

Utility Easement Exhibit

Exhibit "A"

SHEET 1 OF 2

LEGAL DESCRIPTION

PART OF LOT TEN (10), 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 CONTINUING S88°54'46"W ALONG SAID SOUTH LINE FOR A DISTANCE OF 20.20 FEET; THENCE N06°56'43"E FOR A DISTANCE OF 3.71 FEET; THENCE N01°03'13"W FOR A DISTANCE OF 196.32 FEET; THENCE N88°54'46"E FOR A DISTANCE OF 20.00 FEET; THENCE S01°03'13"E FOR A DISTANCE OF 197.73 FEET; THENCE S06°56'43"W FOR A DISTANCE OF 2.29 FEET TO A POINT ON SAID SOUTH LINE AND **THE POINT OF BEGINNING (P.O.B.)**. SAID TRACT CONTAINING 0.09 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, P.L.S.
OKLAHOMA NO. 1815
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2027

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



wallace
design
collective

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Utility Easement Exhibit "A"

SHEET 2 OF 2

PART OF LOT TEN (10), BLOCK FIVE (5), GRAHAM-FRANKLIN INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

Graham-Franklin Industrial Park 5 10

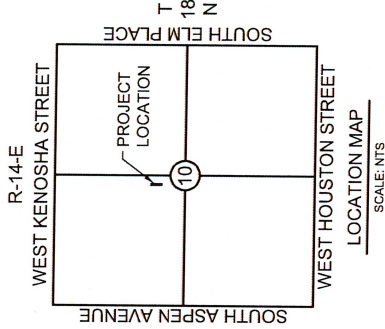
EX. 15' U/E (TO BE CLOSED & VACATED)
EX. 40' ESMT. FOR SPUR RAILWAY

Graham-Franklin Industrial Park 5 10

EX. 5' U/E (TO BE CLOSED & VACATED)

EX. 5' U/E (TO BE CLOSED & VACATED) 11

F. LINE BLOCK 5



P.O.C.-SE COR.
LOT 10, BLOCK 5,
GRAHAM-FRANKLIN
INDUSTRIAL PARK

LINE TABLE		
LINE #	LENGTH	BEARING
L1	20.20'	S 88°54'46" W
L2	3.71'	N 06°56'43" E
L3	20.00'	N 88°54'46" E
L4	2.29'	S 06°56'43" W

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



1" = 80'

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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