

Utility Easement Exhibit

Exhibit "B"

SHEET 1 OF 2

LEGAL DESCRIPTION

PART OF LOT ELEVEN (11), BLOCK FIVE (5), GRAHAM-FRANKLIN INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE SOUTHEAST CORNER OF LOT TEN (10), BLOCK FIVE (5), GRAHAM-FRANKLIN INDUSTRIAL PARK; THENCE S88°54'46"W ALONG SOUTH LINE OF SAID LOT TEN (10) FOR A DISTANCE OF 74.52 FEET TO THE **POINT OF BEGINNING (P.O.B.)**; THENCE S06°56'43"W FOR A DISTANCE OF 213.32 FEET TO A POINT ON AN EXISTING 25 FOOT UTILITY EASEMENT; THENCE S48°01'27"W ALONG SAID EASEMENT FOR A DISTANCE OF 30.44 FEET; THENCE N06°56'43"E FOR A DISTANCE OF 233.44 FEET TO A POINT ON SAID SOUTH LINE; THENCE N88°54'46"E ALONG SAID SOUTH LINE FOR A DISTANCE OF 20.20 FEET TO THE **POINT OF BEGINNING (P.O.B.)**. SAID TRACT CONTAINING 0.10 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), SAID BEARINGS ARE BASED LOCALLY ON THE WEST LINE OF LOT 10, BLOCK 5, GRAHAM-FRANKLIN INDUSTRIAL PARK TO THE CITY OF BROKEN ARROW AS N01°05'14"W.

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 25TH DAY OF JUNE 2026.



Cliff Bennett

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

SURVEYOR'S LAST SITE VISIT: 12-1-25



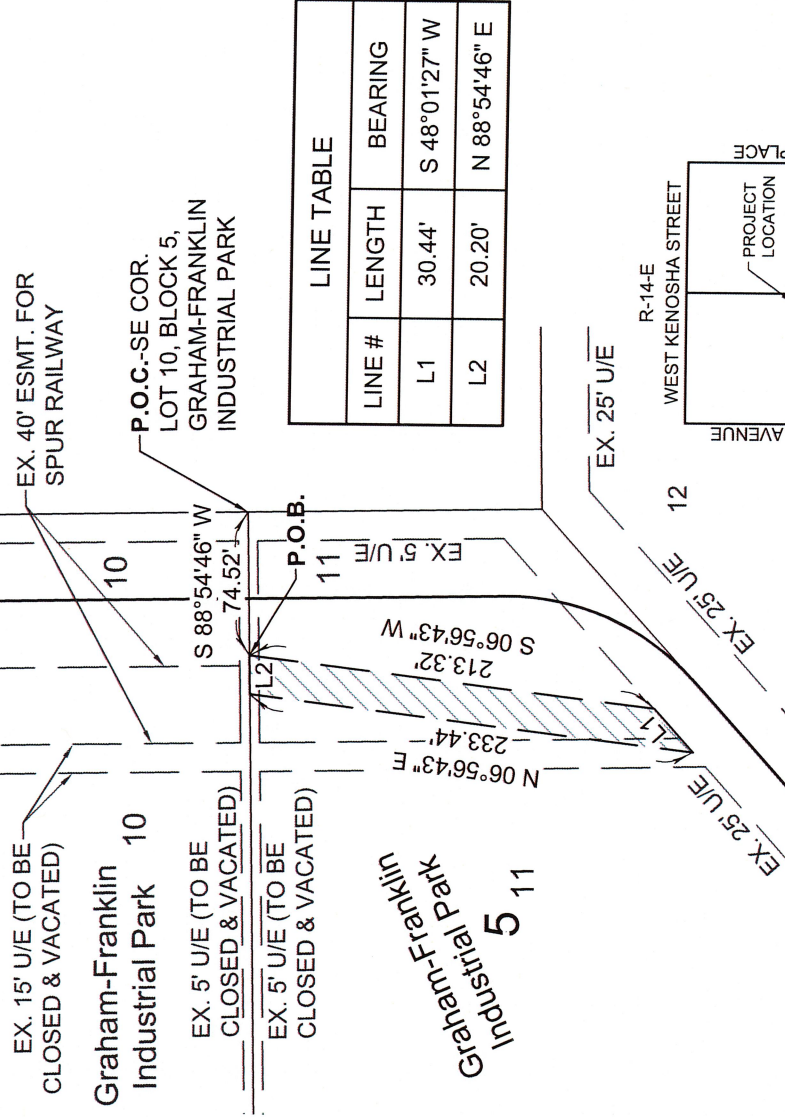
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SHEET 2 OF 2

PART OF LOT ELEVEN (11), BLOCK FIVE (5), GRAHAM-FRANKLIN INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA



LINE TABLE		
LINE #	LENGTH	BEARING
L1	30.44'	S 48°01'27" W
L2	20.20'	N 88°54'46" E

LEGEND
EX. = EXISTING
U/E = UTILITY EASEMENT
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

UTILITY EASEMENT AREA

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY ON THE WEST LINE OF LOT 10, BLOCK 5, GRAHAM-FRANKLIN INDUSTRIAL PARK TO THE CITY OF BROKEN ARROW AS N01°05'14"W.

SURVEYOR'S LAST SITE VISIT:

DECEMBER 1, 2025

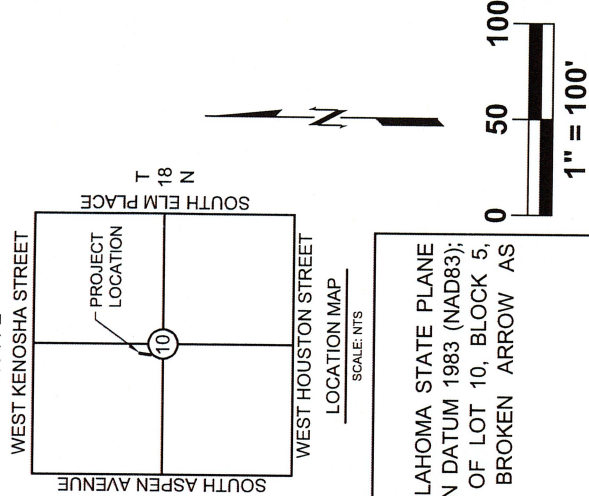
CERTIFICATION

I, CLIFF BENNETT, HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY 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 25TH DAY OF JUNE, 2026.



Cliff Bennett
CLIFF BENNETT P.L.S.
OKLAHOMA NO. 1815
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Closure Report Utility Easement Exhibit B

Point of Beginning: North: 391532.3805' East: 2616561.4265'

Segment #1 : Line

Course: S06°56'43"W Length: 213.32'

North: 391320.6259' East: 2616535.6315'

Segment #2 : Line

Course: S48°01'27"W Length: 30.44'

North: 391300.2671' East: 2616513.0016'

Segment #3 : Line

Course: N06°56'43"E Length: 233.44'

North: 391531.9941' East: 2616541.2295'

Segment #4 : Line

Course: N88°54'46"E Length: 20.20'

North: 391532.3774' East: 2616561.4259'

Perimeter: 497.39' Area: 4467.56 Sq. Ft.

Error Closure: 0.0032 Course: S11°05'48"W

Error North: -0.00315 East: -0.00062

Precision 1: 155437.50



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