

**LEGAL DESCRIPTION  
20' WIDE WATERLINE EASEMENT VACATION  
EXHIBIT "A"**

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**PARENT TRACT LEGAL DESCRIPTION - WD - BOOK 6411, PAGE 466**

**20' WIDE WATERLINE EASEMENT VACATION LEGAL DESCRIPTION:**

A TWENTY (20) FOOT WIDE TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), EVERGREEN BAPTIST CHURCH AMENDED, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1;  
THENCE SOUTH 88°48'39" WEST ALONG THE SOUTH LINE THEREOF 311.80 FEET;  
THENCE NORTH 01°02'12" WEST AND ALONG THE WEST LINE OF A PLATTED WATERLINE EASEMENT 660.94 FEET;  
THENCE NORTH 46°04'17" WEST 349.80 FEET;  
THENCE NORTH 90°00'00" WEST 2.96 FEET;  
THENCE SOUTH 44°04'00" WEST 6.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 44°04'00" WEST 168.48 FEET;  
THENCE SOUTH 66°57'28" WEST 10.64 FEET;  
THENCE SOUTH 45°55'28" WEST 364.58 FEET TO A PLATTED WATERLINE EASEMENT;  
THENCE NORTH 46°02'12" WEST ALONG SAID PLATTED EASEMENT 20.01 FEET;  
THENCE NORTH 45°55'28" EAST AND DEPARTING SAID PLATTED EASEMENT 368.98 FEET;  
THENCE NORTH 66°57'28" EAST 10.31 FEET;  
THENCE NORTH 44°04'00" EAST 164.43 FEET;  
THENCE SOUTH 45°56'00" EAST 20.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 10,874.2 SQ. FEET OR 0.25 ACRES.  
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF LOT 1, BLOCK 1 AS SOUTH 88°48'39" WEST.

**SURVEYOR'S CERTIFICATION**

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE WATERLINE EASEMENT VACATION AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: JUNE 27, 2024.

*WITNESS MY HAND AND SEAL THIS 27th DAY OF MARCH, 2025.*

**FRITZ LAND SURVEYING, LLC**  
524 EAST MAIN STREET, JENKS, OK 74037  
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FRITZLANDSURVEYING@GMAIL.COM  
C.A. # 5848 EXPIRES: 6-30-2026  
FLS 22043

  
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ANDY FRITZ, PLS  
OK LIC. 1694  
CA #5848 EXP. 06.30.2026



R 14 E

E. 101ST ST. S.  
(W. NEW ORLEANS ST.)

# PLAT OF SURVEY 20' WIDE WATERLINE EASEMENT VACATION

EXHIBIT "B"

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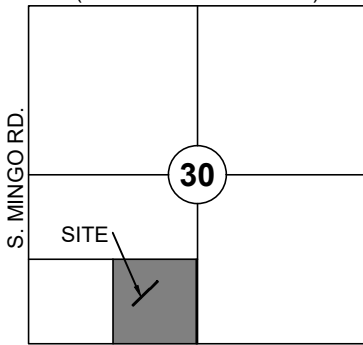
**NEW WATERLINE EASEMENT**  
EASE-002127-2025

**LEGEND**

- (P) = PER PLAT
- SS/E = SANITARY SEWER EASEMENT
- WL/E = WATERLINE EASEMENT

**INDEX**

LEGAL DESCRIPTION.... SHEET 1  
PLAT OF SURVEY..... SHEET 2

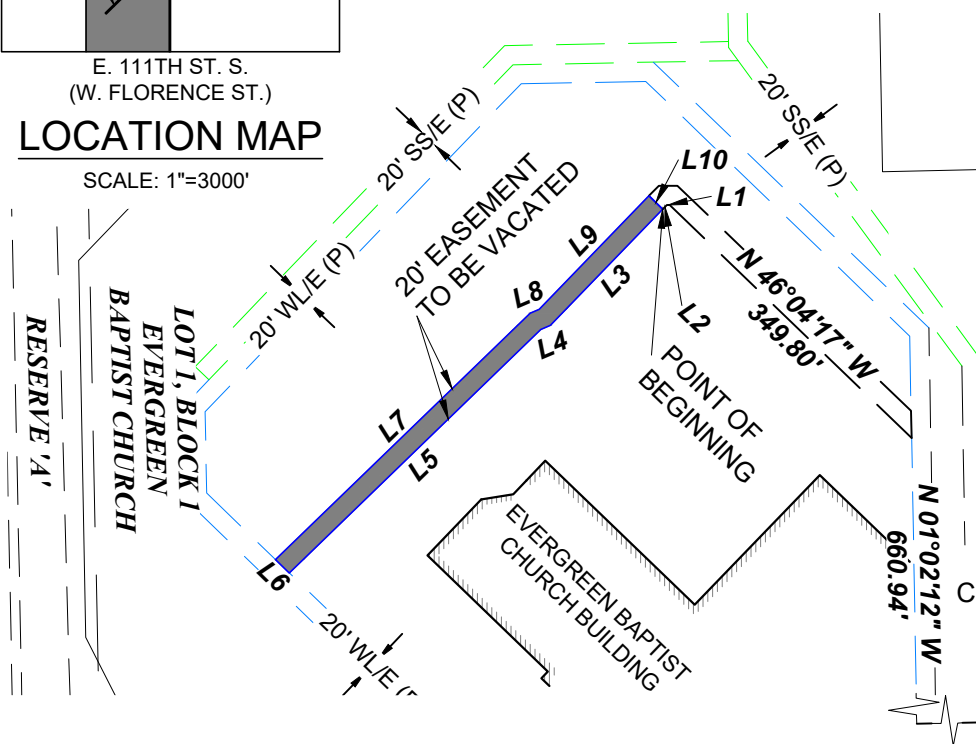


**LOCATION MAP**

SCALE: 1"=3000'



SCALE: 1" = 200'



LINE	BEARING	DISTANCE
L1	N 90°00'00" W	2.96'
L2	S 44°04'00" W	6.00'
L3	S 44°04'00" W	168.48'
L4	S 66°57'28" W	10.64'
L5	S 45°55'28" W	364.58'
L6	N 46°02'12" W	20.01'
L7	N 45°55'28" E	368.98'
L8	N 66°57'28" E	10.31'
L9	N 44°04'00" E	164.43'
L10	S 45°56'00" E	20.00'

POINT OF COMMENCEMENT  
SE CORNER  
LOT 1, BLOCK 1  
S 88°48'39" W  
311.80'

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