

NINETY ONE - PHASE 4
DOC.#6974

WEST LINE OF SE 1/4
OF SECTION 13

E. URBANA
STREET

TRACT CONTAINS
3,400 SQ. FT. OR 0.078 ACRES +/-

N01°18'45"W
20.00'

N88°41'35"E 170.00'

S01°18'45"E
20.00'

N88°41'35"E 165.00'

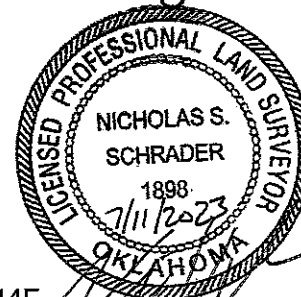
S88°41'35"W 170.00'

POINT OF
BEGINNING

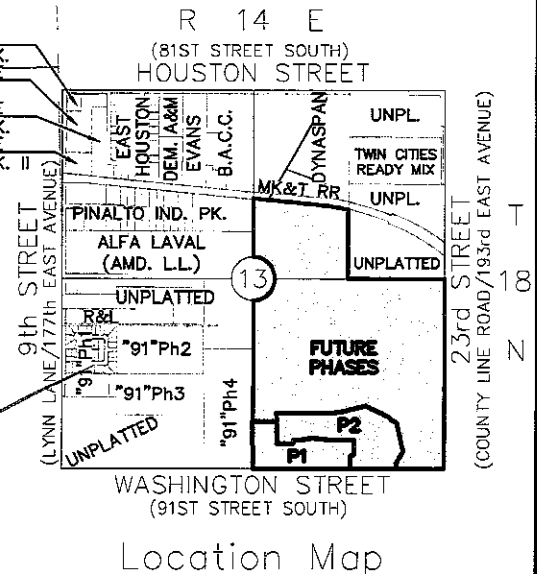
PROPOSED
BROOK CHASE
PHASE I

POINT OF COMMENCEMENT
SW. CORNER, SE. 1/4,
SECTION 13, T18N, R14E
FOUND MAG NAIL
(BASIS OF BEARING)
S88°45'03"W
2650.23'

SE CORNER
SEC. 13, T18N, R14E
FOUND BRASS CAP



TRI-ANGLE
E. BUS. PK.
LYNN LANE
PLAZA E.
LYNN LANE
S. BUS. PK.
LYNN LANE
S. BUS. PK. II



PROJECT NO: 020-26150

DRAWN BY: MAV

DATE: 06/26/2023

20' ACCESS EASEMENT

olsson

1717 South Boulder Ave
Suite 600
Tulsa, OK 74119
TEL 918.376.4294

EXHIBIT

1-1

EXHIBIT 'A'
20' Access Easement
Legal Description

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION THIRTEEN (13) IN TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13, T-18-N, R-13-E, I.B.&M.;

THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 01°18'45" WEST A DISTANCE OF 715.00;

THENCE LEAVING SAID WEST LINE NORTH 88°41'35" EAST A DISTANCE OF 165.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 01°18'45" WEST A DISTANCE OF 20.00 FEET;

THENCE NORTH 88°41'35" EAST A DISTANCE OF 170.00 FEET

THENCE SOUTH 01°18'45" EAST A DISTANCE OF 20.00 FEET;

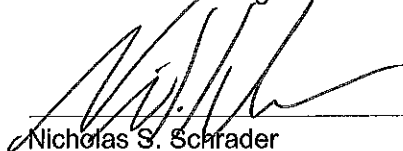
THENCE SOUTH 88°41'35" WEST A DISTANCE OF 170.00 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINS 3,400 SQUARE FEET OR 0.078 ACRES, MORE OR LESS.

Basis of Bearings:

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 NORTH ZONE 3501, WITH THE SOUTH LINE OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 14 EAST, TULSA COUNTY, STATE OF OKLAHOMA BEARING SOUTH 88°45'03" WEST

I, Nicholas S. Schrader, a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accordance with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors


Nicholas S. Schrader

7/11/2023
Date



OK PLS NO. 1898 - Expires January 31, 2025

OK CA NO. 2483 - Expires June 30, 2025

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EASEMENT**

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EXHIBIT

1-2