

PARCEL 1 - EXHIBIT "A"
PART OF THE NE1/4 IN SEC. 3-T18N-R14E
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE1/4) OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4;
 THENCE S88°40'51"W ALONG THE NORTH LINE OF SAID NE1/4 FOR A DISTANCE OF 2072.09 FEET;

THENCE S01°19'09"E AND PERPENDICULAR TO SAID NORTH LINE FOR A DISTANCE OF 64.97 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE PRESENT NORTH RIGHT-OF-WAY LINE OF WEST ALBANY STREET;

THENCE S00°00'00"E FOR A DISTANCE OF 341.17 FEET TO THE PRESENT NORTHEASTERLY RIGHT-OF-WAY LINE OF THE BROKEN ARROW EXPRESSWAY;

THE FOLLOWING THREE (3) COURSE ARE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE

1. THENCE N60°35'28"W FOR A DISTANCE OF 211.42 FEET;
2. THENCE N60°14'19"W FOR A DISTANCE OF 236.98 FEET;
3. THENCE N48°55'43"W FOR A DISTANCE OF 82.66 FEET TO SAID SOUTH RIGHT-OF-WAY LINE;

THE FOLLOWING THREE (3) COURSES ARE ALONG SAID SOUTH RIGHT-OF-WAY LINE

1. THENCE N88°40'54"E FOR A DISTANCE OF 126.80 FEET;
2. THENCE N78°17'34"E FOR A DISTANCE OF 304.97 FEET;
3. THENCE N80°40'54"E FOR A DISTANCE OF 26.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINING 1.80 ACRES (78,234 SQUARE FEET) MORE OR LESS.

BEARINGS ARE BASED ON GRID NORTH (N00°00'00"E) OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

THIS LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS FOR LEGAL DESCRIPTIONS IN THE STATE OF OKLAHOMA.

PREPARED BY JUSTIN SMITH, OKLAHOMA PLS NO. 1868.



JUSTIN SMITH, PLS 1868 DATE _____

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT

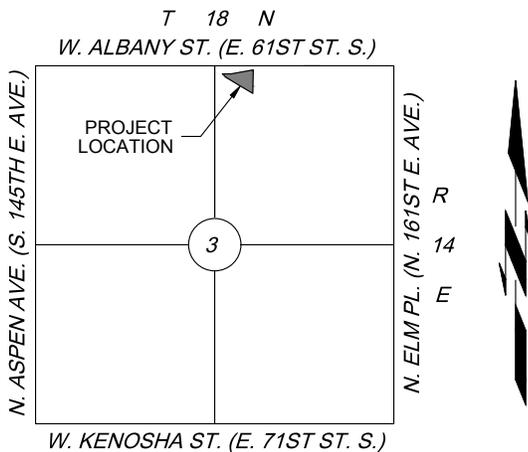
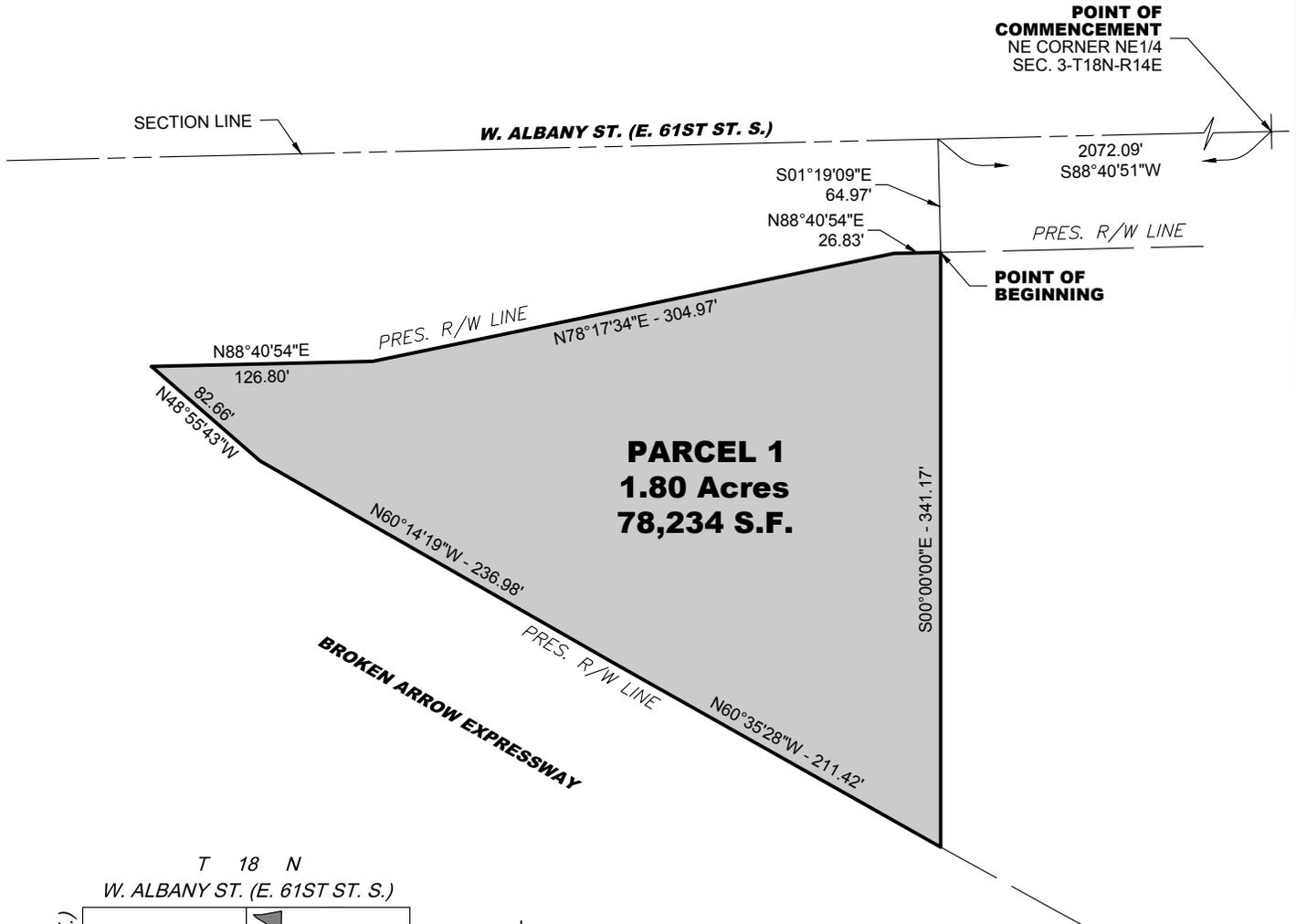
S:\Survey\Raw Files\19-748 Broken Arrow-Stone Ridge Towne Center Drainage\CAD\ Easements\Stone Ridge Easements.dwg



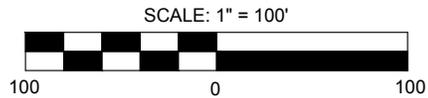
COWAN GROUP ENGINEERING
 7100 N. CLASSEN, SUITE 500
 OKLAHOMA CITY, OK 73116
 405-463-3369 O 405-463-3381 F
 WWW.COWANGROUP.CO
 CA# 6414 EXPIRES 6/30/2022

CLIENT:	CITY OF BROKEN ARROW
PROJECT NO:	19-856
DATE:	03/09/2021
REVISED DATE:	
DRAWN BY:	JWS
PAGE:	PAGE 1 OF 2

PARCEL 1 - EXHIBIT "B"
PART OF THE NE1/4 IN SEC. 3-T18N-R14E
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA



LOCATION MAP
 NOT TO SCALE



BASIS OF BEARINGS
 GRID NORTH (N00°00'00"E) OKLAHOMA STATE
 PLANE COORDINATE SYSTEM, NORTH ZONE

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT

S:\Survey\Raw Files\19-748 Broken Arrow-Stone Ridge Towne Center Drainage\CAD\ Easements\Stone Ridge Easements.dwg



COWAN GROUP ENGINEERING
 7100 N. CLASSEN, SUITE 500
 OKLAHOMA CITY, OK 73116
 405-463-3369 O 405-463-3381 F
 WWW.COWANGROUP.CO
 CA# 6414 EXPIRES 6/30/2022

CLIENT:	CITY OF BROKEN ARROW
PROJECT NO:	19-856
DATE:	03/09/2021
REVISED DATE:	
DRAWN BY:	JWS
PAGE:	PAGE 2 OF 2

(SEE PAGE 1 OF 2 FOR LEGAL DESCRIPTION)