

DESCRIPTION

A TRACT OF LAND SITUATE WITHIN A PORTION OF THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN NORTH (T18N), RANGE FIFTEEN EAST (R15E) OF THE INDIAN MERIDIAN (I.M.) IN WAGONER COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN THE CENTER OF MIDWAY ROAD RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF SAID N/2 SW/4; THENCE N88° 50' 58"E A DISTANCE OF 1961.22 FEET; THENCE S01° 09' 02"E A DISTANCE OF 430.35 FEET TO THE POINT OF BEGINNING; THENCE N88° 50' 59"E A DISTANCE OF 107 FEET TO A POINT ON CURVE TO THE RIGHT; THENCE 20.42 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 13 FEET, SUBTENDED BY A CHORD OF 18.38 FEET WHICH BEARS S46° 09' 01"E; THENCE N88° 50' 59"E A DISTANCE OF 50.00 FEET TO A POINT ON CURVE TO THE RIGHT; THENCE 20.42 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 13 FEET, SUBTENDED BY A CHORD OF 18.38 FEET WHICH BEARS N43° 50' 59"E; THENCE N88° 50' 59"E A DISTANCE OF 149.39 FEET; THENCE S01° 09' 01"E A DISTANCE OF 15.00 FEET; THENCE S88° 50' 59"W A DISTANCE OF 31.39 FEET; THENCE S01° 09' 01"E A DISTANCE OF 14.00 FEET; THENCE S88° 50' 59"W A DISTANCE OF 22.00 FEET; THENCE N01° 09' 01"W A DISTANCE OF 14.00 FEET; THENCE S88° 50' 59"W A DISTANCE OF 268.00 FEET; THENCE S01° 09' 01"E A DISTANCE OF 305.00 FEET; THENCE S88° 50' 59"W A DISTANCE OF 22.00 FEET; THENCE N01° 09' 01"W A DISTANCE OF 60.00 FEET; THENCE N88° 50' 59"E A DISTANCE OF 11.00 FEET; THENCE N01° 09' 01"W A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING.

REAL PROPERTY CERTIFICATION

I, JEREMY A. LAWSON, WITH CRAFTON TULL & ASSOCIATES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION IS BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501 AND SOUTH LINE OF SECTION 3 BEING NORTH 88°47'31" EAST, CLOSES IN ACCORD WITH EXISTING RECORDS, THAT THE ATTACHED DRAWING IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

JEREMY A. LAWSON, LPLS 1916

DATE

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LAYOUT: ---, LAST SAVED: CB3009, 2/14/2024 1:22:18 PM
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18106602	CB	02/16/2024	1 OF 3

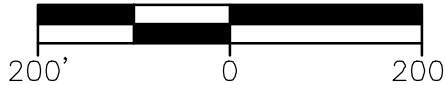
EXHIBIT 1A

11.0' - 15.0' - 22.0' UTILITY EASEMENT

PART OF THE SW/4,
SECTION 2, T-18-N, R-15-E I.M.
CITY OF BROKEN ARROW,
WAGONER COUNTY,
STATE OF OKLAHOMA



GRAPHIC SCALE IN FEET



CERTIFICATE OF AUTHORIZATION:
CA 973 (P/ALS) EXPIRES 6/30/2022

220 E. 8th Street
Tulsa, Oklahoma 74119

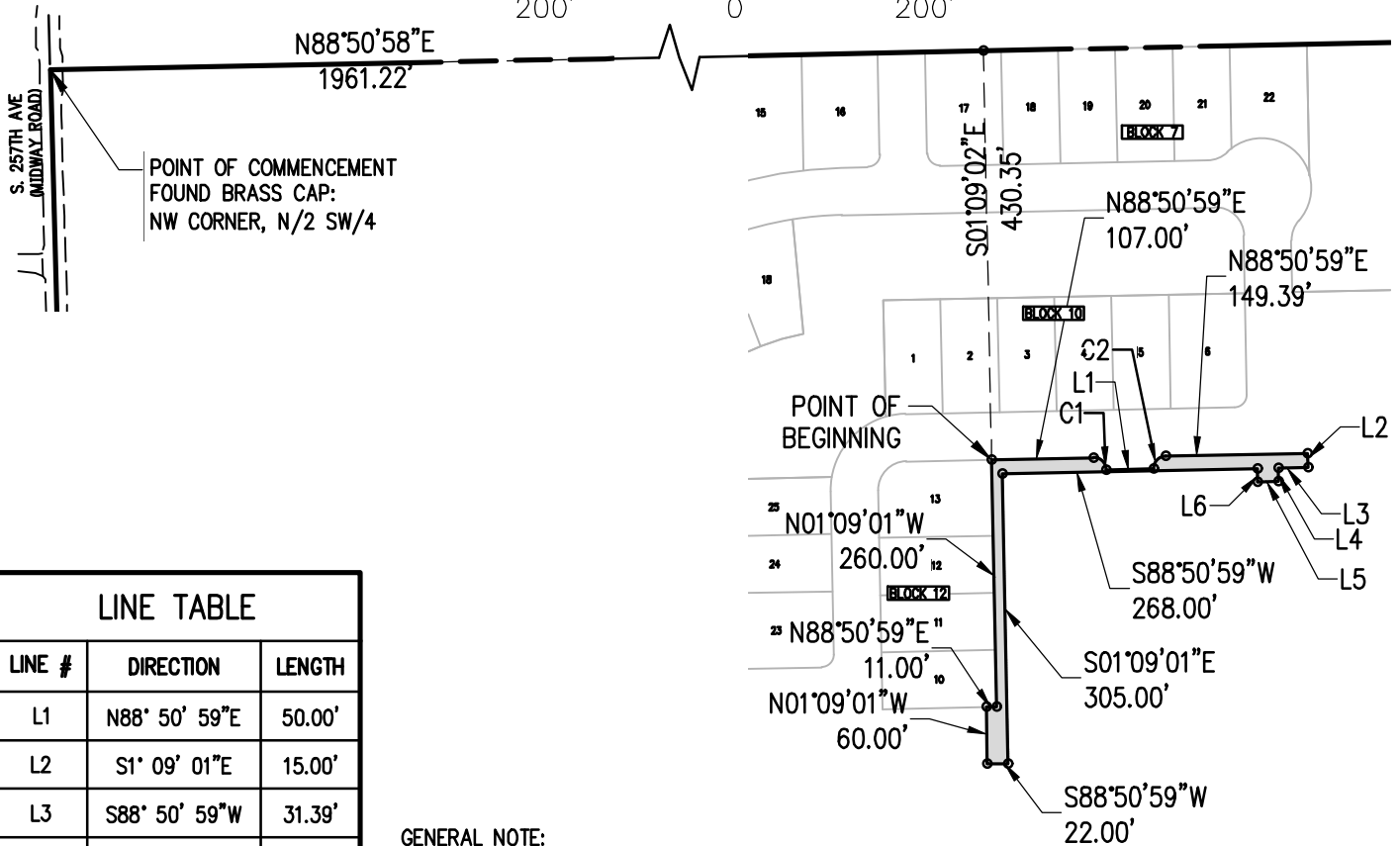


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LINE TABLE

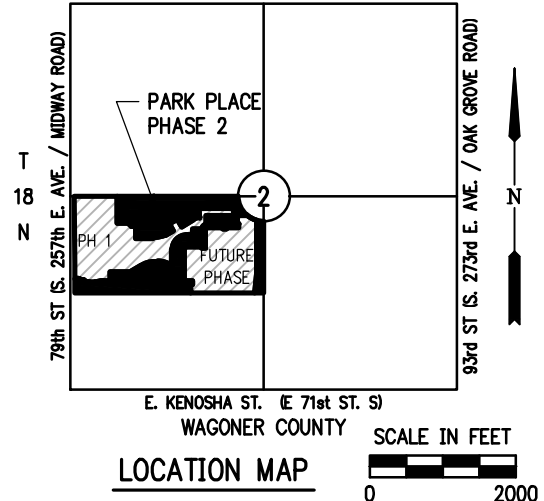
LINE #	DIRECTION	LENGTH
L1	N88° 50' 59"E	50.00'
L2	S1° 09' 01"E	15.00'
L3	S88° 50' 59"W	31.39'
L4	S1° 09' 01"E	14.00'
L5	S88° 50' 59"W	22.00'
L6	N1° 09' 01"W	14.00'

GENERAL NOTE:
THE BEARINGS SHOWN HEREON ARE BASED
ON : THE OKLAHOMA STATE PLANE
COORDINATE SYSTEM NAD 83 (2011) NORTH
ZONE 3501 AND THE SOUTH LINE OF
SECTION 3 BEING NORTH 88°47'31" EAST.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.42'	13.00'	90°00'00"	S46° 09' 01"E	18.38'
C2	20.42'	13.00'	90°00'00"	N43° 50' 59"E	18.38'

R 15 E
E. ALBANY ST. (E. 61st ST. S.)



LOCATION MAP



JEREMY A. LAWSON, LPLS 1916

DATE

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18106602	CB	02/16/2024	2 OF 3

EXHIBIT 1B