



Sisemore Weisz & Associates, Inc.

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

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

### OVERLAND DRAINAGE EASEMENT LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) LYING SOUTHERLY OF THE CREEK TURNPIKE RIGHT-OF-WAY IN SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); THENCE NORTH 88°41'16" EAST ALONG THE SOUTHERLY LINE OF SAID SECTION 34 FOR 906.87 FEET; THENCE NORTH 01°18'44" WEST FOR 40.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121ST STREET SOUTH (WEST TUCSON STREET) AND THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 02°11'22" WEST FOR 316.82 FEET; THENCE NORTH 02°51'04" EAST FOR 81.03 FEET; THENCE NORTH 12°13'43" EAST FOR 163.31 FEET; THENCE NORTH 02°27'01" WEST FOR 176.93 FEET; THENCE NORTH 09°40'18" EAST FOR 174.47 FEET; THENCE NORTH 02°23'20" WEST FOR 170.34 FEET; THENCE NORTH 22°39'32" EAST FOR 461.47 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CREEK TURNPIKE; THENCE NORTH 84°30'33" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 113.42 FEET; THENCE SOUTH 22°39'32" WEST FOR 492.76 FEET; THENCE SOUTH 02°23'20" EAST FOR 158.70 FEET; THENCE SOUTH 09°40'18" WEST FOR 174.41 FEET; THENCE SOUTH 02°27'01" EAST FOR 179.19 FEET; THENCE SOUTH 12°13'43" WEST FOR 167.99 FEET; THENCE SOUTH 02°51'04" WEST FOR 68.43 FEET; THENCE SOUTH 02°11'22" EAST FOR 303.94 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF EAST 121ST STREET SOUTH (WEST TUCSON STREET); THENCE SOUTH 88°41'16" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 82.24 FEET; THENCE SOUTH 01°18'44" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 10.00 FEET; THENCE SOUTH 88°41'16" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 17.62 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 154,166 SQUARE FEET OR 3.539 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION 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 LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

03.26.19  
DATE

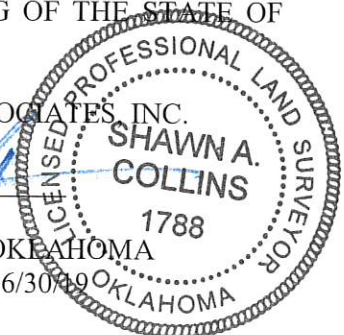
SISEMORE WEISZ & ASSOCIATES, INC.

BY SHAWN A. COLLINS

SHAWN A. COLLINS

PLS No. 1788, STATE OF OKLAHOMA

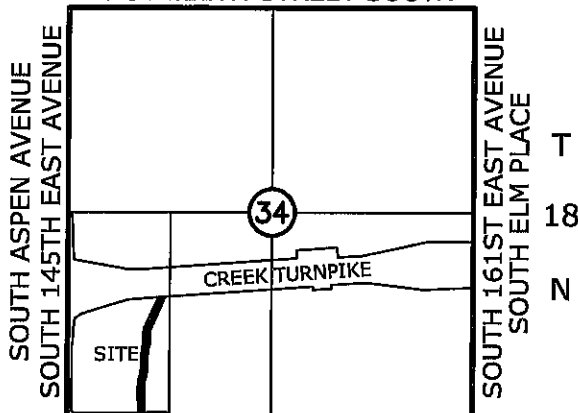
C. A. NO. 2421 EXPIRES: 6/30/20





= PROPOSED 100.0' OVERLAND  
DRAINAGE EASEMENT

R 14 E  
WEST FLORENCE STREET  
EAST 111TH STREET SOUTH



### Location Map

SCALE: 1"=2000'

### Legend

ESMT. = EASEMENT  
ODE = OVERLAND DRAINAGE ESMT.  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT-OF-WAY

**Creek Turnpike**

N84°30'33"E  
113.42'

Reserve 'A'

Warren Theatre Broken Arrow

Unplatted

**S. 145th E. Ave. / (S. Aspen Ave.)**

WEST LINE SW/4

R/W

Unplatted

SOUTHWEST CORNER  
SOUTHWEST QUARTER  
SEC. 34, T-18-N, R-14-E  
P.O.C.

R/W

SOUTH LINE SW/4

N88°41'16"E

906.87'

S88°41'16"W

17.62'

P.O.B.

R/W

S88°41'16"W

82.24'

N01°18'44"W

40.00'

N02°11'22"W

316.82'

S01°18'44"E

10.00'

N02°51'04"E

81.03'

N12°13'43"E

163.31'

N02°27'01"W

176.93'

N09°40'18"E

174.47'

N02°23'20"W

170.34'

S02°23'20"E

158.70'

N22°39'32"E

461.47'

S22°39'32"W

492.76'

N84°30'33"E

113.42'

**E. 121st St. S. / (W. Tucson St.)**

SCALE: 1"=200'

W.O.-15312.17

DATE: 3/26/2019

**ODE Exhibit Drawing**

of

**Part of the W/2 of the SW/4**

**Sec. 34, T-18-N, R-14-E**

**City of Broken Arrow,  
Tulsa County, Oklahoma**



Sisemore Weisz & Associates, Inc.

8111 EAST 32nd PLACE  
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EXP. DATE 6/30/19