

# SEWER EASEMENT VACATION

## Exhibit "A"

SHEET 1 OF 2

### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWELVE (12), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED IN BOOK: 3870, PAGE: 1467 FILED IN THE TULSA COUNTY CLERKS OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING (P.O.C.) AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4, NW/4) OF SAID SECTION TWELVE (12); THENCE S88°40'38"W ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4, NW/4) FOR A DISTANCE OF 425.15 FEET TO A POINT ON THE SAID NORTH LINE; THENCE S01°13'13"E FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE S25°15'45"E FOR A DISTANCE OF 534.49 FEET; THENCE S88°40'40"W FOR A DISTANCE OF 32.82 FEET; THENCE N25°15'45"W FOR A DISTANCE OF 534.49 FEET; THENCE N88°40'40"E FOR A DISTANCE OF 32.82 FEET TO THE POINT OF BEGINNING (P.O.B.). AREA CONTAINS 0.37 ACRES, MORE OR LESS.

### BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501). BASED LOCALLY ON THE NORTH LINE OF THE NW/4, NW/4, SEC. 12, T-17-N, R-14-E, I.B. & M. AS S88°40'38"W.

### SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT, OF WALLACE DESIGN COLLECTIVE, PC, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORDANCE WITH THE EXISTING REQUIREMENTS AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 20<sup>th</sup> DAY OF NOVEMBER 2025.



CLIFF BENNETT, P.L.S.  
OKLAHOMA NO. 1815  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027



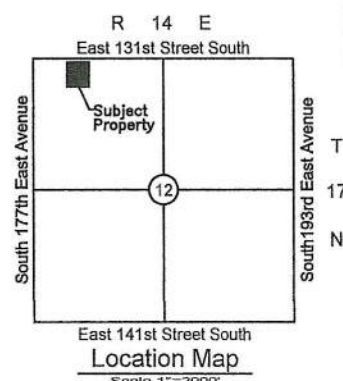
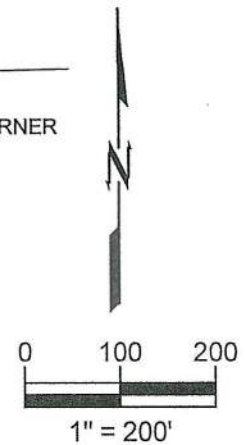
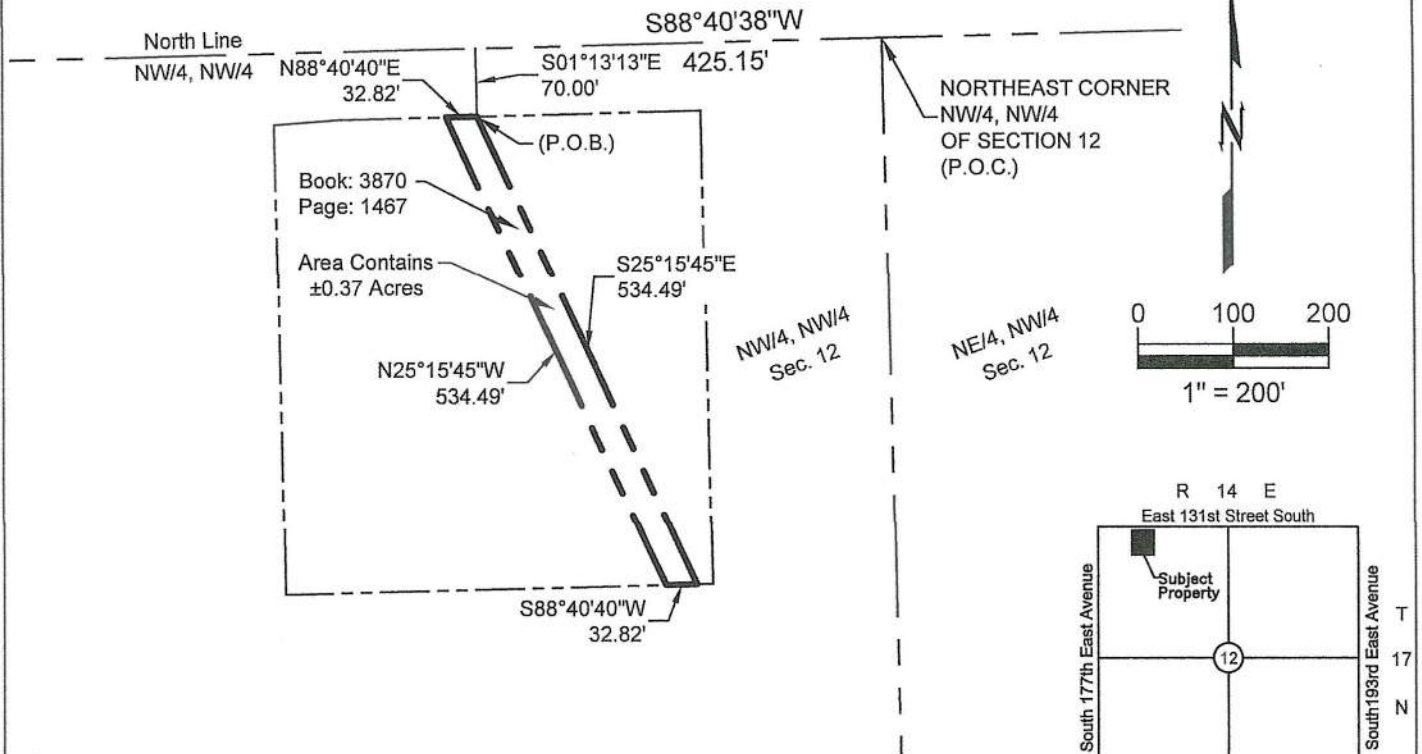
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# Sewer Easement Vacation Exhibit "A"

SHEET 2 OF 2

A PART OF THE NW/4 OF THE NW/4 OF SEC. 12, T.17 N., R.14 E., I.B. & M.,  
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA



### BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501). SAID BEARINGS ARE BASED LOCALLY ON THE NORTH LINE OF THE NW/4, NW/4, SEC. 12, T-17-N, R-14-E, I.B. & M. AS S88°40'38\"W.

### LEGEND

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT

### CERTIFICATION

I, CLIFF BENNETT, HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 20TH DAY OF NOVEMBER 2025.



*Cliff Bennett*

CLIFF BENNETT P.L.S.  
OKLAHOMA NO. 1815  
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