

EXHIBIT "B"

CITY OF BROKEN ARROW

UTILITY EASEMENT

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4;

THENCE N88°42'33"E ALONG THE NORTH LINE OF SAID NW1/4 FOR A DISTANCE OF 1225.48 FEET;

THENCE S01°11'31"E FOR A DISTANCE OF 288.39 FEET TO THE POINT OF BEGINNING;

THENCE S20°00'08"E FOR A DISTANCE OF 20.24 FEET;

THENCE N61°14'14"W FOR A DISTANCE OF 122.78 FEET TO A CURVE TO LEFT;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 60°03'06", HAVING A RADIUS OF 122.00 FEET FOR AN ARC LENGTH OF 127.87 FEET AND A LONG CHORD DISTANCE OF 122.10 FEET, BEARING S88°41'00"W;

THENCE S58°39'27"W FOR A DISTANCE OF 187.88 FEET;

THENCE N33°08'11"W FOR A DISTANCE OF 20.01 FEET;

THENCE N58°39'27"E FOR A DISTANCE OF 188.51 FEET TO A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 60°03'06", HAVING A RADIUS OF 142.00 FEET FOR AN ARC LENGTH OF 148.83 FEET AND A LONG CHORD DISTANCE OF 142.11 FEET, BEARING N88°41'00"E

THENCE S61°14'14"E FOR A DISTANCE OF 119.72 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINING 0.21 ACRES MORE OR LESS.

BEARINGS ARE BASED ON A GRID BEARING ALONG THE NORTH LINE OF THE NW1/4 OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 14 EAST (N88°42'33"E) BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET.

THIS DESCRIPTION WAS PREPARED ON APRIL 27, 2015 ON BEHALF COWAN GROUP ENGINEERING, LLC. BY JUSTIN SMITH, PLS 1868, CERTIFICATE OF AUTHORIZATION NUMBER CA6414, EXPIRES ON JUNE 30, 2016.



JUSTIN SMITH, PLS 1868

DATE



CITY OF
BROKEN ARROW
Where opportunity lives

LOT 2 OF TRACT C

DATE – APRIL 2015

DRAWING –
EXHIBIT B

DRAWN BY – KRR

SCALE –

REV – MAY 14, 2015

CHK'D BY – JWS