



Sisemore Weisz & Associates, Inc.

Engineering • Land Surveying
Land Planning • 3D Scanning • UAV Mapping

6111 E. 32nd Place Tulsa, OK. 74135 (918)665-3600

Exhibit B-2
Legal Description
17.5' Utility Easement Dedication
(Tract 2)

A STRIP OF LAND THAT IS PART OF LOT TWO (2), BLOCK ONE (1), VANDEVER ACRES CENTER, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°35'59" WEST ALONG THE NORTHERLY LINE OF SAID LOT 2 FOR 10.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH ELM PLACE AND POINT OF BEGINNING OF SAID STRIP OF LAND; THENCE SOUTH 01°28'47" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 307.19 FEET; THENCE SOUTH 28°31'13" WEST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 10.00 FEET; THENCE SOUTH 01°28'47" EAST CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 89.96 FEET TO A POINT ON THE NORTHERLY MOST SOUTHERLY LINE OF SAID LOT 2; THENCE SOUTH 88°34'02" WEST ALONG SAID SOUTHERLY LINE FOR 17.50 FEET; THENCE NORTH 01°28'47" WEST PARALLEL WITH AND 17.50 FEET WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH ELM PLACE FOR 94.63 FEET; THENCE NORTH 28°31'13" EAST PARALLEL WITH AND 17.50 FEET WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH ELM PLACE FOR 10.00 FEET; THENCE NORTH 01°28'47" WEST PARALLEL WITH AND 17.50 FEET WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH ELM PLACE FOR 302.53 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2; THENCE NORTH 88°35'59" EAST ALONG SAID NORTHERLY LINE FOR 17.50 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND.

SAID STRIP OF LAND CONTAINING 0.164 ACRES OR 7,125 SQUARE FEET.

BEARINGS CONTAINED IN THIS LEGAL DESCRIPTION ARE GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE – NAD-83)

UTILITY EASEMENT DEDICATION CERTIFICATION

I, SHAWN A. COLLINS, OF SISEMORE WEISZ & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE UTILITY EASEMENT DEDICATION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LEGAL DESCRIPTIONS OF THE STATE OF OKLAHOMA.

07.16.2019

DATE

SISEMORE WEISZ & ASSOCIATES, INC.
BY SHAWN A. COLLINS

SHAWN A. COLLINS
PLS No. 1788, STATE OF OKLAHOMA.....
C. A. NO. 2421 EXPIRES: 6/30/2024

