

UTILITY EASEMENT

Exhibit "B"

SHEET 1 OF 3

LEGAL DESCRIPTION

TRACT 1

A TRACT OF LAND LYING IN LOT THREE (3), BLOCK ONE (1), HACKBERRY MARKET, AN ADDITION TO THE CITY OF BROKEN ARROW AND BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4, SW/4) OF SECTION THIRTY FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-FOUR (34); THENCE N01°18'33"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION THIRTY-FOUR (34) FOR A DISTANCE OF 711.68 FEET; THENCE N88°04'59"E FOR A DISTANCE OF 279.07 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE N01°55'01"W FOR A DISTANCE OF 256.46 FEET; THENCE N88°04'59"E ALONG THE NORTH LINE OF LOT THREE (3), BLOCK ONE (1), HACKBERRY MARKET FOR A DISTANCE OF 2.90 FEET; THENCE S55°02'50"E ALONG THE SAID NORTH LINE FOR A DISTANCE OF 8.88 FEET; THENCE S01°55'01"E PARALLEL TO THE EAST LINE OF SAID LOT THREE (3) FOR A DISTANCE OF 251.14 FEET; THENCE S88°04'59"W PARALLEL TO THE NORTH LINE OF SAID LOT THREE (3) FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING (P.O.B.). SAID TRACT CONTAINS 2,545.72 SQUARE FEET

TRACT 2

A TRACT OF LAND LYING IN LOT TWO (2), BLOCK ONE (1), HACKBERRY MARKET, AN ADDITION TO THE CITY OF BROKEN ARROW AND BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4, SW/4) OF SECTION THIRTY FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY-FOUR (34); THENCE N01°18'33"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION THIRTY-FOUR (34) FOR A DISTANCE OF 1011.84 FEET; THENCE N88°04'59"E FOR A DISTANCE OF 275.88 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE N01°55'01"W PARALLEL TO THE EAST LINE OF LOT TWO (2), BLOCK ONE (1), HACKBERRY MARKET FOR A DISTANCE OF 39.83 FEET; THENCE N88°04'59"E PARALLEL TO THE SOUTH LINE OF SAID LOT TWO (2) FOR A DISTANCE OF 10.00 FEET; THENCE S01°55'01"E PARALLEL TO THE EAST LINE OF SAID LOT TWO (2) FOR A DISTANCE OF 39.50 FEET; THENCE S51°12'47"W FOR A DISTANCE OF 0.55 FEET; THENCE S88°04'59"W ALONG THE SOUTH LINE OF SAID LOT TWO (2) FOR A DISTANCE OF 9.56 FEET TO THE POINT OF BEGINNING (P.O.B.). SAID TRACT CONTAINS 398.21 SQUARE FEET.



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SHEET 2 OF 3

BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501). BASED LOCALLY ON THE WEST LINE OF THE SW/4, SEC. 34, T-18-N, R-14-E, I.B. & M. AS N01°18'33"W.

SURVEYOR'S CERTIFICATE

I, AARON BURNS, 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 19TH DAY OF MARCH 2026.



AARON BURNS, P.L.S.
OKLAHOMA NO. 1923
CERT. OF AUTH. NO. 1460
EXP. DATE JUNE 30, 2027



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