

Fritz Land Surveying, llc

Professional Land Surveying Services

APPLICATION EXHIBIT D

APRIL 22, 2015

PROPERTY ADDRESS: 4312 SOUTH RETANA AVENUE, BROKEN ARROW, OK 74011

SURVEYOR'S CLIENT: SCOTT & SIDNEY WEBB / SZAFRANSKI PUGH & ASSOCIATES

LEGAL DESCRIPTION OF EXISTING PLATTED 20' UTILITY EASEMENT (SHADED DOTS):
AN EXISTING 20 FEET WIDE UTILITY EASEMENT, COVERING THE WEST AND NORTH SIDES OF LOT 1, BLOCK 4, BERWICK ON CEDAR RIDGE, BLOCKS 2, 3, 4, 5 & 6, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, BLOCK 4; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1 ON A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 99.02 FEET, A CHORD BEARING OF NORTH 37°40'37" EAST AND A CHORD LENGTH OF 98.64 FEET; THENCE CONTINUING ALONG THE PROPERTY LINE OF SAID LOT 1 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.48 FEET, A CHORD BEARING OF NORTH 74°11'31" EAST AND A CHORD LENGTH OF 35.50 FEET; THENCE CONTINUING ALONG THE PROPERTY LINE OF SAID LOT 1 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 85.52 FEET, A CHORD BEARING OF SOUTH 51°39'38" EAST AND A CHORD LENGTH OF 85.18 FEET TO THE EASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 48°40'23" WEST 20.01 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 255.00 FEET, AN ARC LENGTH OF 78.81 FEET, A CHORD BEARING OF NORTH 51°42'59" WEST AND A CHORD LENGTH OF 78.49 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5.00 FEET, AN ARC LENGTH OF 7.89 FEET, A CHORD BEARING OF SOUTH 74°12'08" WEST AND A CHORD LENGTH OF 7.10 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 345.00 FEET, AN ARC LENGTH OF 102.42 FEET, A CHORD BEARING OF SOUTH 37°27'12" WEST AND A CHORD LENGTH 102.05 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 51°15'53" WEST 20.17 FEET TO THE POINT OF BEGINNING.

BASIS FOR BEARINGS ARE PER THE RECORDED PLAT.

THE LEGAL DESCRIPTION HEREON WAS PREPARED BY ANDY FRITZ, PLS ON APRIL 22, 2015. THE DESCRIPTION IS AN ACCURATE REPRESENTATION OF THE EXISTING CONDITIONS AND MATHEMATICALLY CLOSES.

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