

LEGAL DESCRIPTION
(Sanitary Sewer Easement)

A 15 FEET WIDE STRIP OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SE/4 SW/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT FORTY-ONE (41), BLOCK TWO (2), RUCHBROOKE AND ON THE WEST LINE OF WOLF CREEK SOUTH EXTENDED, BOTH ADDITIONS TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE SOUTH 01°26'17" EAST ALONG THE EAST LINE OF SAID SE/4 SW/4 AND ALONG THE WEST LINE OF SAID WOLF CREEK SOUTH EXTENDED FOR 60.00 FEET TO THE **POINT OF BEGINNING** OF SAID STRIP OF LAND; THENCE CONTINUING SOUTH 01°26'17" EAST ALONG THE EAST LINE OF SAID SE/4 SW/4 AND ALONG THE WEST LINE OF SAID WOLF CREEK SOUTH EXTENDED FOR 19.99 FEET; THENCE SOUTH 47°10'26" WEST FOR 208.44 FEET; THENCE SOUTH 44°47'16" WEST FOR 242.09 FEET; THENCE NORTH 82°27'46" WEST FOR 342.88 FEET; THENCE SOUTH 03°40'08" WEST FOR 271.84 FEET; THENCE SOUTH 03°21'25" WEST FOR 187.86 FEET; THENCE NORTH 86°38'35" WEST FOR 15.00 FEET; THENCE NORTH 03°21'25" EAST FOR 187.90 FEET; THENCE NORTH 03°40'08" EAST FOR 287.93 FEET; THENCE SOUTH 82°27'46" EAST FOR 351.50 FEET; THENCE NORTH 44°47'16" EAST FOR 234.96 FEET; THENCE NORTH 47°10'26" EAST FOR 221.97 FEET TO THE POINT OF BEGINNING OF SAID STRIP OF LAND.

SAID STRIP OF LAND CONTAINS 0.437 ACRES OR 19,030 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATES (NORTH ZONE 3501)

LEGAL DESCRIPTION CERTIFICATION

I, SHAWN A. COLLINS, OF SISEMORE & 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 LEGAL DESCRIPTIONS OF THE STATE OF OKLAHOMA.

07.14.2021
DATE

SISEMORE & ASSOCIATES, INC.
BY SHAWN A. COLLINS


SHAWN A. COLLINS
PLS No. 1788, STATE OF OKLAHOMA
C. A. NO. 2421 EXPIRES: 6/30/23



Parcel Map Check Report

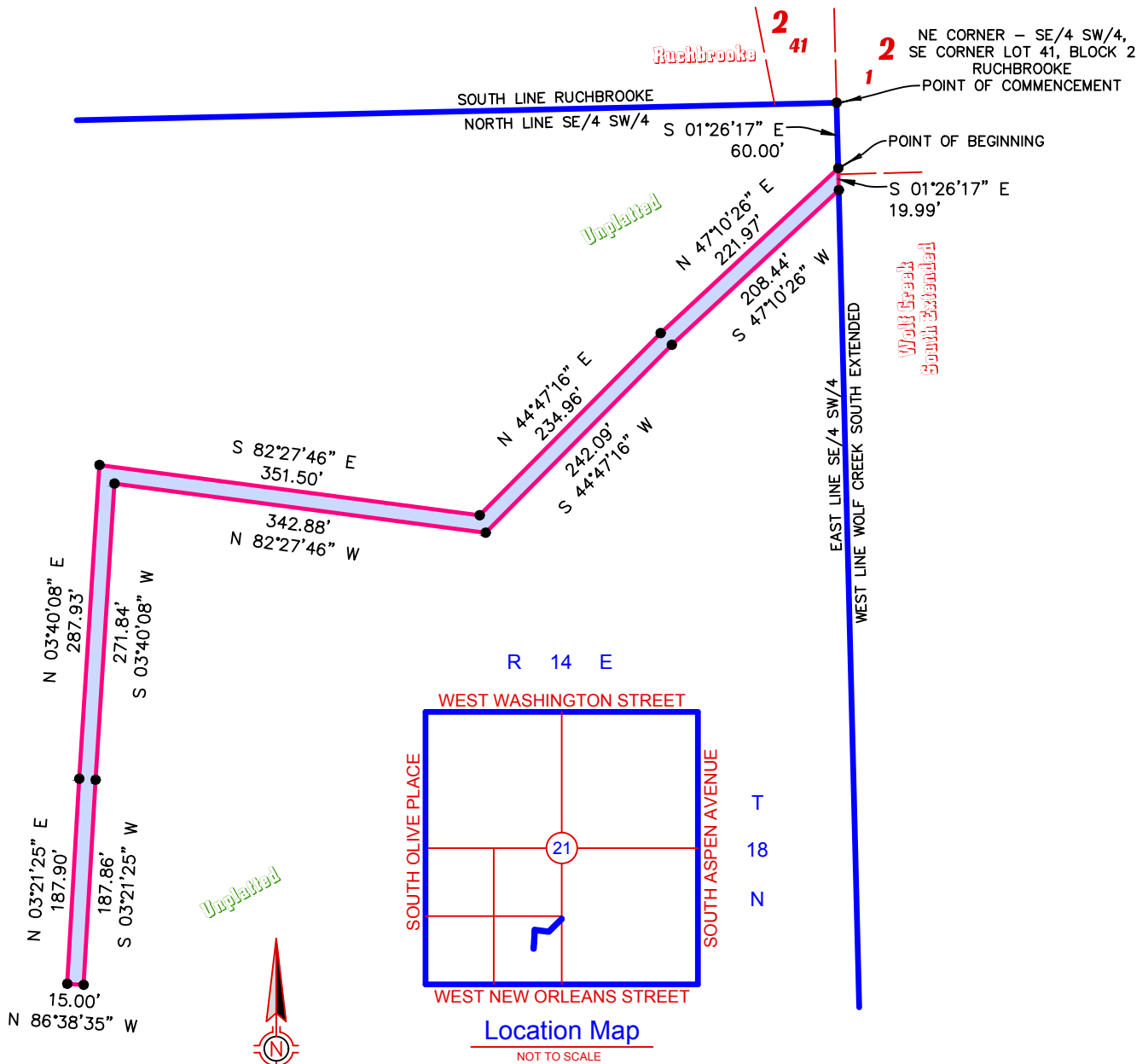
Parcel Name: Sanitary Sewer Easement

Segment# 1: Line Course: S1° 26' 17"E	Length: 19.99'
Segment# 2: Line Course: S47° 10' 26"W	Length: 208.44'
Segment# 3: Line Course: S44° 47' 16"W	Length: 242.09'
Segment# 4: Line Course: N82° 27' 46"W	Length: 342.88'
Segment# 5: Line Course: S3° 40' 08"W	Length: 271.84'
Segment# 6: Line Course: S3° 21' 25"W	Length: 187.86'
Segment# 7: Line Course: N86° 38' 35"W	Length: 15.00'
Segment# 8: Line Course: N3° 21' 25"E	Length: 187.90'
Segment# 9: Line Course: N3° 40' 08"E	Length: 287.93'
Segment# 10: Line Course: S82° 27' 46"E	Length: 351.50'
Segment# 11: Line Course: N44° 47' 16"E	Length: 234.96'
Segment# 12: Line Course: N47° 10' 26"E	Length: 221.97'
Perimeter: 2,572.36'	Area: 19,030.29 Sq. Ft.
Error Closure: 0.0024	Course: N31° 01' 58"E
Error North: 0.00207	East: 0.00125
Precision 1: 1,071,818.333	

Sanitary Sewer Easement Exhibit

Part of the SE/4 of the SW/4 Section 21, T-18-N, R-14-E

City of Broken Arrow, Tulsa County, Oklahoma



DRAWING: K:\16078.06\Exhibit - San Sewer.dwg SISEMORE & ASSOCIATES, INC., 2021

BEARING BASE: OKLAHOMA STATE PLANE (NORTH ZONE 3501)

DATE: 7/14/2021 ORDER #: 16078.06 FILE #: 1814.2132

SISEMORE & ASSOCIATES

Surveying ~ Civil Engineering ~ Land Planning

6660 South Sheridan Road Phone: (918) 665-3600
 Suite 210 - Tulsa, Oklahoma 74133 Fax: (918) 665-8668
 C.A. No. 2421 Exp. Date 6/30/23
 (www.sisemoreandassociates.com)