

UNPLATTED

Account #: R98427842750210  
Quapaw Investments LLC & Dunham Six LLC  
QCD: Doc #2012127472  
WD: Book 6575, Page 2737



N.T.S.

16.5' GTE  
SW Comm Easement  
Book 5561, Page 1361

N01°26'30"W  
17.50'

POB

N88°43'54"E 108.00'

S88°43'54"W 108.00'

Access Easement  
1,890 Sq. Ft.

Ex PSO  
Electrical Easement  
Book 4463 Page 1316

Account #: R98427842750210  
Quapaw Investments LLC  
& Dunham Six LLC

### LEGEND

	Boundary Line
	Right-Of-Way Line
	Road Center Line
	Ex. Easement Line
	Section Line
	Access Easement

S. Aspen Avenue  
(S. 145th E. Avenue)

City of Broken Arrow  
Doc #2011012712

N88°33'30"E 70.00'

Ex PSO Electrical Easement  
Book 4074 Page 472

Ex ONE Gas Inc Easement  
Book 4386 Page 1218

POC  
Existing  
5/8" Rebar

#### Access Easement Description:

Part of West-half Southwest Quarter Southwest Quarter (W/2 SW1/4 SW1/4) of Section Twenty-seven (27), Township Eighteen (18) North, Range Fourteen (14) East, of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the United State Government Survey and being more particularly described as follows:

COMMENCING at the Southwest Corner of Section Twenty-seven (27); thence by bearing and distance (basis of bearing, Grid North) North 01°26'30" West along the west line of said Section Twenty-seven (27) a distance of 80.63 feet; thence leaving said west line, North 88°33'30" East a distance of 70.00 feet to a one-half inch (1/2") rebar with PLS #1700 cap on the east right-of-way line of S. Aspen Avenue as established by Deed of Dedication, Document No. 2011026502, filed March 28, 2011; thence North 01°26'30" West along said east right-of-way line a distance of 274.16 feet to a one-half inch (1/2") rebar with PLS #1700 cap and the POINT OF BEGINNING; thence North 01°26'30" West continuing along said east right-of-way line a distance of 17.50 feet; thence North 88°43'54" East a distance of 108.00 feet; thence South 01°26'30" East a distance of 17.50 feet; thence South 88°43'54" West a distance of 108.00 feet to the Point of Beginning, containing 1,890 Sq. Ft., more or less.

Together with a Temporary Construction Easement being adjacent, contiguous, and 10 feet perpendicular to the north and east lines of the above described access easement.



Not a Survey

**MORRISON SHIPLEY**  
ENGINEERS ■ SURVEYORS

C.O.A. #3055 Exp. Date: 06.30.2019  
2407 SE Cottonwood Street ■ Bentonville, AR 72712 ■ 479.273.2209 ■ morrisonshipley.com

**EXHIBIT 'B'**  
**ACCESS EASEMENT &**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**Broken Arrow, Tulsa County, Oklahoma**

Drawn By:	JDS
Date:	11.27.18
Project No.:	CAS-103a
Drawing Name:	EXHIBIT

UNPLATTED



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SW Comm Easement  
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Access Easement  
1,890 Sq. Ft.

N01°26'30"W  
17.50'

N88°43'54"E 108.00'

S01°26'30"E  
17.50'

S88°43'54"W 108.00'

POB

Ex PSO  
Electrical Easement  
Book 4463 Page 1316

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	-R/W- Right-Of-Way Line
	Road Center Line
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S. Aspen Avenue  
(S. 145th E. Avenue)

City of Broken Arrow  
Doc #2011012712

N88°33'30"E 70.00'

Ex PSO Electrical Easement  
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Ex ONE Gas Inc Easement  
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POC  
Existing  
5/8" Rebar

S28 S27  
S33 S34

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COMMENCING at the Southwest Corner of Section Twenty-seven (27); thence by bearing and distance (basis of bearing, Grid North) North 01°26'30" West along the west line of said Section Twenty-seven (27) a distance of 80.63 feet; thence leaving said west line, North 88°33'30" East a distance of 70.00 feet to a one-half inch (1/2") rebar with PLS #1700 cap on the east right-of-way line of S. Aspen Avenue as established by Deed of Dedication, Document No. 2011026502, filed March 28, 2011; thence North 01°26'30" West along said east right-of-way line a distance of 256.66 feet to the POINT OF BEGINNING; thence North 01°26'30" West continuing along said east right-of-way line a distance of 17.50 feet; thence North 88°43'54" East a distance of 108.00 feet; thence South 01°26'30" East a distance of 17.50 feet; thence South 88°43'54" West a distance of 108.00 feet to the Point of Beginning, containing 1,890 Sq. Ft., more or less.



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**Broken Arrow, Tulsa County, Oklahoma**

Drawn By:  
JDS  
Date:  
11.27.18  
Project No.:  
CAS-103a  
Drawing Name:  
EXHIBIT

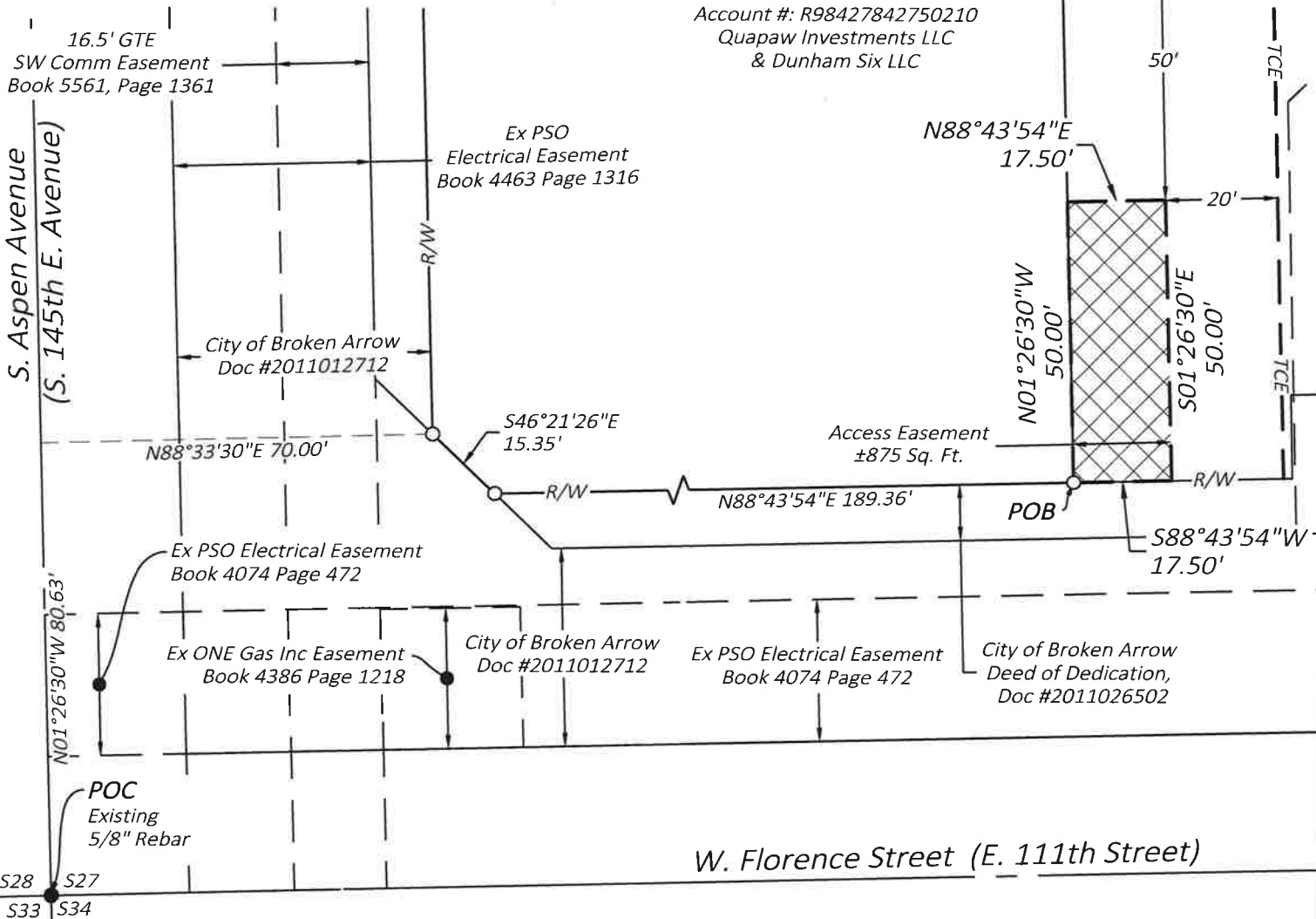
LEGEND

- Boundary Line
- R/W- Right-Of-Way Line
- Road Center Line
- Ex. Easement Line
- Section Line
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COMMENCING at the Southwest Corner of Section Twenty-seven (27); thence by bearing and distance (basis of bearing, Grid North) North 01°26'30" West along the west line of said Section Twenty-seven (27) a distance of 80.63 feet; thence leaving said west line, North 88°33'30" East a distance of 70.00 feet to a one-half inch (1/2") rebar with PLS #1700 cap on the east right-of-way line of S. Aspen Avenue as established by Deed of Dedication, Document No. 2011026502, filed March 28, 2011; thence South 46°21'26" East a distance of 15.35 feet to a one-half inch (1/2") rebar with PLS #1700 cap on the north right-of-way line of W. Florence Street, also established by said Deed of Dedication, Document No. 2011026502; thence North 88°43'54" East along said north right-of-way line a distance of 189.36 to a one-half inch (1/2") rebar with PLS #1700 cap and the POINT OF BEGINNING; thence North 01°26'30" West a distance of 50.00 feet; thence North 88°43'54" East a distance of 17.50 feet; thence South 01°26'30" East a distance of 50.00 feet to said north right-of-way line; thence South 88°43'54" West along said north right-of-way line a distance of 17.50 feet to the Point of Beginning, containing 875 Sq. Ft., more or less.

Together with a Temporary Construction Easement being adjacent, contiguous, and 20 feet perpendicular to the East line and 50 feet perpendicular to the North Line of the above described access easement.



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EXHIBIT "A"  
ACCESS EASEMENT &  
TEMPORARY CONSTRUCTION EASEMENT  
Broken Arrow, Tulsa County, Oklahoma

Drawn By:	JDS
Date:	11.27.18
Project No:	CAS-103a
Drawing Name:	EXHIBIT

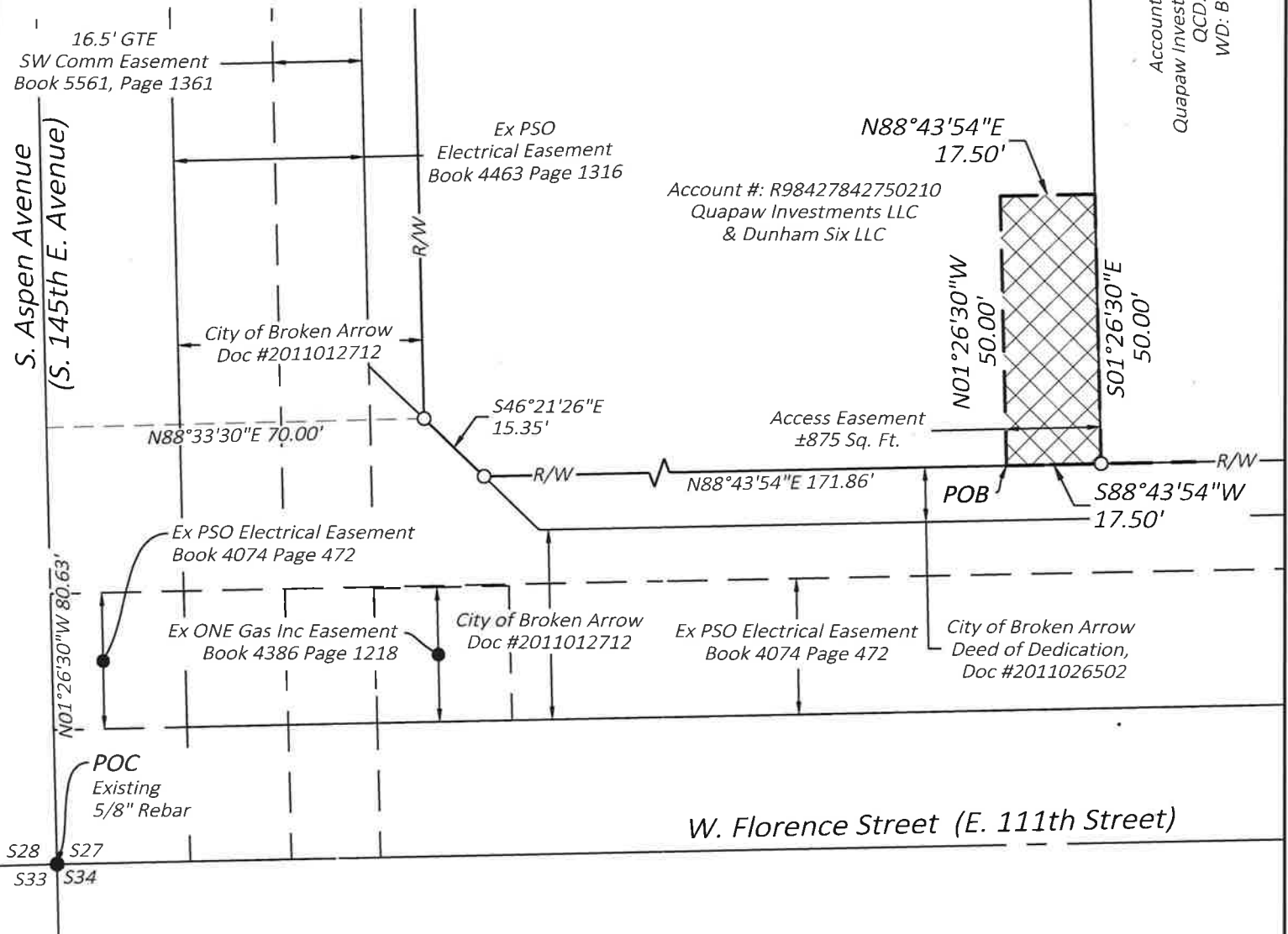
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