

UTILITY EASEMENT

Exhibit "A"

SHEET 1 OF 2

LEGAL DESCRIPTION

A TRACT OF LAND LYING 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 (P.O.C.) AT THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); THENCE N88°41'16"E ALONG THE SOUTH LINE OF SAID SECTION THIRTY-FOUR (34) FOR A DISTANCE OF 877.47 FEET TO A POINT ON THE SAID SOUTH LINE; THENCE N02°11'22"W ALONG THE WEST LINE OF AN EXISTING UTILITY EASEMENT FOR A DISTANCE OF 95.74 FEET TO A POINT ON THE SAID WEST LINE AND THE POINT OF BEGINNING (P.O.B.); THENCE N47°11'02"W FOR A DISTANCE OF 7.07 FEET; THENCE N02°11'25"W FOR A DISTANCE OF 110.16 FEET; THENCE N42°49'10"E FOR A DISTANCE OF 7.07 FEET TO A POINT ON THE SAID WEST LINE; THENCE S02°11'22"E ALONG THE SAID WEST LINE FOR A DISTANCE OF 120.16 FEET TO THE POINT OF BEGINNING (P.O.B.)

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, 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 1st DAY OF DECEMBER 2025.



Cliff Bennett

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"

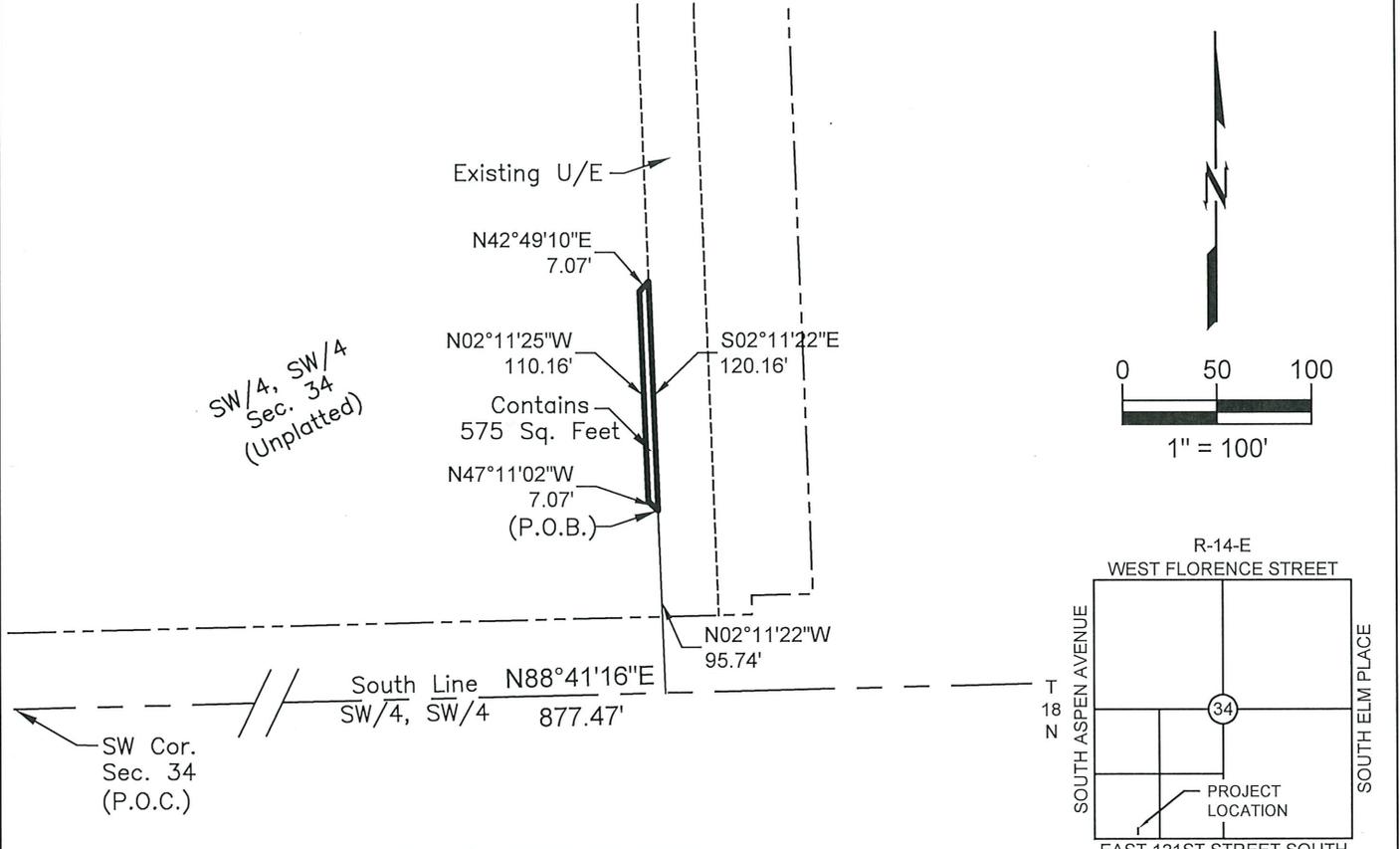
SHEET 2 OF 2

A PART OF 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

ORIG SIZE: 8.5"X11"

PLOT: 12/1/2025 1:13:34 PM

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

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- U/E = UTILITY EASEMENT

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 1ST DAY OF DECEMBER 2025.



Cliff Bennett

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