

ACTION POWER SPORTS, Inc.
Overland Drainage Easement Description:

AN Overland Drainage Easement being a part of Lot 1 of Block 2 of TIMBERCREST PARK, an addition to the City of Broken Arrow, Tulsa County, Oklahoma according to Plat Number 4301 filed in the records of the Tulsa County Clerk's office. Said part of Lot 1 of Block 2 being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 1 of Block 2 of TIMBERCREST PARK, an addition to the City of Broken Arrow, Tulsa County, Oklahoma according to Plat Number 4301 filed in the records of the Tulsa County Clerk's office; THENCE S 45°00'00" W along the Easterly line of said Lot 1 of Block 2 for a distance of 22.97 to the Northeast corner of a Detention Easement; THENCE along said Detention Easement for the next three calls as follows; THENCE N 45°00'00" W for a distance of 4.18 feet; THENCE N 69°30'20" W for a distance of 38.90 feet; THENCE S 28°34'41" W for a distance of 11.50 feet to the POINT OF BEGINNING and leaving said Detention Easement; THENCE N 61°25'19" W for a distance of 4.83 feet to a point of curve to the left; THENCE along said curve to the left having a radius of 50.00 feet and a Central Angle of 9°06'53" for an arc distance of 7.95 feet and a chord which bears N 65°58'45" W for a distance of 7.95 feet to a compound curve to the left; THENCE along said compound curve to the left having a radius of 1,802.53 feet and a Central Angle of 5°39'24" for an arc distance of 177.96 feet and a chord which bears N 73°21'54" W for a distance of 177.89 feet; THENCE S 36°27'52" W for a distance of 21.69 FEET to a point of non-tangent curve to the right; THENCE along said non-tangent curve to the right having a radius of 1,782.53 feet and a Central Angle of 5°55'31" for an arc distance of 184.34 feet and a chord which bears S 73°29'57" E for a distance of 184.26 feet to a compound curve to the right; THENCE along said compound curve to the right having a radius of 30.00 feet and a Central Angle of 9°06'53" for an arc distance of 4.77 feet and a chord which bears S 65°58'45" E for a distance of 4.77 feet; THENCE S 61°25'19" E for a distance of 4.83 feet a point on the Westerly line of the aforementioned Detention Easement; THENCE N 28°34'41" E along the Westerly line of said Detention Easement for a distance of 20.00 feet to the POINT OF BEGINNING. Basis of Bearings is the record bearing of S 45°00'00" W along the Easterly line of the aforementioned Lot 1 of Block 2 of TIMBERCREST PARK, an addition to the City of Broken Arrow, Tulsa County, Oklahoma according to Plat Number 4301 filed in the records of the Tulsa County Clerk's office.

Said tract contains 3,846.28 square feet or 0.088 acres more or less.

