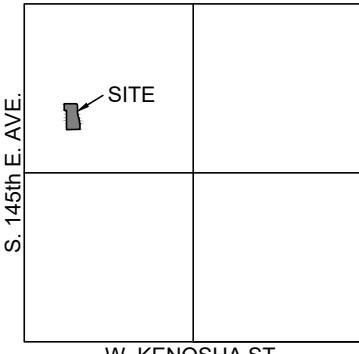


PLAT OF SURVEY
DETENTION EASEMENT
EXHIBIT "A"

PAGE 1 of 2

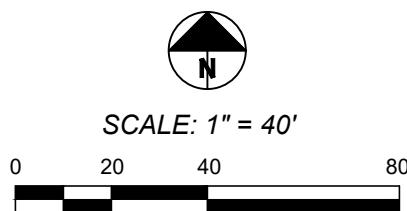
R 14 E
W. ALBANY ST.



SECTION 3

LOCATION MAP

SCALE: 1"=3000'

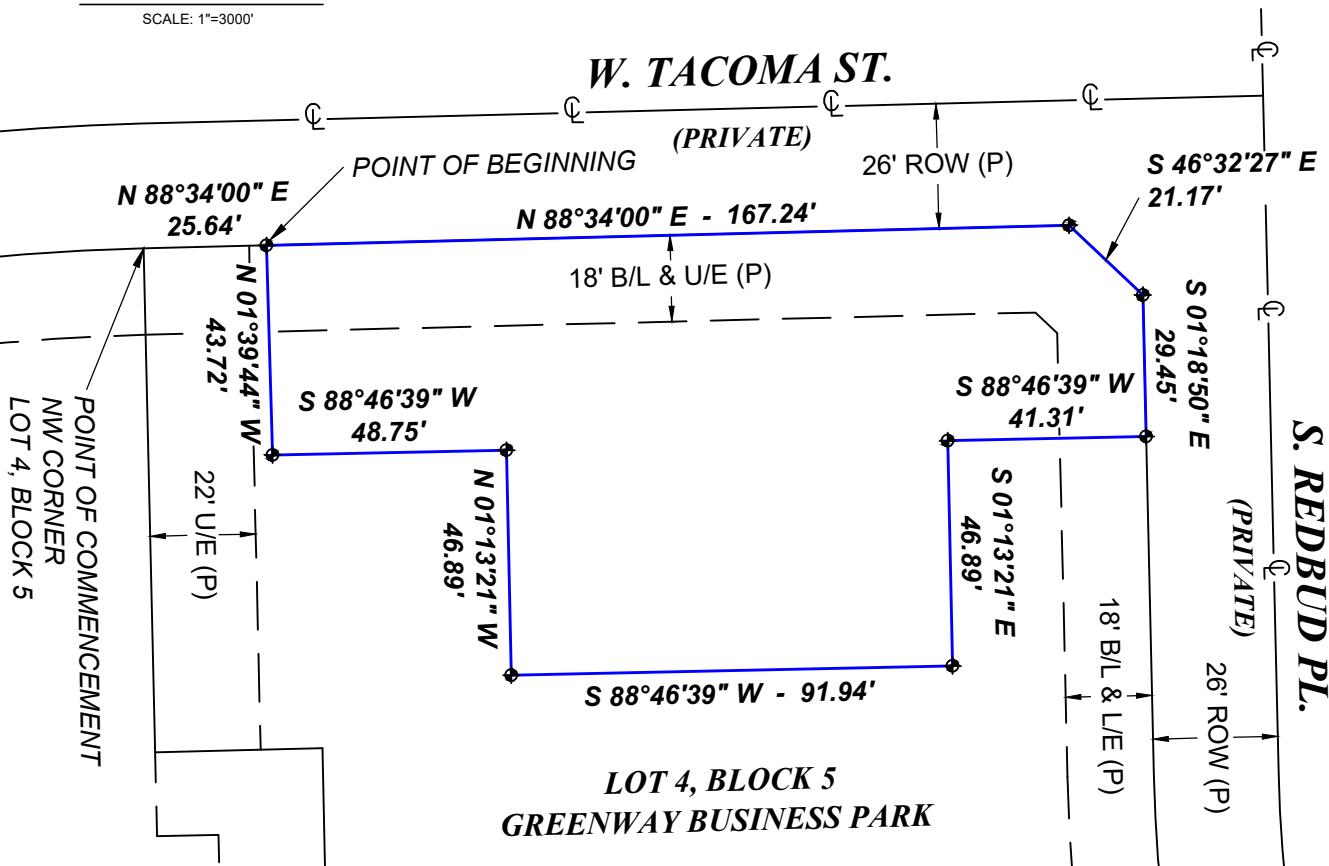


LEGEND

B/L = BUILDING LINE
L/E = FENCE & LANDSCAPE EASEMENT
ROW = RIGHT-OF-WAY
U/E = UTILITY EASEMENT

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 NOTED AND
SHOWN OTHERWISE HEREON.



INDEX

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

FRITZ LAND SURVEYING, LLC
2017 W. 91ST STREET, TULSA, OK 74132
PH: 918-528-5121
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2024
FLS 22418
PAGE 1 OF 2

PLAT OF SURVEY
DETENTION EASEMENT
EXHIBIT "A"

PAGE 2 of 2

PARENT TRACT LEGAL DESCRIPTION - GWD - DOC. #2022117852

DETENTION EASEMENT LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF LOT FOUR (4), BLOCK FIVE (5), GREENWAY BUSINESS PARK, 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 NORTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 88°34'00" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 25.64 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°34'00" EAST 167.24 FEET;
THENCE SOUTH 46°32'27" EAST A DISTANCE OF 21.17 FEET TO THE EAST LINE OF SAID LOT 4;
THENCE SOUTH 01°18'50" EAST ALONG SAID EAST LINE A DISTANCE OF 29.45 FEET;
THENCE SOUTH 88°46'39" WEST 41.31 FEET;
THENCE SOUTH 01°13'21" EAST 46.89 FEET;
THENCE SOUTH 88°46'39" WEST 91.94 FEET;
THENCE NORTH 01°13'21" WEST 46.89 FEET;
THENCE SOUTH 88°46'39" WEST 48.75 FEET;
THENCE NORTH 01°39'44" WEST A DISTANCE OF 43.72 FEET TO THE NORTH LINE OF SAID LOT 4 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 12,223.3 SQ. FEET OR 0.28 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS LEGAL DESCRIPTION IS INTENDED TO ILLUSTRATE THE PROPOSED DETENTION EASEMENT AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS LEGAL DESCRIPTION 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: NOVEMBER 30, 2022.

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WITNESS MY HAND AND SEAL THIS 17th DAY OF AUGUST, 2023.

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

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PAGE 2 OF 2

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2024

