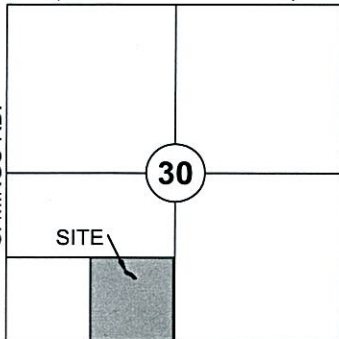


R 14 E

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



E. 111TH ST. S.
(W. FLORENCE ST.)

LOCATION MAP

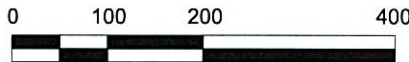
SCALE: 1"=3000'

**PLAT OF SURVEY
20' WIDE WATERLINE EASEMENT
EXHIBIT "A"**

PAGE 1 of 2



SCALE: 1" = 200'



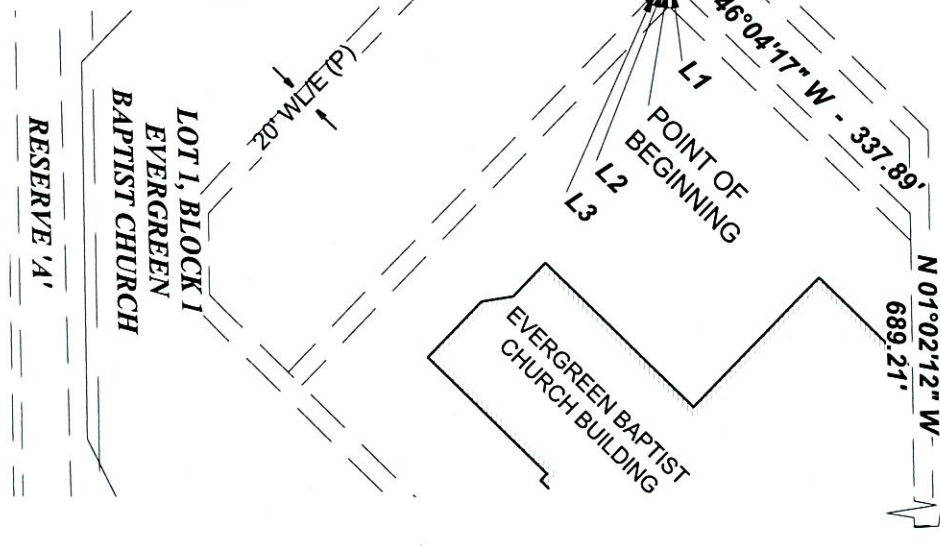
SURVEYOR'S NOTES

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

INDEX

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

LINE	BEARING	DISTANCE
L1	N 90°00'00" W	11.24'
L2	N 90°00'00" W	8.25'
L3	S 44°04'00" W	14.27'
L4	N 46°00'47" W	103.82'
L5	S 88°57'32" W	33.89'
L6	N 46°01'42" W	48.98'
L7	N 43°57'48" E	15.15'
L8	N 88°57'48" E	6.86'
L9	S 46°01'42" E	44.33'
L10	N 88°57'32" E	33.89'
L11	S 46°00'47" E	109.59'



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 20' WIDE WATERLINE EASEMENT 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.

LEGEND

(P) = PER PLAT
WL/E = WATERLINE EASEMENT

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 22043
PAGE 1 OF 2

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

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



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

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

20' WIDE WATERLINE EASEMENT 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 TWENTY (20) FOOT WIDE PLATTED WATERLINE EASEMENT 689.21 FEET;
THENCE NORTH 46°04'17" WEST AND DEPARTING SAID PLATTED EASEMENT 337.89 FEET;
THENCE NORTH 90°00'00" WEST 11.24 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 90°00'00" WEST 8.25 FEET;
THENCE SOUTH 44°04'00" WEST 14.27 FEET;
THENCE NORTH 46°00'47" WEST 103.82 FEET;
THENCE SOUTH 88°57'32" WEST 33.89 FEET;
THENCE NORTH 46°01'42" WEST 48.98 FEET TO THE EAST LINE OF A TWENTY (20) FOOT WIDE PLATTED WATERLINE EASEMENT;
THENCE NORTH 43°57'48" EAST ALONG SAID EAST LINE 15.15 FEET;
THENCE NORTH 88°57'48" EAST 6.86 FEET;
THENCE SOUTH 46°01'42" EAST AND DEPARTING SAID PLATTED EASEMENT 44.33 FEET;
THENCE NORTH 88°57'32" EAST 33.89 FEET;
THENCE SOUTH 46°00'47" EAST 109.59 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3,536.1 SQ. FEET OR 0.08 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.

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