

LEGAL DESCRIPTION  
20' UTILITY EASEMENT  
EXHIBIT "A"

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**20' UTILITY EASEMENT LEGAL DESCRIPTION:**

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4;  
THENCE NORTH 88°32'24" EAST ALONG THE SOUTH LINE THEREOF 548.85 FEET;  
THENCE NORTH 01°29'39" WEST 33.00 FEET TO THE NORTH LINE OF A FIFTEEN (15) FOOT WIDE UTILITY EASEMENT RECORDED IN BOOK 2398, PAGE 829 AND POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°29'39" WEST 272.78 FEET;  
THENCE SOUTH 88°30'21" WEST 314.29 FEET;  
THENCE NORTH 01°29'39" WEST 20.00 FEET;  
THENCE NORTH 88°30'21" EAST 334.29 FEET;  
THENCE SOUTH 01°29'39" EAST 292.79 FEET;  
THENCE SOUTH 88°32'24" WEST 20.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 12,141.5 SQ. FEET OR 0.28 ACRES.  
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE NW/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 15 EAST AS NORTH 88°32'24" 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 20' WIDE UTILITY 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: DECEMBER 19, 2024.

*WITNESS MY HAND AND SEAL THIS 29th DAY OF SEPTEMBER, 2025.*



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



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