.3250'  
End North: 396091.9361' East: 2623664.8130'  
Course: S67°48'21"E Length: 95.74'  
North: 396055.7707' East: 2623753.4595'  
Course: S00°00'00"E Length: 369.70'  
North: 395686.0707' East: 2623753.4595'  
Course: N68°03'33"W Length: 16.17'  
North: 395692.1126' East: 2623738.4607'  
Course: N00°00'00"E Length: 353.57'  
North: 396045.6826' East: 2623738.4607'  
Course: N67°53'56"W Length: 123.25'  
North: 396092.0544' East: 2623624.2670'  
Course: N21°56'26"E Length: 5.24'  
North: 396096.9149' East: 2623626.2249'

Perimeter: 1002.59' Area: 0.16acres  
Error Closure: 0.0055 Course: S13°57'24"E  
Error North: -0.00534 East: 0.00133

Precision 1: 182287.27