

# SIDEWALK EASEMENT

## Exhibit "A"

SHEET 1 OF 2

### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN LOT THREE (3), NORTHEAST CROSSROADS, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2, SW/4), SECTION FIVE (5), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M), CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION FIVE (5); THENCE NORTH 88°40'23" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4), ACCORDING TO THE RECORDED PLAT THEREOF, A DISTANCE OF 362.04 FEET; THENCE NORTH 01°24'32" WEST, A DISTANCE OF 96.87 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE NORTH 12°35'06" EAST, A DISTANCE OF 4.06 FEET; THENCE NORTH 01°24'32" WEST, A DISTANCE OF 62.42 FEET; THENCE NORTH 09°06'10" EAST, A DISTANCE OF 39.18 FEET; THENCE SOUTH 01°24'32" EAST, A DISTANCE OF 96.75 FEET; THENCE SOUTH 43°37'56" WEST, A DISTANCE OF 11.48 FEET TO THE POINT OF BEGINNING (P.O.B.). CONTAINING 581 SQUARE FEET OR 0.013 ACRES, MORE OR LESS.

### BASIS OF BEARINGS

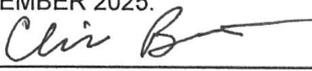
BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501). BASED ON THE SOUTH LINE OF THE SW/4 SECTION 5, T-18-N, R-15-E, WAGONER COUNTY AS N88°40'23"E

### SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH THE EXISTING REQUIREMENTS AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 22<sup>nd</sup> DAY OF DECEMBER 2025.



  
CLIFF BENNETT, P.L.S.  
OKLAHOMA NO. 1815  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027

SURVEYOR'S LAST SITE VISIT: JANUARY 28, 2025



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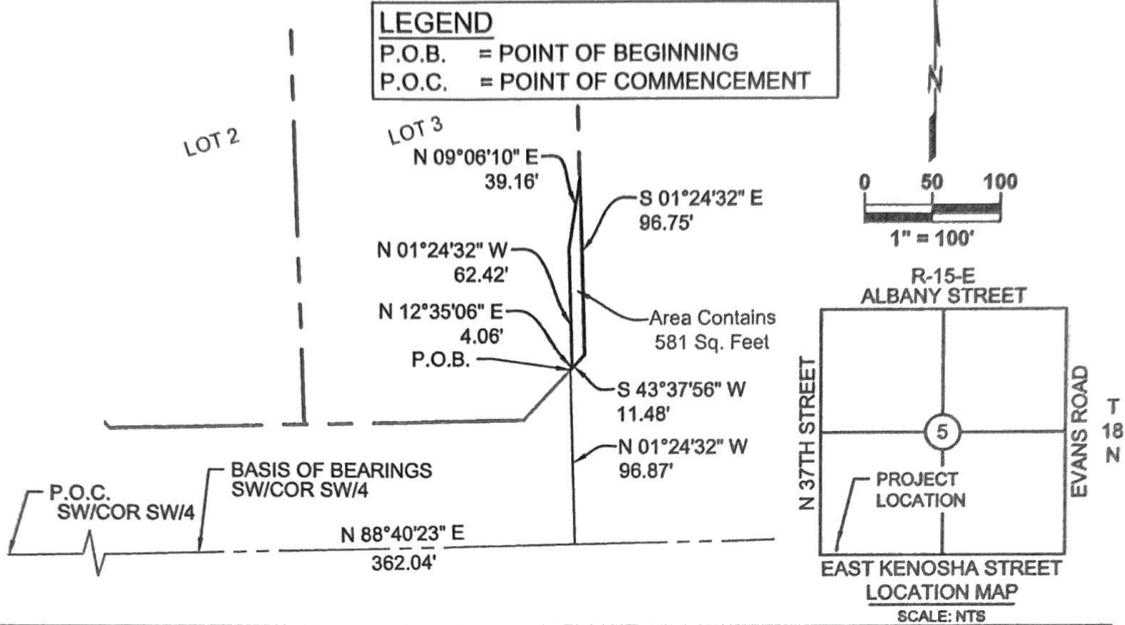
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# SIDEWALK EASEMENT EXHIBIT 'A'

## SHEET 2 OF 2

A TRACT OF LAND LYING IN LOT THREE (3), NORTHEAST CROSSROADS,  
CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA

ORIG. SIZE: 8.5"X14" PLOT: 12/22/2025 12:10:05 PM \\svl-served\Projects\2440618 The Bank NA - Broken Arrow\06 Survey Production\01 Drawings\Sidewalk easement.dwg



**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLAN COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501). BASED LOCALLY ON THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 5, NORTHEAST CROSSROADS, WAGONER COUNTY, AS N88°40'23"E.

**SURVEYOR'S LAST SITE VISIT**  
JANUARY 28, 2025

**CERTIFICATION**  
I, CLIFF BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH THE EXISTING REQUIREMENTS AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STAT OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 22ND DAY OF DECEMBER 2025.



*Cliff Bennett*

CLIFF BENNETT. P.L.S.  
OKLAHOMA NO. 1923  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027

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ok ca1460 exp. 06-30-2027

# Exhibit "A"

## CLOSURE REPORT

North: 394040.1924' East: 2635634.5071'

Segment #1 : Line

Course: N12° 35' 06.34"E Length: 4.060'

North: 394044.1548' East: 2635635.3917'

Segment #2 : Line

Course: N01° 24' 32.00"W Length: 62.419'

North: 394106.5549' East: 2635633.8570'

Segment #3 : Line

Course: N09° 06' 09.91"E Length: 39.160'

North: 394145.2218' East: 2635640.0523'

Segment #4 : Line

Course: S01° 24' 32.00"E Length: 96.747'

North: 394048.5040' East: 2635642.4311'



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## Exhibit "A" CLOSURE REPORT

Segment #5 : Line

Course: S43° 37' 55.88"W Length: 11.484'

North: 394040.1921' East: 2635634.5068'

Perimeter: 213.869' Area: 580.57 Sq. Ft.

Error Closure: 0.0004 Course: S43° 55' 00.11"W

Error North: -0.00028 East: -0.00027

Precision 1: 534675.000



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