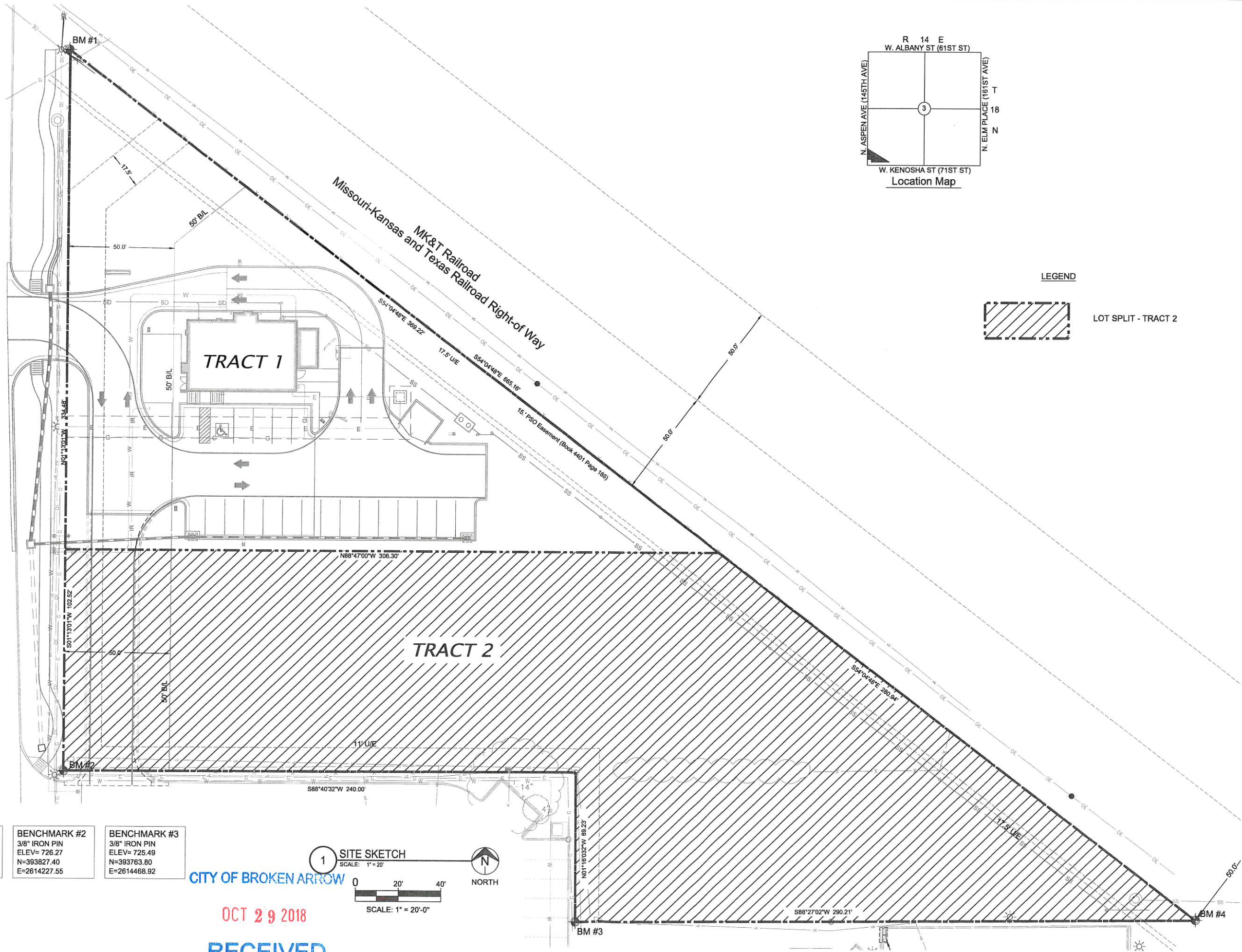


N. Aspen Ave. (South 145th East Ave.)

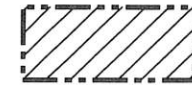
60' Right-of-Way  
Document No. 2014013936

24.75' Statutory Section Line R.O.W.

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



LEGEND



LOT SPLIT - TRACT 2

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

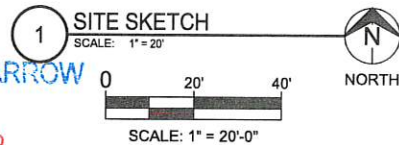
BENCHMARK #2  
3/8" IRON PIN  
ELEV= 726.27  
N=393827.40  
E=2614227.55

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

CITY OF BROKEN ARROW

OCT 29 2018

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CYNERGY ENGINEERING, PLLC  
CA # 3537  
EXPIRES 8/30/2018  
ROBERT L. DAY, PE  
ENGINEER OF RECORD

DOCUMENTS WITHOUT  
SIGNATURE AND REQUIRED  
SEAL OF AOR/EOR ARE  
NOT FOR CONSTRUCTION

LOT SPLIT  
1101 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  
ITS ISSUE DATE ON 8/30/2018, AND IT IS  
NOT SUITABLE FOR USE ON A DIFFERENT  
PROJECT SITE OR AT A LATER TIME. THE  
USE OF THIS DRAWING FOR REFERENCE ON  
EXAMPLE, OR ANOTHER PROJECT  
REQUIRES THE SERVICES OF PROPERLY  
LICENSED ARCHITECTS AND ENGINEERS.  
REPRODUCTION OF THIS DRAWING FOR  
REUSE ON ANOTHER PROJECT IS NOT  
AUTHORIZED AND MAY BE CONTRARY TO  
THE LAW.

ISSUES / REVISIONS

NO.	DATE	REVISION

ISSUE DATE:  
PROTO DATE:

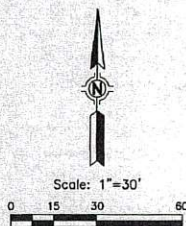
CHECKED BY:  
DRAWN BY: SAG

SHEET NAME

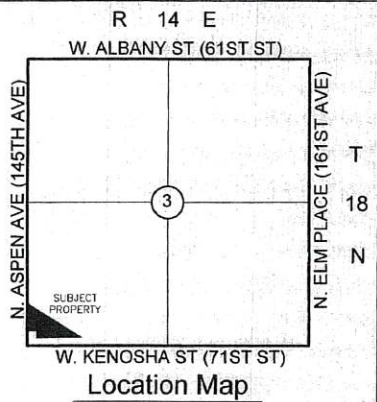
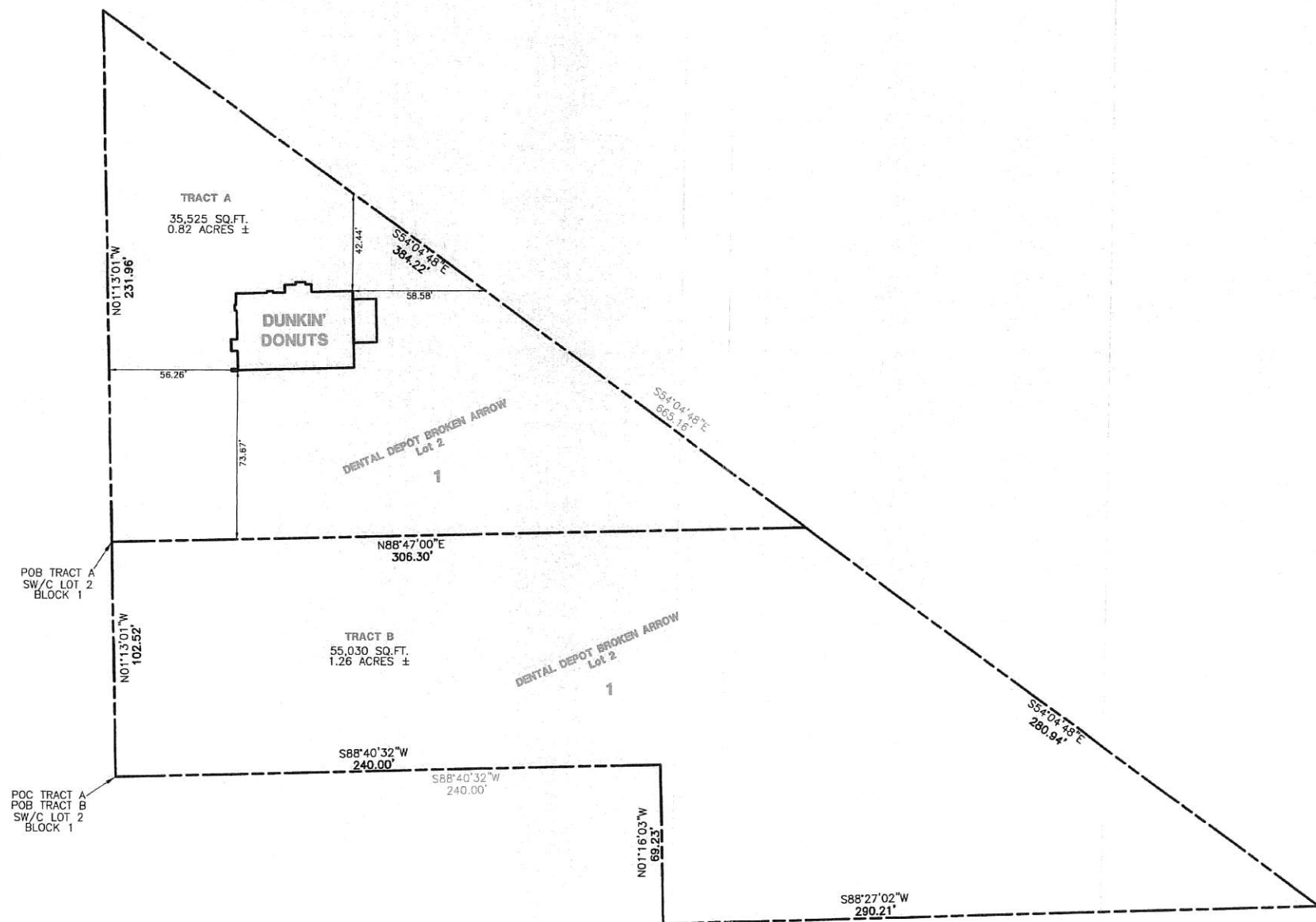
SHEET NUMBER



Lot Split Exhibit  
of  
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  
COR 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  
O 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 SOUTHWEST 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 SOUTHWEST 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 WIT:

COMMENCING AT THE SOUTHWEST CORNER (SW/C) OF LOT 2, BLOCK 1 OF SAID DENTAL DEPOT BROKEN ARROW; THENCE N01°13'01"W ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF 102.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1, N01°13'01"W FOR A DISTANCE OF 231.96 FEET TO THE NORTH CORNER OF SAID LOT 2, BLOCK 1; THENCE S54°04'48"E ALONG THE EAST LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF 384.22 FEET; THENCE S88°47'00"W FOR A DISTANCE OF 306.30 FEET TO THE POINT OF BEGINNING; CONTAINING 35,525 SQUARE FEET, OR 0.82 ACRES, MORE OR LESS.

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 SOUTHWEST 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 WIT:

BEGINNING AT THE SOUTHWEST CORNER (SW/C) OF LOT 2, BLOCK 1 OF SAID DENTAL DEPOT BROKEN ARROW; THENCE N01°13'01"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°04'48"E ALONG THE EAST LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF 280.94 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1; THENCE S88°27'02"W ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF 290.21 FEET; THENCE N01°16'03"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.



BENNETT SURVEYING, INC.  
By: *Cliff Bennett*  
CLIFF BENNETT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1815

CITY OF BROKEN ARROW

OCT 29 2018

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No.	REVISION	DATE	BY
1	BLDG	9-12-18	CO

BENNETT SURVEYING, INC.  
P.O. BOX 848, OKMULGEE, OK 74357  
PHONE: (918) 436-1454 FAX: (918) 436-1455  
E-MAIL: INFO@BENNETTSURVEYING.COM

SCALE: 1"=30'  
DRAWN BY: CAH  
DRAWING: 182191PS.dwg  
JOB: 182191 FILE: 1814-03  
PREPARED FOR: Hyde Park Ventures, LLC