

UTILITY EASEMENT CLOSURE EXHIBIT

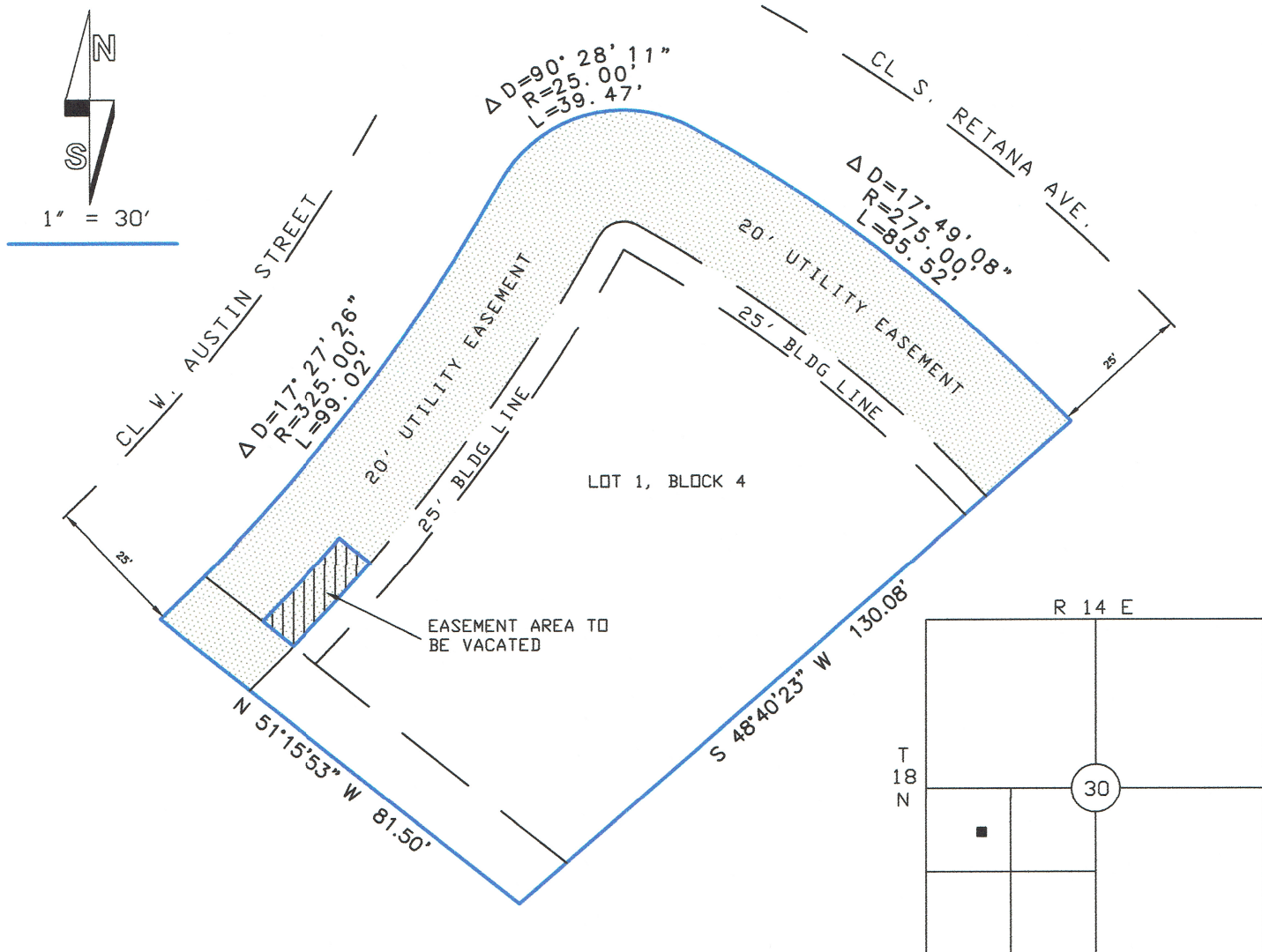
PROPERTY ADDRESS: 4312 SOUTH RETANA AVENUE, BROKEN ARROW, OK 74011

SURVEYOR'S CLIENT: SCOTT & SIDNEY WEBB / ZAFRANSKI PUGH & ASSOCIATES

PARENT TRACT LEGAL DESCRIPTION AS PROVIDED IN JOINT TENANCY WARRANTY DEED FILED AS DOC.#2011026444 : LOT ONE (1), BLOCK FOUR (4), BERWICK ON CEDAR RIDGE, BLOCKS 2, 3, 4, 5 & 6, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LEGAL DESCRIPTION OF EXISTING PLATTED 20' UTILITY EASEMENT (SHADED DOTS): AN EXISTING 20 FEET WIDE UTILITY EASEMENT, COVERING THE WEST AND NORTH SIDES OF LOT 1, BLOCK 4, BERWICK ON CEDAR RIDGE, BLOCKS 2, 3, 4, 5 & 6, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 4; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 ON A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 99.02 FEET, A CHORD BEARING OF NORTH 37°40'37" EAST AND A CHORD LENGTH OF 98.64 FEET; THENCE CONTINUING ALONG THE PROPERTY LINE OF SAID LOT 1 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.48 FEET, A CHORD BEARING OF NORTH 74°11'31" EAST AND A CHORD LENGTH OF 35.50 FEET; THENCE CONTINUING ALONG THE PROPERTY LINE OF SAID LOT 1 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 85.52 FEET, A CHORD BEARING OF SOUTH 51°39'38" EAST AND A CHORD LENGTH OF 85.18 FEET TO THE EASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 48°40'23" WEST 20.01 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 78.81 FEET, A CHORD BEARING OF NORTH 51°42'59" WEST AND A CHORD LENGTH OF 78.49 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 7.89 FEET, A CHORD BEARING OF SOUTH 74°12'08" WEST AND A CHORD LENGTH OF 7.10 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 102.42 FEET, A CHORD BEARING OF SOUTH 37°27'12" WEST AND A CHORD LENGTH 102.05 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 51°15'53" WEST 20.17 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF UTILITY EASEMENT TO BE VACATED (STRIPES): A PORTION OF THE PLATTED 20.00 FEET WIDE UTILITY EASEMENT COVERING THE WESTERLY PORTION OF LOT 1, BLOCK 4, BERWICK ON CEDAR RIDGE, BLOCKS 2, 3, 4, 5 & 6, A SUBDIVISION IN 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 SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 4; THENCE SOUTH 51°15'53" EAST 20.17 FEET; THENCE NORTH 45°02'22" EAST 11.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51°15'53" WEST 7.03 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 338.00 FEET, AN ARC LENGTH OF 20.05 FEET, A CHORD BEARING OF NORTH 42°31'59" EAST AND A CHORD LENGTH OF 20.04 FEET; THENCE SOUTH 51°15'53" EAST 7.00 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 20.05 FEET, A CHORD BEARING OF SOUTH 42°27'21" WEST AND A CHORD LENGTH OF 20.04 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S STATEMENT

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS EXHIBIT IS AN ACCURATE REPRESENTATION OF THE EXISTING CONDITIONS AND THAT THE DESCRIPTIONS PROVIDED HEREON MATHEMATICALLY CLOSE. THE SURVEYOR WAS NOT REQUESTED TO VERIFY THE LOCATION OF EXISTING UTILITIES OR THE PLACEMENT OF NEW UTILITIES.

PREPARED BY:

FRITZ LAND SURVEYING, LLC

2017 W. 91st STREET


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FLS# 15180 WEBB RESIDENCE

WITNESS MY HAND AND SEAL THIS
22ND DAY OF APRIL, 2015.


 ANDY FRITZ, PLS
 OK LIC. 1694



TULSA COUNTY
LOCATION MAP
1" = 2640'