

DESCRIPTION PLAT

N 60°47'00" E
953.91' BLOCK 2

LOT 1
BLOCK 1

"COMMENCING POINT"
THE NORTHMOST CORNER
OF LOT 1 OF BLOCK 1 OF
"ASPEN MEADOWS"

S 00°19'32" W
571.34'
705.44'
EASTERLY LINE OF
LOT 1, BLOCK 1

N 89°58'55" W
149.20'
"POINT OF BEGINNING"

gh Tuttle
12-30-25

EXISTING 20' UTILITY EASEMENT

N 00°00'00" W
20.00'

N 89°58'55" W
286.27'

PROPOSED 20' UTILITY EASEMENT

178.02'
S 89°58'55" E

N 00°01'05" E
4.00'

S 89°58'55" E
10.00'

S 00°01'05" W
4.00'

N 55°55'33" W
6.49'
N 33°34'24" E
4.00'

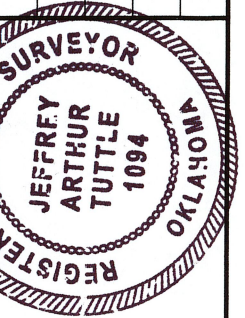
N 55°55'33" W
75.45'
S 34°04'27" W
24.00'

S 55°55'33" E
88.10'

EXISTING 20' UTILITY EASEMENT



1"=75'



Date: 12/18/2025
Drawn: RWT
Checked: JAT
Job Number: 5037
Sheet 1 of 3

TUTTLE & ASSOCIATES, INC.

P.O. Box 471313
Tulsa, Oklahoma 74147-1313
Phone: (918) 663-5567

ASPEN MEADOWS

20 FOOT WIDE UTILITY EASEMENT by Separate Instrument

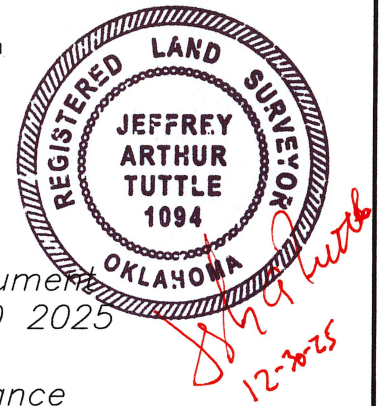
A 20 foot wide Utility Easement being a part of Lot 1 of Block 1 of "ASPEN MEADOWS A RE-PLAT OF RESERVE I AND A PART OF LOT 1, BLOCK 4 ASPEN PARK VILLAGE", an addition to the City of Broken Arrow, Oklahoma, Tulsa County, Oklahoma according to Doc # 6918 filed in the records of The Tulsa, County Clerk. Said Utility Easement being more particularly described as follows:

COMMENCING at the Northmost Corner of said Lot 1 of Block 1; THENCE S 00°19'32" W along the easterly line of said Lot 1 for a distance of 571.34 feet; THENCE N 89°58'55" W for a distance of 149.20 feet to a point on the westerly line of an existing 20 foot wide utility easement and the POINT OF BEGINNING; THENCE continuing N 89°58'55" W for a distance of 286.27 feet; THENCE N 55°55'33" W for a distance of 75.45 feet; THENCE N 33°34'24" E for a distance of 4.00 feet; THENCE N 55°55'33" W for a distance of 6.49 feet to a point on the easterly line of an existing 20 foot wide utility easement; THENCE S 34°04'27" W along said utility easement for a distance of 24.00 feet; THENCE S 55°55'33" E for a distance of 88.10 feet; THENCE S 89°58'55" E for a distance of 104.39; THENCE S 00°01'05" W for a distance of 4.00 feet; THENCE S 89°58'55" E for a distance of 10.00 feet; THENCE N 00°01'05" E for a distance of 4.00 feet; THENCE S 89°58'55" E for a distance of 178.02 feet to a point on the westerly line of an existing 20 foot wide utility easement; THENCE N 00°00'00" W along said easement for distance of 20.00 feet to the POINT OF BEGINNING. Basis of Bearings is the record bearing S 00°19'32" W along the easterly line of the aforementioned Lot 1 of Block 1 of "ASPEN MEADOWS A RE-PLAT OF RESERVE I AND A PART OF LOT 1, BLOCK 4 ASPEN PARK VILLAGE", an addition to the City of Broken Arrow, Oklahoma, Tulsa County, Oklahoma according to Doc # 6918 filed in the records of The Tulsa, County Clerk.

Said utility easement contains 7,533.66 square feet or 0.173 acres more or less.



TRAVERSE CLOSURE REPORT



ASPEN MEADOWS

20 FOOT WIDE UTILITY EASEMENT by Separate Instrument
Traverse Closure Report Mon May 12 11:55:10 2025

Northing	Easting	Bearing	Distance
-5216.517	-1507.029	N 89°58'55" W	286.270
-5216.427	-1793.299	N 55°55'33" W	75.450
-5174.155	-1855.795	N 33°34'24" E	4.000
-5170.822	-1853.583	N 55°55'33" W	6.490
-5167.186	-1858.958	S 34°04'27" W	24.000
-5187.066	-1872.405	S 55°55'33" E	88.100
-5236.425	-1799.430	S 89°58'55" E	104.390
-5236.458	-1695.040	S 00°01'05" W	4.000
-5240.458	-1695.042	S 89°58'55" E	10.000
-5240.461	-1685.042	N 00°01'05" E	4.000
-5236.461	-1685.040	S 89°58'55" E	178.020
-5236.517	-1507.020	N 00°00'00" W	20.000
-5216.517	-1507.020		

Closure Error Distance > 0.00805 Error Bearing > S 89°46'39" W

Closure Precision > 1 in 99973.8 Total Distance > 804.720

Traverse Closure Area: 7553.66 sq ft, 0.173 acres

TRAVERSE
CLOSURE
REPORT

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