

# UTILITY EASEMENT

## Exhibit "A"

SHEET 1 OF 2

### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN LOT SIX (6), 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 292.63 FEET; THENCE N01°55'01"W FOR A DISTANCE OF 82.46 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE S88°55'47"W FOR A DISTANCE OF 10.00 FEET; THENCE N01°55'01"W FOR A DISTANCE OF 546.86 FEET; THENCE S88°04'59"W FOR A DISTANCE OF 215.97 FEET; THENCE N01°18'33"W FOR A DISTANCE OF 1.46 FEET; THENCE N43°02'07"E FOR A DISTANCE OF 12.07 FEET; THENCE N88°04'59"E FOR A DISTANCE OF 217.42 FEET; THENCE S01°55'01"E FOR A DISTANCE OF 557.01 FEET TO THE POINT OF BEGINNING (P.O.B.). AREA CONTAINS 7,692 SQUARE FEET.

### BASIS OF BEARINGS

BASIS OF BEARINGS FOR THIS EXHIBIT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83 OKLAHOMA NORTH ZONE 3501). 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 CERTIFICATE

I, CLIFF BENNETT, 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 29<sup>TH</sup> DAY OF JANUARY 2026.



CLIFF BENNETT, P.L.S.  
OKLAHOMA NO. 1815  
CERT. OF AUTH. NO. 1460  
EXP. DATE JUNE 30, 2027



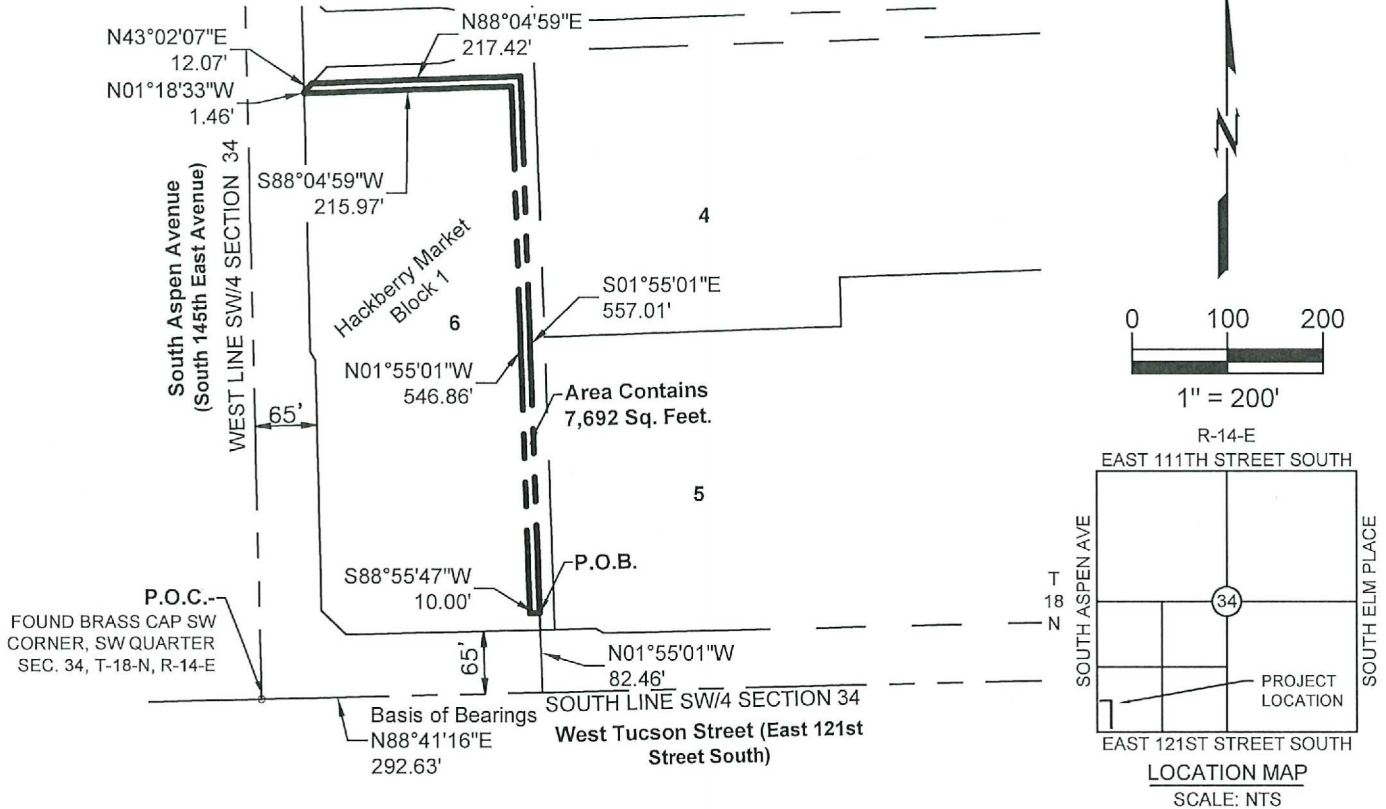
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# Utility Easement Exhibit "A"

SHEET 2 OF 2

A PART OF LOT 6, BLOCK 1, HACKBERRY MARKET 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.

### LEGEND

POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT

### CERTIFICATION

I, CLIFF BENNETT, 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 29TH DAY OF JANUARY 2026.



*Cliff Bennett*

CLIFF BENNETT P.L.S.  
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