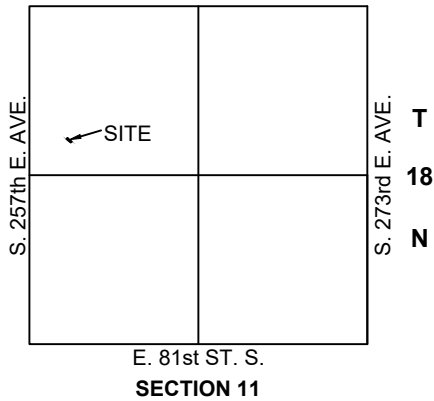


PLAT OF SURVEY

R 15 E 17.5' WIDE UTILITY EASEMENT TO BE VACATED EXHIBIT "A"

PAGE 1 of 3

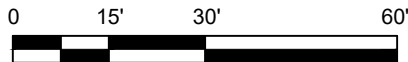


LOCATION MAP

SCALE: 1"=3000'



SCALE: 1" = 30'



GRID NORTH

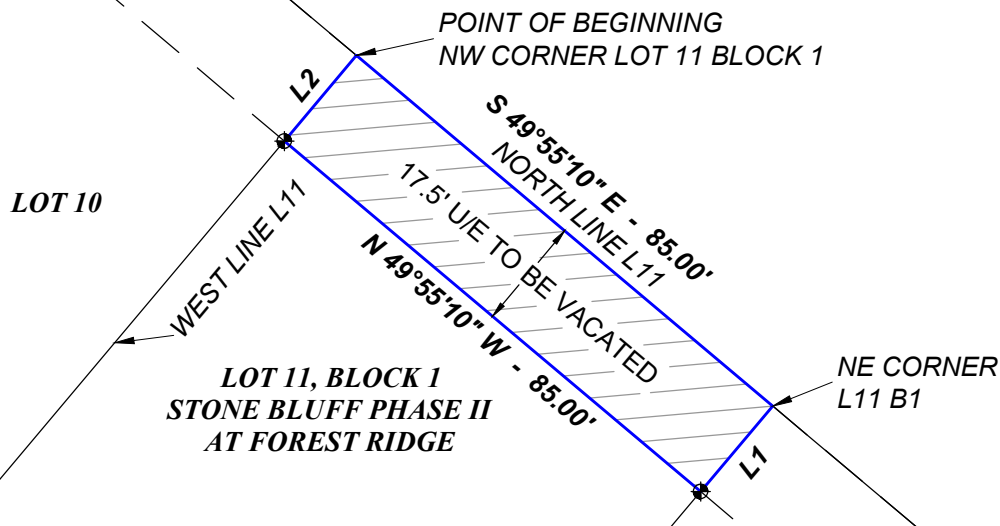
INDEX

PLAT OF SURVEY..... SHEET 1
LEGAL DESCRIPTION....SHEET 2
CLOSURE REPORT.....SHEET 3

SURVEYOR'S NOTES

⬢ = SET 3/8" IRON PIN W/ PURPLE
"EASEMNT CA 5848" CAP AT
ALL CORNERS UNLESS
OTHERWISE NOTED OR
SHOWN HEREON.

LINE	BEARING	DISTANCE
L1	S 40°04'50" W	17.50'
L2	N 40°04'50" E	17.50'



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 IS INTENDED TO ILLUSTRATE THE PROPOSED 17.5' WIDE UTILITY EASEMENT TO BE VACATED 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: JULY 8, 2025.

WITNESS MY HAND AND SEAL THIS 9th DAY OF JULY, 2025.

FRITZ LAND SURVEYING, LLC

524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 25360
PAGE 1 OF 3

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



LEGAL DESCRIPTION
17.5' WIDE & UTILITY EASEMENT TO BE VACATED
EXHIBIT "A"

PAGE 2 of 3

LEGAL DESCRIPTION - 17.5' WIDE UTILITY EASEMENT TO BE VACATED:

A TRACT OF LAND THAT IS PART OF LOT ELEVEN (11), BLOCK ONE (1), STONE BLUFF II AT FOREST RIDGE, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 1;
THENCE SOUTH 49°55'10" EAST ALONG THE NORTH LINE THEREOF 85.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 11;
THENCE SOUTH 40°04'50" WEST ALONG THE EAST LINE OF THEREOF 17.50 FEET;
THENCE NORTH 49°55'10" WEST AND PARALLEL WITH SAID NORTH LINE 85.00 FEET TO THE WEST LINE OF SAID LOT 11;
THENCE NORTH 40°04'50" EAST ALONG SAID WEST LINE THEREOF 17.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 11 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,487.25 SQ. FEET OR 0.03 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE NORTH LINE OF LOT 11, BLOCK 1, STONE BLUFF II AT FOREST RIDGE AS SOUTH 49°55'10" EAST.

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 17.5' WIDE UTILITY EASEMENT TO BE VACATED 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: MAY 14, 2025.

WITNESS MY HAND AND SEAL THIS 9th DAY OF JULY, 2025.

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 25360
PAGE 2 OF 3

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



CLOSURE REPORT
17.5' WIDE UTILITY EASEMENT TO BE VACATED
EXHIBIT "A"

PAGE 3 of 3

NORTHING	EASTING	BEARING	DISTANCE
5000.00	5000.00		
		S 49°55'10" E	85.00
4945.27	5065.04		
		S 40°04'50" W	17.50
4931.88	5053.77		
		N 49°55'10" W	85.00
4986.61	4988.73		
		N 40°04'50" E	17.50
5000.00	5000.00		

CLOSURE ERROR DISTANCE> 0.0000

TOTAL DISTANCE> 204.99

POLYLINE AREA: 1487.25 SQ FT, 0.03 ACRES

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET, JENKS, OK 74037
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2026
FLS 25360
PAGE 3 OF 3


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

