

**LEGAL DESCRIPTION
20' OVERLAND DRAINAGE EASEMENT
EXHIBIT "A"**

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20' OVERLAND DRAINAGE EASEMENT LEGAL DESCRIPTION:

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4;
THENCE NORTH 01°17'39" WEST ALONG THE WEST LINE THEREOF 848.28 FEET;
THENCE NORTH 88°42'21" EAST 24.75 FEET TO THE EASTERLY STATUTORY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 01°17'39" WEST AND PARALLEL WITH THE WEST LINE OF THE NW/4 OF SAID SECTION 19 A DISTANCE OF 21.77 FEET;
THENCE SOUTH 68°00'44" EAST 122.17 FEET TO A POINT OF CURVATURE;
THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 8.15 FEET, A CHORD BEARING OF SOUTH 83°34'58" EAST, AND A CHORD DISTANCE OF 8.05 FEET;
THENCE NORTH 80°50'49" EAST 19.87 FEET;
THENCE SOUTH 16°27'48" EAST 20.16 FEET;
THENCE SOUTH 80°50'49" WEST 22.43 FEET TO A POINT OF CURVATURE;
THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 19.02 FEET, A CHORD BEARING OF NORTH 83°34'58" WEST, AND A CHORD LENGTH OF 18.79 FEET;
THENCE NORTH 68°00'44" WEST 113.56 FEET TO THE EASTERLY STATUTORY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 3,052.1 SQ. FEET OR 0.07 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE WEST LINE OF THE NW/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 15 EAST AS NORTH 01°17'39" WEST.

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS PLAT OF SURVEY AND LEGAL DESCRIPTION IS INTENDED TO ILLUSTRATE THE PROPOSED 20' WIDE OVERLAND DRAINAGE EASEMENT AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THAT THIS IS A TRUE REPRESENTATION OF THE EASEMENT AS DESCRIBED. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: DECEMBER 19, 2024.

WITNESS MY HAND AND SEAL THIS 29th DAY OF SEPTEMBER, 2025.

FRITZ LAND SURVEYING, LLC
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C.A. # 5848 EXPIRES: 6-30-2026
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ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2026

