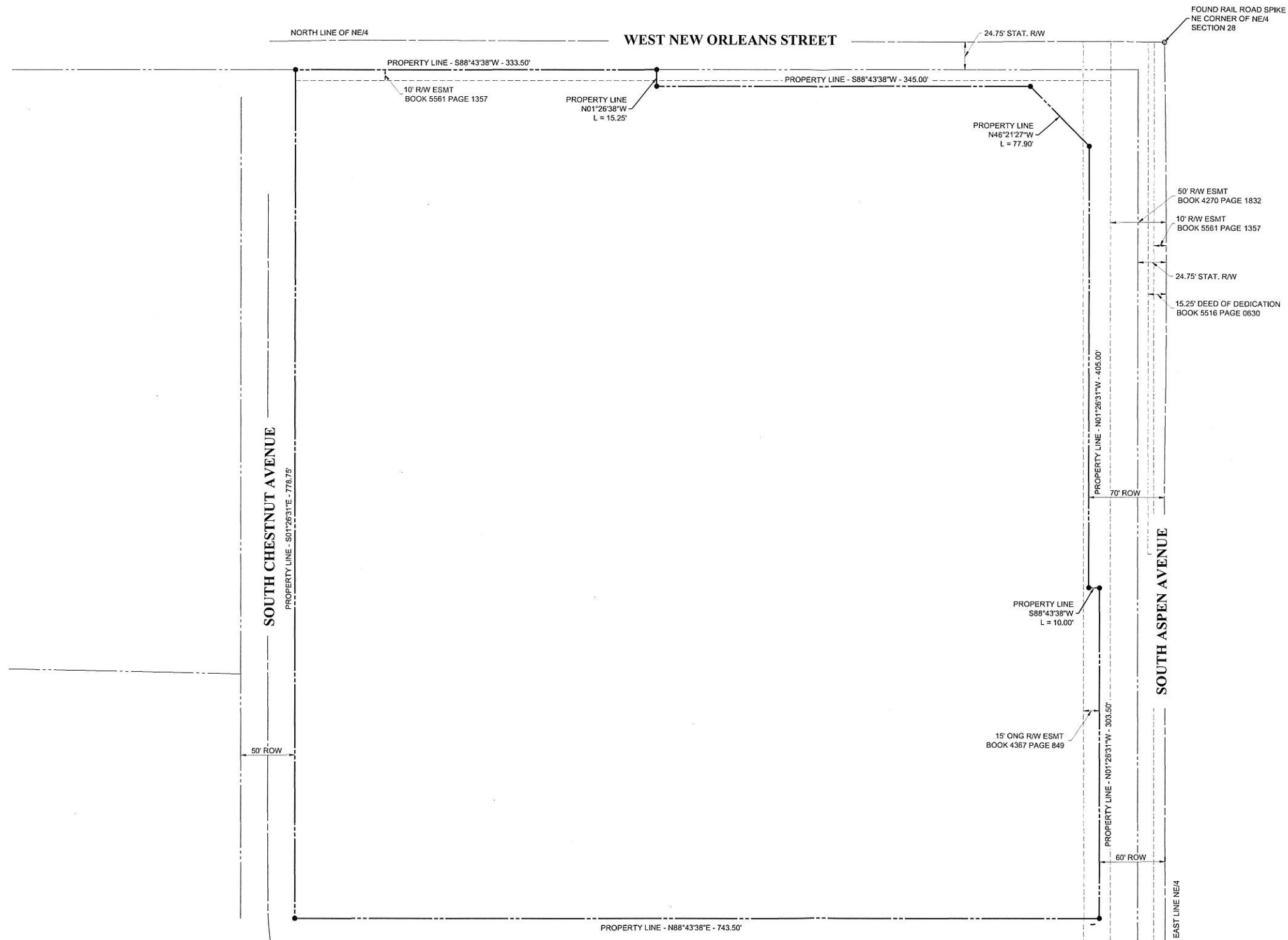


PLOT DATE: MAY 18, 2016 FILE: K:\DRAWING FILES\TULSA COUNTY LIBRARY - BROKEN ARROW BRANCH\BLOT SP\INDUSTRIAL SITE LAYOUT



Benchmark \oplus
 3" ALUM. CAP-FLUSH-SET IN A
 CONCRETE - STAMPED "BA 16",
 SOUTH OF INTERSECTION OF W.
 FLORENCE ST. AND S. MAPLE AVE
 (N 372381.332, E 2617447.577)
 (ELEVATION = 705.16 (NAVD89))

MONUMENTATION
 ALL CORNERS HAVE BEEN SET WITH A 1/2" IRON PIN.

LAND AREA
 THIS TRACT OF LAND CONTAINS 13.01 ACRES (566,647.99 SF)

BASIS OF BEARINGS
 THE BEARING BASE FOR THIS TRACT OF LAND IS GRID BEARINGS
 BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM
 WITH THE EAST LINE OF SECTION 28 AS N 01°26'31"E
 (NORTH ZONE - NAD-83)



KKT ARCHITECTS, INC.
 2200 SOUTH UTICA PLACE, SUITE 200
 TULSA, OKLAHOMA 74114
 [P] 918.744.4270 \ [F] 918.744.7849
 WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2017



ALL CONSTRUCTION TO BE IN STRICT
 ACCORDANCE WITH CURRENT CITY OF BROKEN
 ARROW STANDARDS AND SPECIFICATIONS
 (INCLUDING O.D.O.I. 2009 EDITION)



Broken Arrow,
 Oklahoma



HORI SCALE	1"=50'
VERT SCALE	-
ATLAS PAGE NO.	-
MANAGER	ANW
DRAWN BY	LST
DATE	4/18/2016

OVERALL SITE
 PLAN

C01

LEGAL DESCRIPTION – EXISTING TRACT

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S01°26'31" E ALONG THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 40.55 FEET; THENCE S88°43'38"W A DISTANCE OF 124.48 FEET TO THE POINT OF BEGINNING.

THENCE S46°21'27"E A DISTANCE OF 77.90 FEET;

THENCE S01°26'31"E A DISTANCE OF 405.00 FEET;

THENCE N88°43'38"E A DISTANCE OF 10.00 FEET;

THENCE S01°26'31"E A DISTANCE OF 303.50 FEET;

THENCE S88°43'38"W A DISTANCE OF 743.50 FEET;

THENCE N01°26'31"W A DISTANCE OF 778.75 FEET;

THENCE N88°43'38"E A DISTANCE OF 333.50 FEET;

THENCE S01°26'31"E A DISTANCE OF 15.25 FEET;

THENCE N88°43'38"E A DISTANCE OF 345.00 FEET TO THE POINT OF BEGINNING.

THIS TRACT OF LAND CONTAINS 566,647.99 SQUARE FEET (13.01 ACRES)

LEGAL DESCRIPTION – TRACT A

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S01°26'31" E ALONG THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 40.55 FEET; THENCE S88°43'38"W A DISTANCE OF 431.23 FEET TO THE POINT OF BEGINNING.

THENCE S01°26'31"E A DISTANCE OF 763.50 FEET;

THENCE S88°43'38"W A DISTANCE OF 371.75 FEET;

THENCE N01°26'31"W A DISTANCE OF 778.75 FEET;

THENCE N88°43'38"E A DISTANCE OF 333.50 FEET;

THENCE S01°26'38"E A DISTANCE OF 15.25 FEET;

THENCE N88°43'38"E A DISTANCE OF 38.25 FEET TO THE POINT OF BEGINNING.

THIS TRACT OF LAND CONTAINS 289,785.28 SQUARE FEET (6.65 ACRES)

LEGAL DESCRIPTION – TRACT B

A TRACT OF LAND IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE S01°26'31" E ALONG THE EAST LINE OF SAID SECTION 28 A DISTANCE OF 40.55 FEET; THENCE S88°43'38"W A DISTANCE OF 431.23 FEET TO THE POINT OF BEGINNING.

THENCE S01°26'31"E A DISTANCE OF 763.50 FEET;

THENCE N88°43'38"E A DISTANCE OF 371.75 FEET;

THENCE N01°26'31"W A DISTANCE OF 303.50 FEET;

THENCE S88°43'38"W A DISTANCE OF 10.00 FEET;

THENCE N01°26'31"W A DISTANCE OF 405.00 FEET;

THENCE N46°21'27"W A DISTANCE OF 77.90 FEET;

THENCE S88°43'38"W A DISTANCE OF 306.75 FEET TO THE POINT OF BEGINNING.

THIS TRACT OF LAND CONTAINS 276,862.72 SQUARE FEET (6.36 ACRES)