

LOT SPLIT
101 N. ASPEN AVE.
BROKEN ARROW,
OKLAHOMA

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE IN BROKEN ARROW, OKLAHOMA, CONTEMPORANEOUSLY WITH THE DATE OF THIS DRAWING (03/20/2011) AND IS NOT SUITABLE FOR USE ON ANOTHER PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT IS THE SERVICE OF A PROFESSIONALLY LICENSED ARCHITECT AND ENGINEER. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO

ISSUE DATE:
RETO DATE:
CHECKED BY:
MAWN BY: SAG

STUDENT NAME _____

SET NUMBER

Location Map

LEGEND



LOT SPLIT - TRACT 2

West Line of Section 3 T-18-N R-14-E

N. Aspen Ave. (South 145th East Ave.)

60' Right-of-Way
Document No. 2014013936

Missouri-Kansas and Texas Railroad Right-of-Way

TRACT 1

TRACT 2

LEGEND

LOT SPLIT - TRACT 2

Location Map

R 14 E
W. ALBANY ST (61ST ST)

N. ASPIN AVE (145TH AVE)

N. ELM PLACE (161ST AVE)

W. KENOSHA ST (71ST ST)

BENCHMARK #2
3/8" IRON PIN
ELEV= 726.27
N=393827.40
E=2614227.55

BENCHMARK #3
3/8" IRON PIN
ELEV= 725.49
N=393763.80
E=2614468.92

CITY OF BROKEN ARROW

SITE SKETCH
SCALE: 1" = 20'
NORTH
0 20' 40'
SCALE: 1" = 20'-0"

OCT 29 2018

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BENCHMARK #1
3/8" IRON PIN
ELEV= 730.56
N=394162.24
E=2614219.98

BENCHMARK #2
3/8" IRON PIN
ELEV= 726.27
N=393827.40
E=2614227.55

BENCHMARK #3
3/8" IRON PIN
ELEV= 725.49
N=393763.80
E=2614468.92

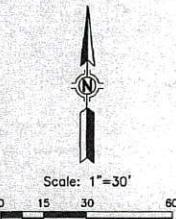
CITY OF BROKEN ARROW

OCT 29 201

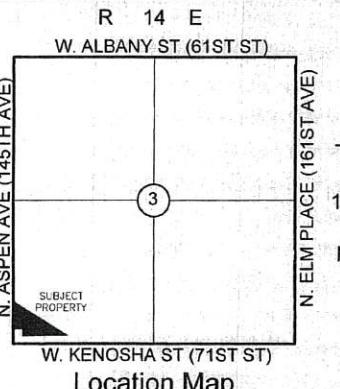
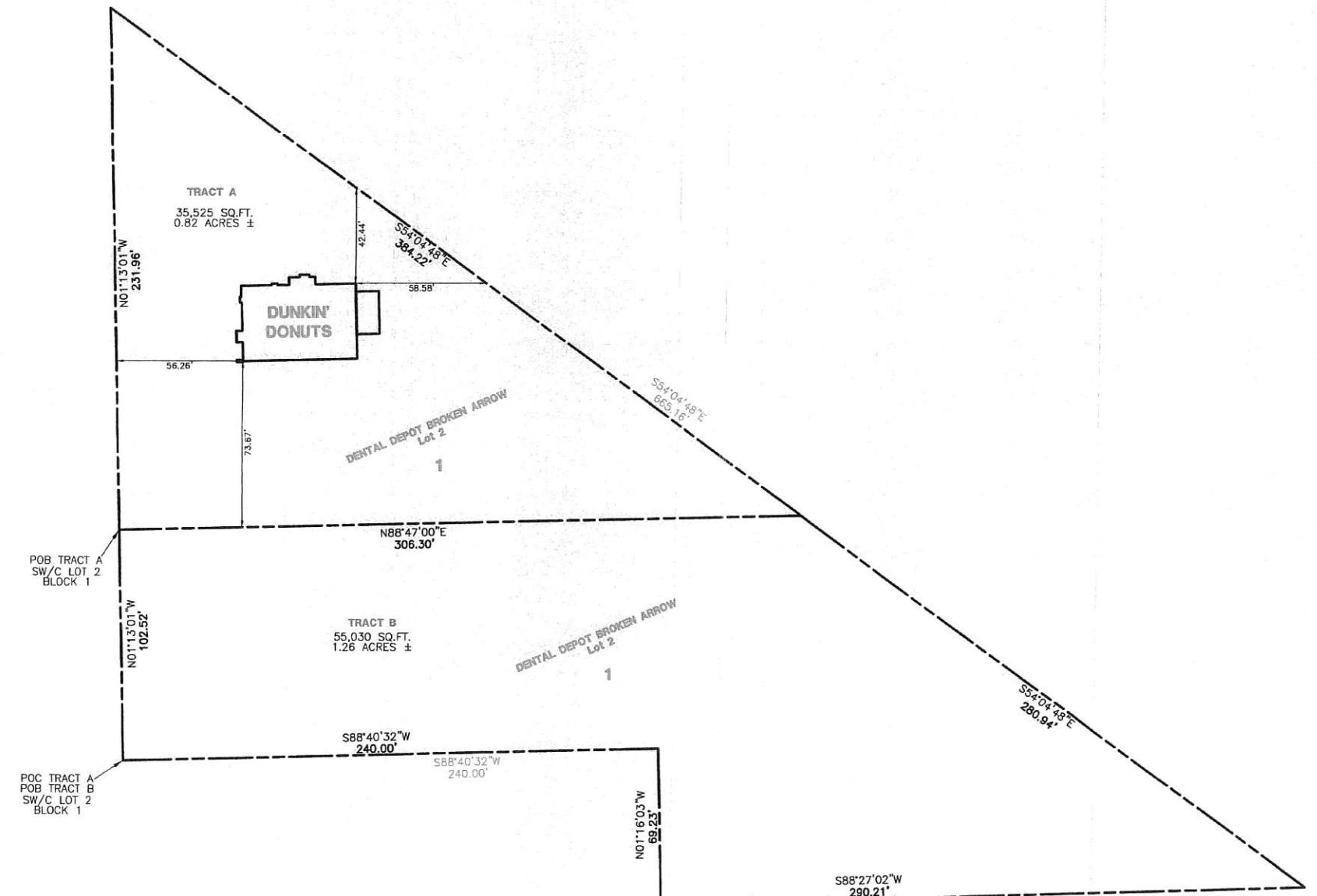
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Lot Split Exhibit

Lot 2, Block 1 of Dental Depot Broken Arrow
Township 18 N, Range 14 E, Section 3
Tulsa County, State of Oklahoma



Legend
AC ACRE
CORN CORNER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
PROP. PROPERTY
SEC SECTION
N NORTH
E EAST
S SOUTH
W WEST
● FOUND SURVEY MONUMENT
● SET SURVEY MONUMENT



Legal Descriptions

LEGAL DESCRIPTION OF: PARENT TRACT

A TRACT OF LAND BEING LOT TWO (2), BLOCK ONE (1) OF DENTAL DEPOT BROKEN ARROW, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, LOCATED IN THE WEST HALF OF THE SWEEP QUARTER (W/2 SW/4) OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14), EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

LEGAL DESCRIPTION OF: TRACT A

A TRACT OF LAND BEING A PART OF LOT TWO (2), BLOCK ONE (1) OF DENTAL DEPOT BROKEN ARROW, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, LOCATED IN THE WEST HALF OF THE SWEEP QUARTER (W/2 SW/4) OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14), EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WI.

COMMENCING AT THE SOUTHWEST CORNER (SW/C) OF LOT 2, BLOCK 1 OF SAID DENTAL DEPOT BROKEN ARROW; THENCE NO113'01" W ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF 231.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1, NO113'01" W FOR A DISTANCE OF 231.96 FEET TO THE NORTH CORNER OF SAID LOT 2, BLOCK 1; THENCE 55'47"48" E ALONG THE EAST LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF 384.22 FEET; THENCE 55'47"00" W FOR A DISTANCE OF 306.30 FEET TO THE POINT OF BEGINNING; CONTAINING 35,525 SQUARE FEET, OR 0.82 ACRES.

LEGAL DESCRIPTION OF: TRACT B

A TRACT OF LAND BEING A PART OF LOT TWO (2), BLOCK ONE (1) OF DENTAL DEPOT BROKEN ARROW, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, LOCATED IN THE WEST HALF OF THE SWEEP QUARTER (W/2 SW/4) OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14), EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WI.

BEGINNING AT THE SOUTHWEST CORNER (SW/C) OF LOT 2, BLOCK 1 OF SAID DENTAL DEPOT BROKEN ARROW; THENCE NO113'01" W ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF 102.52 FEET; THENCE N88°47'00" E FOR A DISTANCE OF 306.30 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, BLOCK 1; THENCE S54°44'48" E ALONG THE EAST LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF 280.21 FEET; THENCE N88°27'02" W ALONG THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF 290.21 FEET; THENCE NO116'03" W ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF 69.23 FEET; THENCE S88°40'32" W ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING; CONTAINING 55,030 SQUARE FEET, OR 1.26 ACRES, MORE OR LESS.

Surveyor's Certification

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, THE FIELDWORK WAS COMPLETED ON SEPTEMBER 11, 2018.

WITNESS MY HAND AND SEAL THIS 12TH DAY OF SEPTEMBER, 2018.

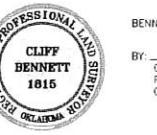
CITY OF BROKEN ARROW

OCT 29 2018

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No.	REVISION	DATE	BY
1	BLDG	9-12-18	CO
SURVEY BY:			
BOOK: PAGE:			
SURVEY DATE:			

SCALE: 1"=30'
DRAWN BY: CAH
DRAWING: 182191PS.dwg
P.O. BOX 848, CHIEFLAND, OK 74337
PHONE: (918) 476-1644 FAX: (918) 476-7465
CA. REG. #202 EXP. 09/12/2018
PREPARED FOR
Hyde Park Ventures, LLC



CLIFF
BENNETT
1815
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1815