

**Development Area B Legal Description**  
**(RS-3 Zoning)**

A TRACT OF LAND SITUATED IN GOVERNMENT LOT 1 AND LOT 2 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 01°23'53" EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 780.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°23'53" EAST, ALONG THE SAID EAST LINE, A DISTANCE OF 546.56 FEET TO THE SOUTH LINE OF GOVERNMENT LOT 1 OF SAID SECTION 1; THENCE SOUTH 88°44'26" WEST ALONG SAID SOUTH LINE OF GOVERNMENT LOT 1 AND LOT 2 OF SAID SECTION 1 A DISTANCE OF 2426.34 FEET; THENCE NORTH 01°17'49" WEST A DISTANCE OF 421.10 FEET; THENCE NORTH 27°37'39" EAST A DISTANCE OF 155.28 FEET; THENCE NORTH 56°33'07" EAST A DISTANCE OF 454.64 FEET; THENCE NORTH 58°44'07" WEST A DISTANCE OF 70.45 FEET; THENCE NORTH 22°11'19" WEST A DISTANCE OF 117.32 FEET; THENCE NORTH 09°18'00" EAST A DISTANCE OF 120.67 FEET; THENCE NORTH 58°35'40" EAST A DISTANCE OF 121.98 FEET; THENCE NORTH 88°35'58" EAST A DISTANCE OF 207.83 FEET; THENCE NORTH 01°24'02" WEST A DISTANCE OF 23.33 FEET; THENCE NORTH 88°42'11" EAST A DISTANCE OF 50.00 FEET; THENCE NORTH 32°19'17" EAST A DISTANCE OF 18.01 FEET; THENCE NORTH 01°24'02" WEST A DISTANCE OF 74.95 FEET; THENCE NORTH 43°39'05" EAST A DISTANCE OF 35.39 FEET; THENCE NORTH 88°42'11" EAST A DISTANCE OF 37.48 FEET; THENCE SOUTH 01°24'02" EAST A DISTANCE OF 144.84 FEET; THENCE NORTH 88°42'11" EAST A DISTANCE OF 4.83 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, HAVING A CENTRAL ANGLE OF 70°31'44", A CHORD BEARING AND DISTANCE OF NORTH 53°26'19" EAST FOR 28.87 FEET, FOR AN ARC LENGTH OF 30.77 FEET; THENCE ON A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET, HAVING A CENTRAL ANGLE OF 187°28'12", A CHORD BEARING AND DISTANCE OF SOUTH 68°05'26" EAST FOR 99.79 FEET, FOR AN ARC LENGTH OF 163.60 FEET; THENCE SOUTH 64°21'20" EAST A DISTANCE OF 107.11 FEET; THENCE SOUTH 01°24'02" EAST A DISTANCE OF 98.82 FEET; THENCE NORTH 88°42'11" EAST A DISTANCE 308.00 FEET; THENCE NORTH 01°24'02" WEST A DISTANCE OF 115.42 FEET; THENCE NORTH 84°07'13" EAST A DISTANCE OF 257.17 FEET; THENCE SOUTH 33°55'46" EAST A DISTANCE OF 175.91 FEET; THENCE NORTH 76°50'16" EAST A DISTANCE OF 99.58 FEET; THENCE NORTH 78°35'24" EAST A DISTANCE OF 123.65 FEET; THENCE SOUTH 70°19'27" EAST A DISTANCE OF 115.52 FEET, THENCE SOUTH 40°57'51" EAST A DISTANCE OF 56.13 FEET; THENCE SOUTH 21°29'50" EAST A DISTANCE OF 89.27 FEET; THENCE SOUTH 49°22'56" EAST A DISTANCE OF



160.70 FEET; THENCE SOUTH 41°36'49" EAST A DISTANCE OF 209.36 FEET;  
THENCE NORTH 88°36'07" EAST A DISTANCE OF 84.97 FEET TO THE POINT OF  
BEGINNING.

SAID TRACT CONTAINING 51.29 ACRES, MORE OR LESS.

RECEIVED  
MAY 18, 2017  
BROKEN ARROW  
PLAN DEVELOPMENT