

ASPEN MEADOWS
UTILITY EASEMENT by Separate Instrument

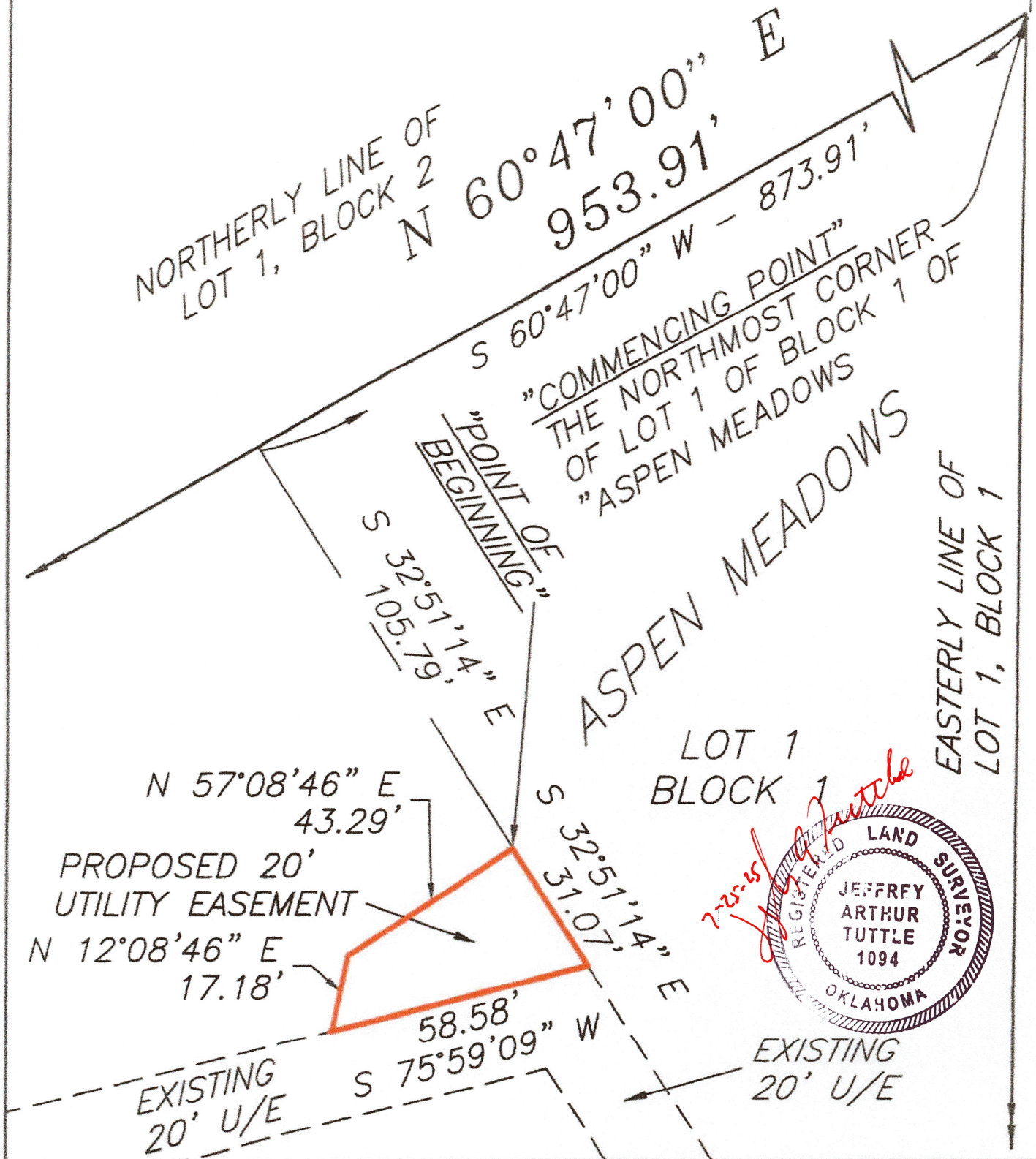
A Utility Easement being a part of Lot 1 of Block 1 of "ASPEN MEADOWS A RE-PLAT OF RESERVE I AND A PART OF LOT 1, BLOCK 4 ASPEN PARK VILLAGE", an addition to the City of Broken Arrow, Oklahoma, Tulsa County, Oklahoma according to Doc # 6918 filed in the records of The Tulsa, County Clerk. Said Utility Easement being more particularly described as follows:

COMMENCING at the Northmost Corner of said Lot 1 of Block 1; THENCE S 60°47'00" W along the northerly line of said Lot 1 for a distance of 873.91 feet; THENCE S 32°51'14" E for a distance of 105.79 feet to the POINT OF BEGINNING; THENCE continuing S 32°51'14" E for a distance of 31.07 feet to a point on the northerly line of an existing 20 foot wide utility easement; THENCE S 75°59'09" W along said northerly line for a distance of 58.58 feet; THENCE N 12°08'46" E for a distance of 17.18 feet; THENCE N 57°08'46" E for a distance of 43.29 feet to the POINT OF BEGINNING. Basis of Bearings is the record bearing S 00°19'32" W along the easterly line of the aforementioned Lot 1 of Block 1 of "ASPEN MEADOWS A RE-PLAT OF RESERVE I AND A PART OF LOT 1, BLOCK 4 ASPEN PARK VILLAGE", an addition to the City of Broken Arrow, Oklahoma, Tulsa County, Oklahoma according to Doc # 6918 filed in the records of The Tulsa, County Clerk.

Said utility easement contains 1,124.11 square feet or 0.026 acres more or less.



DESCRIPTION PLAT



1"=30'

TUTTLE & ASSOCIATES, INC.

P.O. Box 471313

Tulsa, Oklahoma 74147-1313

Phone: (918) 663-5567

Date: 05/13/25

Drawn: RWT

Checked: JAT

Job Number: 5037

Sheet 2 of 3

TRAVERSE CLOSURE REPORT

ASPEN MEADOWS

UTILITY EASEMENT by Separate Instrument

Traverse Closure Report Tue May 13 16:04:02 2025

Northing	Easting	Bearing	Distance
-5160.696	-2059.904		
		S 32°51'14" E	31.070
-5186.797	-2043.048		
		S 75°59'09" W	58.580
-5200.983	-2099.885		
		N 12°08'46" E	17.180
-5184.187	-2096.270		
		N 57°08'46" E	43.290
-5160.703	-2059.904		

Closure Error Distance > 0.00623 Error Bearing > N 01°32'06" E

Closure Precision > 1 in 24102.8 Total Distance > 150.120

Traverse Closure Area: 1124.11 sq ft, 0.026 acres



TRAVERSE
CLOSURE
REPORT

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