



wallace
design
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Waterline Easement

Exhibit "A"

Legal Description

A TRACT OF LAND LYING IN LOT ONE (1), BLOCK ONE (1), ST. ANNE'S EXTENDED 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 THE SOUTHWEST CORNER OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA; THENCE N01°10'16"W AND ALONG THE WEST LINE OF SAID SECTION TWELVE (12) FOR A DISTANCE OF 1063.06 FEET; THENCE N88°56'22"E FOR A DISTANCE OF 50.00 FEET TO THE **POINT OF BEGINNING**; THENCE; N01°10'16"W FOR A DISTANCE OF 10.00 FEET; THENCE N88°56'22"E FOR A DISTANCE OF 250.86 FEET; THENCE N01°03'38"W FOR A DISTANCE OF 76.57 FEET; THENCE N12°33'38"W FOR A DISTANCE OF 23.39 FEET; THENCE S77°26'22"W FOR A DISTANCE OF 19.52 FEET; THENCE N12°33'38"W FOR A DISTANCE OF 13.78 FEET; THENCE N77°26'22"E FOR A DISTANCE OF 29.52 FEET; THENCE S12°33'38"E FOR A DISTANCE OF 38.19 FEET; THENCE S01°03'38"E FOR A DISTANCE OF 87.58 FEET; THENCE S88°56'22"W FOR A DISTANCE OF 260.84 FEET TO THE POINT OF BEGINNING; **POINT OF BEGINNING**. SAID TRACT CONTAINING 0.09 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON SEPTEMBER 26, 2023 BY R. WESLEY BENNETT, PLS #1562 WITH THE BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA STATE PLANE NORTH ZONE 3501).

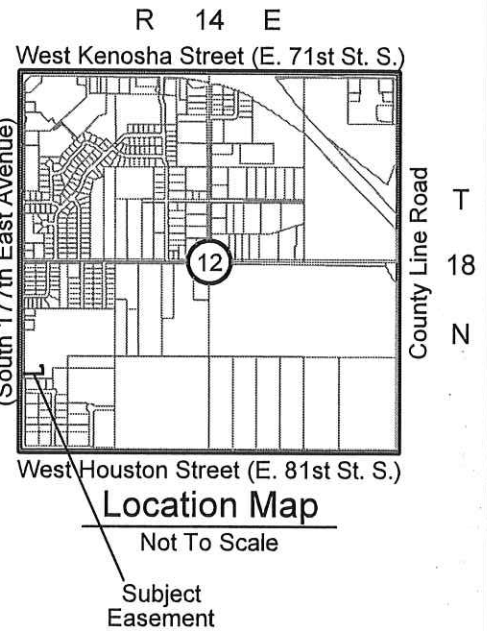
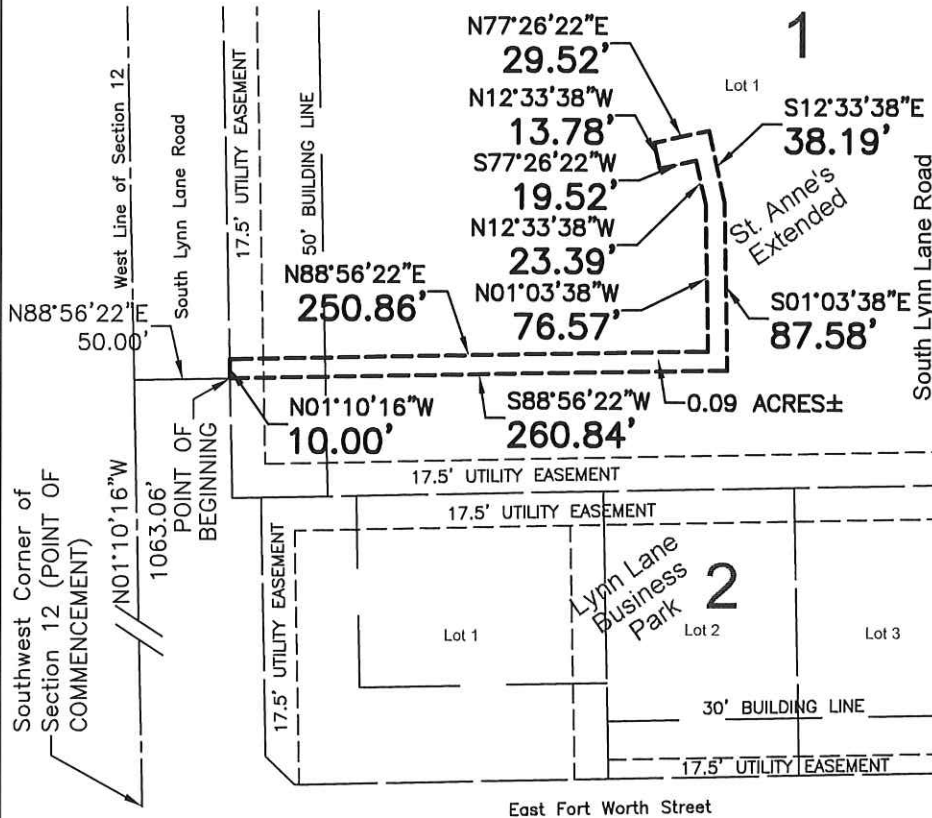
Surveyor's Certificate

I, R. WESLEY BENNETT, OF WALLACE DESIGN COLLECTIVE CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE DESCRIBED LEGAL DESCRIPTION, AND THAT THE SURVEY OF THE DESCRIBED LEGAL DESCRIPTION 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 26TH DAY OF SEPTEMBER 2023.



R. WESLEY BENNETT, PLS
OKLAHOMA NO.1562
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2025



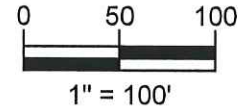
Surveyor's Statement

I, R. WESLEY 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 26TH DAY OF SEPTEMBER, 2023.



BY: R. Wesley Bennett
R. WESLEY BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1562



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tulsa, oklahoma 74103
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exp: 6-30-25

Basis of Bearing Note

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA STATE PLANE NORTH ZONE 3501).

Exhibit "A" Waterline Easement Easement Exhibit

OF PART OF
LOT 1, BLOCK 1, ST. ANNE'S EXTENDED
City of Broken Arrow,
Tulsa County, Oklahoma

September 26, 2023

Closure Report

North: 389502.9110' East: 2624875.8801'

Segment #1 : Line

Course: N01°10'16"W Length: 10.00'
North: 389512.9089' East: 2624875.6757'

Segment #2 : Line

Course: N88°56'22"E Length: 250.86'
North: 389517.5521' East: 2625126.4928'

Segment #3 : Line

Course: N01°03'38"W Length: 76.57'
North: 389594.1090' East: 2625125.0755'

Segment #4 : Line

Course: N12°33'38"W Length: 23.39'
North: 389616.9392' East: 2625119.9889'

Segment #5 : Line

Course: S77°26'22"W Length: 19.52'
North: 389612.6942' East: 2625100.9360'

Segment #6 : Line

Course: N12°33'38"W Length: 13.78'
North: 389626.1444' East: 2625097.9393'

Segment #7 : Line

Course: N77°26'22"E Length: 29.52'
North: 389632.5641' East: 2625126.7528'

Segment #8 : Line

Course: S12°33'38"E Length: 38.19'
North: 389595.2881' East: 2625135.0580'

Segment #9 : Line

Course: S01°03'38"E Length: 87.58'
North: 389507.7231' East: 2625136.6790'

Segment #10 : Line

Course: S88°56'22"W Length: 260.84'
North: 389502.8952' East: 2624875.8837'

Perimeter: 810.27' Area: 0.09acres
Error Closure: 0.0162 Course: S12°50'10"E
Error North: -0.01580 East: 0.00360

Precision 1: 50015.43