

EXHIBIT "A" CITY OF BROKEN ARROW UTILITY EASEMENT

OWNER:

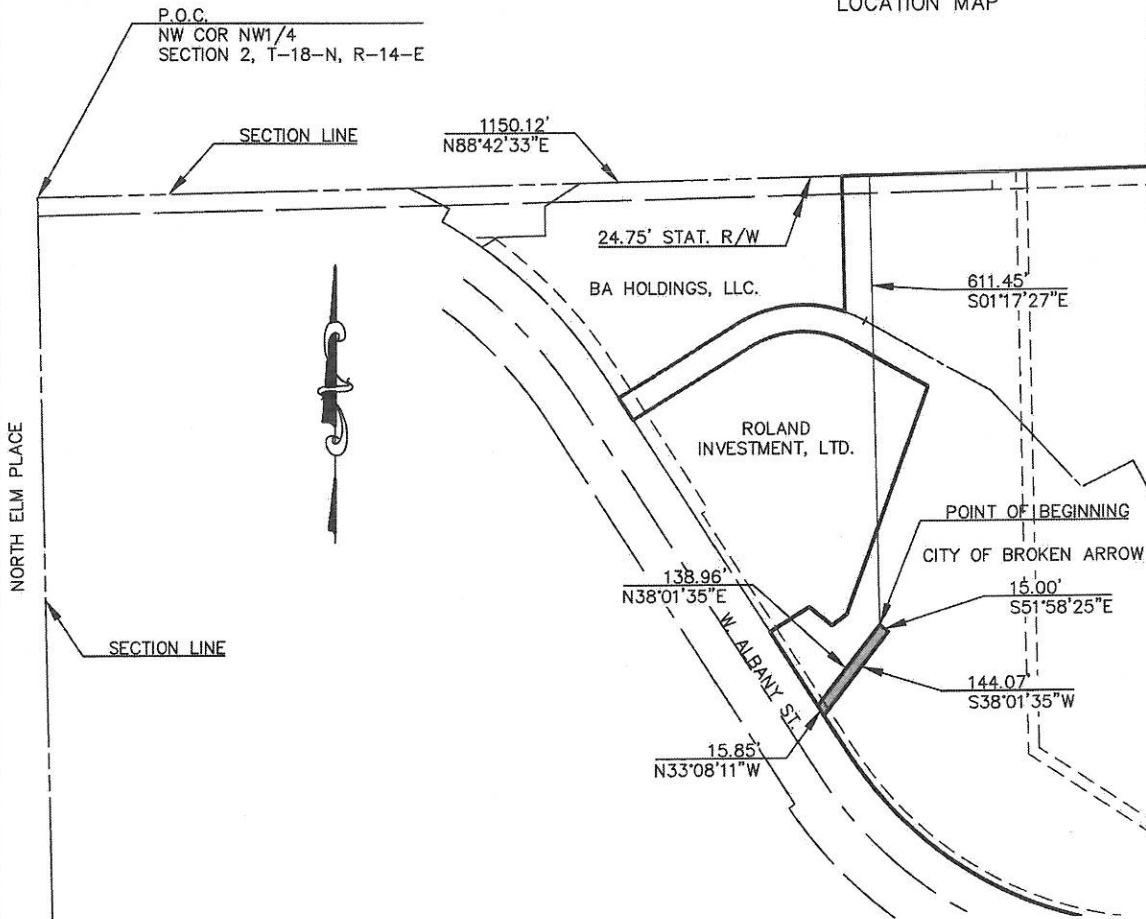
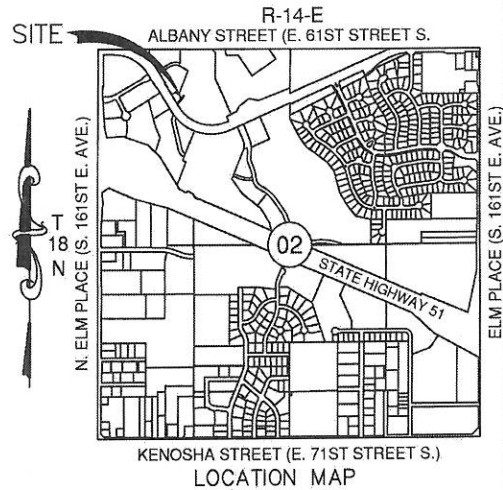
CITY OF BROKEN ARROW

ADDRESS:

220 S FIRST ST
BROKEN ARROW, OK 74012

STATEMENT OF BEARINGS:

GRID BEARING ALONG THE NORTH LINE OF THE NW1/4 OF
SEC. 2-T18N-R14E (N88°42'33"E) BASED ON THE
OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH
ZONE, U.S. SURVEY FEET



(SEE EXHIBIT "B" FOR LEGAL DESCRIPTION)

THIS EXHIBIT IS NOT A LAND OR BOUNDARY SURVEY PLAT



CITY OF
BROKEN ARROW
Where opportunity lives

UTILITY EASEMENT	DATE - DECEMBER 2016
DRAWING - EXHIBIT A	DRAWN BY - RJJ
REV -	SCALE - 1" = 200'
	CHECKED BY - JWS

EXHIBIT "B"
CITY OF BROKEN ARROW
UTILITY EASEMENT

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4;

THENCE N88°42'33"E ALONG THE NORTH LINE OF SAID NW1/4 FOR A DISTANCE OF 1150.12 FEET;

THENCE S01°17'27"E FOR A DISTANCE OF 611.45 FEET TO THE POINT OF BEGINNING;

THENCE S51°58'25"E FOR A DISTANCE OF 15.00 FEET;

THENCE S38°01'35"W FOR A DISTANCE OF 144.07 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY OF WEST ALBANY STREET (A.K.A. EAST 61ST STREET SOUTH);

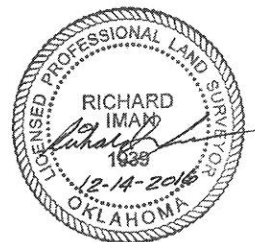
THENCE N33°08'11"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY FOR A DISTANCE OF 15.85 FEET;

THENCE N38°01'35"E FOR A DISTANCE OF 138.96 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINING 0.05 ACRES MORE OR LESS.

BEARINGS ARE BASED ON A GRID BEARING ALONG THE NORTH LINE OF THE NW1/4 OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 14 EAST (N88°42'33"E) BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET.

THIS DESCRIPTION WAS PREPARED ON DECEMBER 13, 2016 ON BEHALF COWAN GROUP ENGINEERING, LLC. BY RICHARD IMAN, PLS 1939, CERTIFICATE OF AUTHORIZATION NUMBER CA6414, EXPIRES ON JUNE 30, 2018.



RICHARD IMAN, PLS 1939

DATE

PSO EASEMENT TRAVERSE CALC - 121316.txt
Checking Bearing-Distance Traverses at 15:58 on 13 Dec 2016

MapTrav file S:\Survey\Raw Files\14-256 Broken Arrow-Stoney Creek Hotel\FIELD
DATA\TRAVERSE CALCULATIONS\PSO Easement Traverse Calc-121316.mt

1) Map Traverse Results "PSO ESMT" [1 - 1]

Leg Count 4
Total Distance 313.880

Coordinate Misclosure
N 0.007 Dist 0.008
E 0.004 Brng N30°04'39"E
Relative precision 1 : 40594

Bearing	Distance	Start or To Point	Curve Code
S51°58'25"E	15.000	1	
S38°01'35"W	144.070	2	
N33°08'11"W	15.850	3	
N38°01'35"E	138.960	4	

Area 2122.8 (sq. units)
0.05 (acres)



Richard Iman, PLS

Cowan Group Engineering, LLC
5416 South Yale, Suite 210
Tulsa, OK 74135