

DESCRIPTION

A TRACT OF LAND SITUATE WITHIN A PORTION OF THE NORTH HALF (N/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN NORTH (T18N), RANGE FIFTEEN EAST (R15E) OF THE INDIAN MERIDIAN (I.M.) IN WAGONER COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN THE CENTER OF MIDWAY ROAD RIGHT-OF-WAY FOR THE NORTHWEST CORNER OF SAID N/2 SW/4; THENCE N88° 50' 58"E A DISTANCE OF 2280.62 FEET; THENCE S01° 09' 02"E A DISTANCE OF 260.35 FEET TO THE POINT OF BEGINNING; THENCE N88° 50' 59"E A DISTANCE OF 260.70 FEET; THENCE S01° 09' 01"E A DISTANCE OF 17.50 FEET; THENCE S88° 50' 59"W A DISTANCE OF 240.70 FEET; THENCE S01° 09' 01"E A DISTANCE OF 109.50 FEET; THENCE S88° 50' 59"W A DISTANCE OF 7.00 FEET; THENCE N01° 09' 01"W A DISTANCE OF 7.00 FEET TO A POINT ON CURVE TO THE RIGHT; THENCE 20.42 FEET ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 13 FEET, SUBTENDED BY A CHORD OF 18.38 FEET WHICH BEARS N46° 09' 01"W; THENCE N01° 09' 01"W A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING.

REAL PROPERTY CERTIFICATION

I, JEREMY A. LAWSON, WITH CRAFTON TULL & ASSOCIATES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION IS BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE 3501 AND SOUTH LINE OF SECTION 3 BEING NORTH 88°47'31" EAST, CLOSES IN ACCORD WITH EXISTING RECORDS, THAT THE ATTACHED DRAWING IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



  
JEREMY A. LAWSON, LPLS 1916

04/23/2024  
DATE

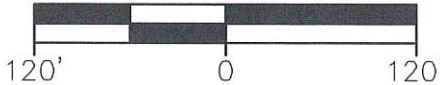
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LAYOUT: ---, LAST SAVED: CB3009, 4/23/2024 2:45:19 PM  
LAST PLOTTED BY: CLAY BISHOP, 4/23/2024 2:49:01 PM (PLOTTED BY: "VALID ON HARD COPY ONLY")

# 17.5' - 20.0' UTILITY EASEMENT

PART OF THE SW/4,  
SECTION 2, T-18-N, R-15-E I.M.  
CITY OF BROKEN ARROW,  
WAGONER COUNTY,  
STATE OF OKLAHOMA



GRAPHIC SCALE IN FEET



CERTIFICATE OF AUTHORIZATION  
CA 973 (PLS) EXPIRES 6/30/2022

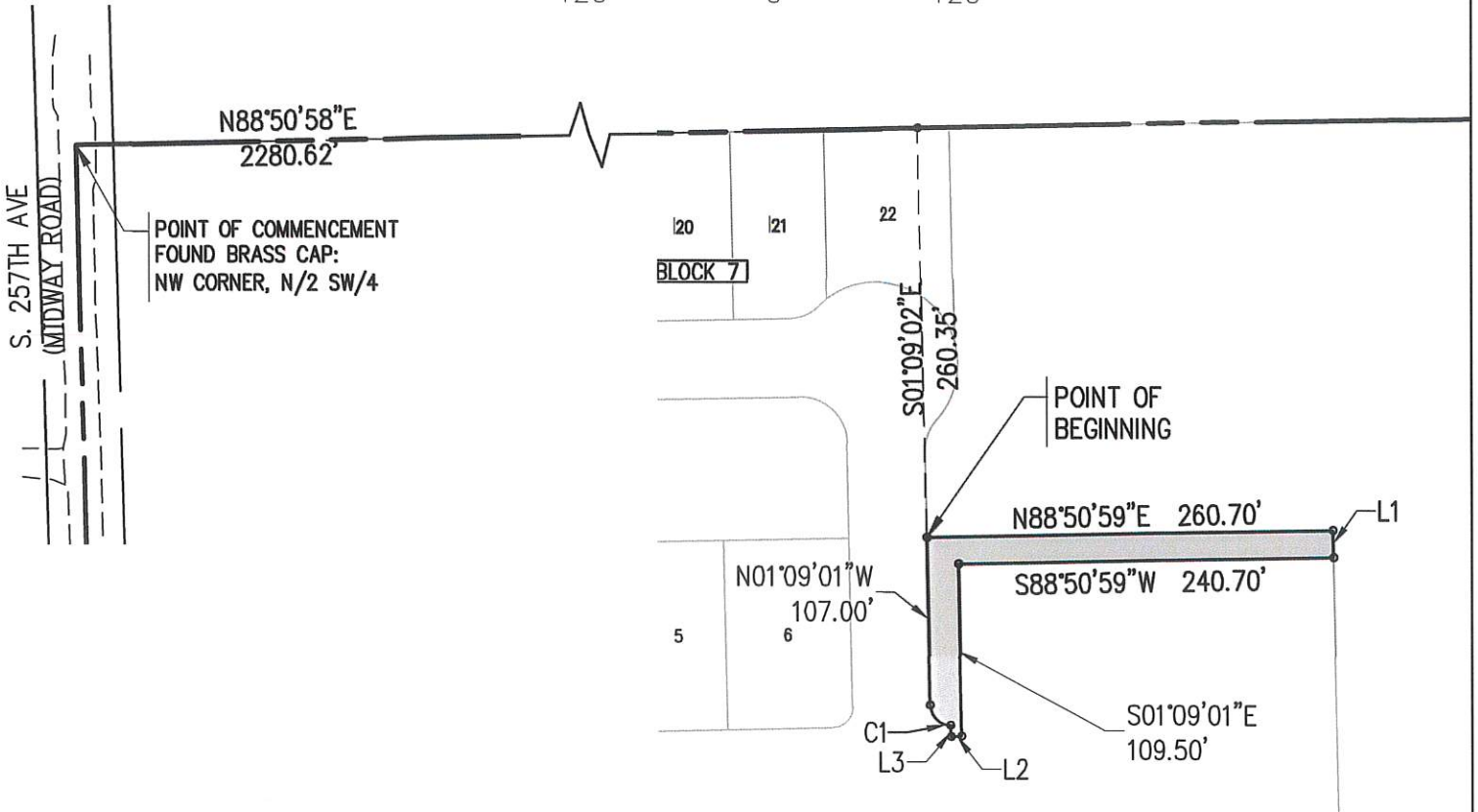
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## LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S1° 09' 01"E	17.50'
L2	S88° 50' 59"W	7.00'
L3	N1° 09' 01"W	7.00'

GENERAL NOTE:  
THE BEARINGS SHOWN HEREON ARE BASED  
ON : THE OKLAHOMA STATE PLANE  
COORDINATE SYSTEM NAD 83 (2011) NORTH  
ZONE 3501 AND THE SOUTH LINE OF  
SECTION 3 BEING NORTH 88°47'31" EAST.

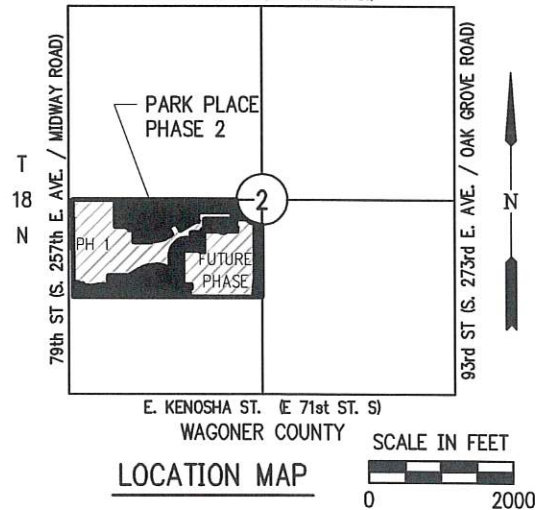
## CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	20.42'	13.00'	90°00'00"	N46° 09' 01"W	18.38'



*Jeremy Lawson*  
JEREMY A. LAWSON, LPLS 1916

R 15 E  
E. ALBANY ST. (E. 61st St. S.)



LOCATION MAP

SCALE IN FEET  
0 2000

04/23/2024  
DATE

EXHIBIT 1B