

PERMANENT RIGHT OF WAY
PARCEL NO. 8.0

EXHIBIT A

LEGAL DESCRIPTION

A part of the Lot 4, Block 2, Sun City III, a subdivision to Wagoner County, Oklahoma, and said part being more particularly described as follows;

Beginning at the Southwest corner of said Lot 4,
thence North 01 degrees 18 minutes 27 seconds West a distance of 306.04 feet
to the grantor's north property line;

thence along said north property line
North 88 degrees 39 minutes 26 seconds East a distance of 25.00 feet;
thence leaving said north property line

South 01 degrees 18 minutes 27 seconds East a distance of 306.04 feet
to the grantor's south property line;

thence along said south property line
South 88 degrees 39 minutes 20 seconds West a distance of 25.00 feet
to the POINT OF BEGINNING (P.O.B.), containing 7,651 square feet or 0.18 acres.

Bearings based on the Oklahoma State Plane Grid North Zone.

This legal description meets the minimum technical standards for legal descriptions in
the State of Oklahoma. Prepared by Paul Walla, Oklahoma PLS # 1903

Paul Walla,
Professional Land Surveyor
Oklahoma PLS # 1903
McClelland Consulting Engineers, Inc.



PROJ. MANAGER:	DRAWN BY:
PW	JJM
DATE:	REVISION:
03/29/2025	
SCALE:	PROJ. NUMBER:
AS NOTED	217104
1 OF 2	

RIGHT-OF-WAY DEDICATION

PERMANENT RIGHT OF WAY
AREA: 0.18 ACRES (7651 SQ. FT.)
OWNER: NORMA CARTER BROWN REV LIV TR DTD 9/2/04
ADDRESS: 4771 S 209TH E AVE, BROKEN ARROW, OK 74014

MCE McCLELLAND
CONSULTING
ENGINEERS, INC.
7302 KANIS RD
LITTLE ROCK, AR 72204
(479) 443-2377
HTTP://WWW.MCE.US.COM

PERMANENT RIGHT OF WAY
PARCEL NO. 8.0

EXHIBIT A

PRESENT R/W

E 37TH ST

GREEN GULCH UTILITY COMPANY
15' TADABAR LINE
BOOK 411 PAGE 664

1ST WATERLINE EASEMENT
BOOK 440 PAGE 334
BOOK 442 PAGE 497

40.25'
35'
35'

50.00' ROW
25.00' ROW

P.O.B.
S.W. CORNER
LOT 4 BLK 2
SUN CITY III

N1°18'27"W 306.04'
10' U.E.
PERMANENT RIGHT-OF-WAY
S1°18'27"E 306.04'

50.00' ROW
25.00' ROW

10' U.E.
PERMANENT RIGHT-OF-WAY
25.00'

10' U.E.
S88°39'20"W
25.00'



PARCEL ID: 730010893
NORMA CARTER BROWN REV LIV TR DTD 9/2/0
4771 S 209TH E AVE
BROKEN ARROW OK 74014
SUN CITY III
LOT 4 BLK 2
BOOK 2435 PAGE 756

GRAPHIC SCALE
0 25 50
SCALE 1" = 50'

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