

# UTILITY EASEMENT

## Exhibit "A"

SHEET 1 OF 3

### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN LOT FOUR (4) AND FIVE (5), BLOCK ONE (1), HACKBERRY MARKET, AN ADDITION TO THE CITY OF BROKEN ARROW AND BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4, SW/4) OF SECTION THIRTY FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION THIRTY FOUR (34) (P.O.C.); THENCE N88°41'16"E AND ALONG THE SOUTH LINE OF SAID SW/4 FOR A DISTANCE OF 566.82 FEET; THENCE NORTH N01°18'44"W FOR A DISTANCE OF 77.50 FEET TO A POINT ON THE NORTH LINE OF AN EXISTING 17.5-FOOT UTILITY EASEMENT AND THE **POINT OF BEGINNING** (P.O.B.); THENCE N01°57'48"W FOR A DISTANCE OF 440.24 FEET; THENCE N41°35'02"E FOR A DISTANCE OF 43.12 FEET; THENCE N01°48'38"W FOR A DISTANCE OF 105.53 FEET TO A POINT ON THE SOUTH LINE OF AN EXISTING 15-FOOT WIDE UTILITY EASEMENT; THENCE N62°55'36"E AND ALONG SAID SOUTH LINE FOR A DISTANCE OF 16.59 FEET; THENCE S01°48'38"E FOR A DISTANCE OF 118.58 FEET; THENCE S41°35'02"W FOR A DISTANCE OF 43.10 FEET; THENCE S01°57'48"E FOR A DISTANCE OF 98.03 FEET; THENCE N88°02'12"E FOR A DISTANCE OF 10.33 FEET; THENCE S00°00'00"E FOR A DISTANCE OF 14.99 FEET; THENCE S87°56'02"W FOR A DISTANCE OF 9.82 FEET; THENCE S01°57'48"E FOR A DISTANCE OF 120.84 FEET; THENCE N88°02'12"E FOR A DISTANCE OF 10.69 FEET; THENCE S01°57'48"E FOR A DISTANCE OF 15.00 FEET; THENCE S88°02'12"W FOR A DISTANCE OF 10.69 FEET; THENCE S01°57'48"E FOR A DISTANCE OF 185.55 FEET; THENCE S88°41'16"W AND PARALLEL TO THE SOUTH LINE OF THE SW/4 OF SAID SECTION 34 FOR A DISTANCE OF 15.00 FEET AND RETURNING TO THE **POINT OF BEGINNING (P.O.B.)**.

SAID EASEMENT CONTAINING 9198.80 SQUARE FEET OR 0.21 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). SAID BEARINGS ARE BASED LOCALLY ON THE SOUTH LINE OF THE SW/4, SEC. 34, T-18-N, R-14-E, I.B. & M. AS N88°41'16"E.

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Exhibit "A"

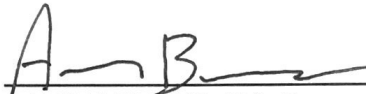
SHEET 2 OF 3

## SURVEYOR'S CERTIFICATE

I, AARON BURNS, 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 7TH DAY OF NOVEMBER 2025.



  
AARON BURNS, P.L.S.  
OKLAHOMA NO. 1923  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027

SURVEYOR'S LAST SITE VISIT: NOVEMBER 21, 2024



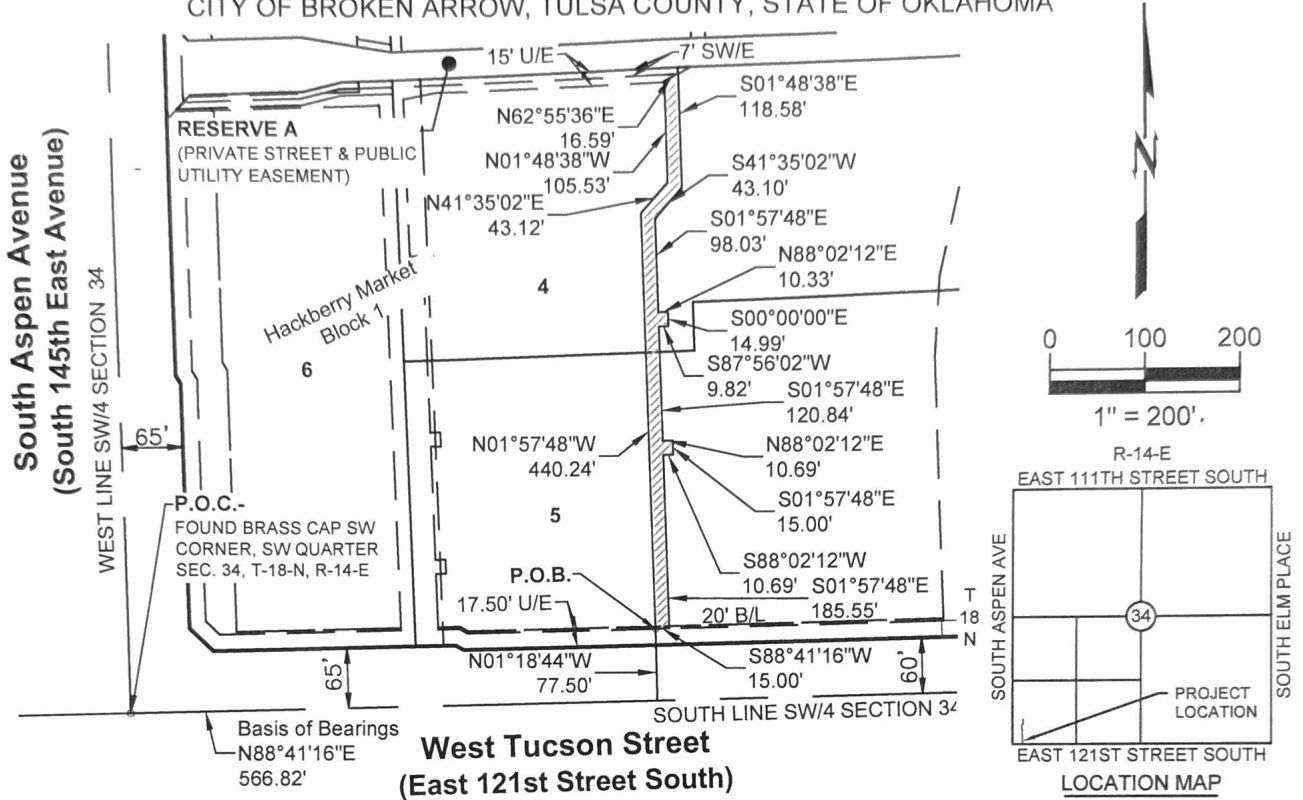
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# Utility Easement Exhibit "A"

SHEET 3 OF 3

A PART OF THE SW/4 OF THE SW/4 OF SEC. 34, T.18 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 SOUTH LINE OF THE SW/4, SEC. 34, T-18-N, R-14-E, I.B. & M. AS N88°41'16"E.

## SURVEYOR'S LAST SITE VISIT:

NOVEMBER 21, 2024

## LEGEND

B/L = BUILDING SETBACK LINE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
R/W = RIGHT OF WAY  
SW/E = SIDEWALK EASEMENT  
U/E = UTILITY EASEMENT

## CERTIFICATION

I, AARON BURNS, 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 7TH DAY OF NOVEMBER 2025.



*Aaron Burns*  
AARON BURNS P.L.S.  
OKLAHOMA NO. 1923  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027



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### CLOSURE REPORT

North: 367136.6480' East: 2615351.6023'

Segment #1 : Line

Course: N01° 57' 48"W Length: 440.24'

North: 367576.6295' East: 2615336.5197'

Segment #2 : Line

Course: N41° 35' 02"E Length: 43.12'

North: 367608.8826' East: 2615365.1391'

Segment #3 : Line

Course: N01° 48' 38"W Length: 105.53'

North: 367714.3599' East: 2615361.8049'

Segment #4 : Line

Course: N62° 55' 36"E Length: 16.59'

North: 367721.9106' East: 2615376.5770'

Segment #5 : Line

Course: S01° 48' 38"E Length: 118.58'

North: 367603.3898' East: 2615380.3236'

Segment #6 : Line

Course: S41° 35' 02"W Length: 43.10'

North: 367571.1516' East: 2615351.7174'



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## Exhibit "A"

### CLOSURE REPORT

Segment #7 : Line

Course: S01° 57' 48"E Length: 98.03'

North: 367473.1792' East: 2615355.0759'

Segment #8 : Line

Course: N88° 02' 12"E Length: 10.33'

North: 367473.5331' East: 2615365.3998'

Segment #9 : Line

Course: S00° 00' 00"E Length: 14.99'

North: 367458.5431' East: 2615365.3998'

Segment #10 : Line

Course: S87° 56' 02"W Length: 9.82'

North: 367458.1890' East: 2615355.5862'

Segment #11 : Line

Course: S01° 57' 48"E Length: 120.84'

North: 367337.4200' East: 2615359.7262'

Segment #12 : Line

Course: N88° 02' 12"E Length: 10.69'

North: 367337.7862' East: 2615370.4099'

Segment #13 : Line

Course: S01° 57' 48"E Length: 15.00'

North: 367322.7950' East: 2615370.9238'



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## Exhibit "A"

### CLOSURE REPORT

Segment #14 : Line

Course: S88° 02' 12"W Length: 10.69'

North: 367322.4288' East: 2615360.2401'

Segment #15 : Line

Course: S01° 57' 48"E Length: 185.55'

North: 367136.9877' East: 2615366.5970'

Segment #16 : Line

Course: S88° 41' 16"W Length: 15.00'

North: 367136.6442' East: 2615351.6010'

Perimeter: 1258.10' Area: 9198.79 Sq. Ft.

Error Closure: 0.0040 Course: S19° 04' 04"W

Error North: -0.00377 East: -0.00130

Precision 1: 314525.00



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