

FRITZ LAND SURVEYING, LLC

Professional Land Surveying Services

LOT SPLIT INFORMATION

LEGAL DESCRIPTION - TRACT "A" AFTER ROW DED. - 5.00 ACRES

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 1;
THENCE NORTH 01°24'01" WEST ALONG THE EAST LINE THEREOF 869.47 FEET; THENCE SOUTH 88°44'18" WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°44'18" WEST 476.53 FEET;
THENCE NORTH 01°24'01" WEST 457.06 FEET TO A POINT ON THE NORTH LINE OF THE SE/4 OF THE NE/4;
THENCE NORTH 88°44'18" EAST ALONG SAID NORTH LINE A DISTANCE OF 476.53 FEET;
THENCE SOUTH 01°24'01" EAST 457.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 217,800.0 SQ. FT. OR 5.00 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SECTION 1 AS SOUTH 01°24'01" EAST.

LEGAL DESCRIPTION - TRACT "B" AFTER ROW DED. - 31.79 ACRES

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 1;
THENCE SOUTH 88°43'04" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°43'04" WEST ALONG SAID SOUTH LINE 1082.18 FEET TO THE SOUTHWEST CORNER OF THE SE/4 OF THE NE/4;
THENCE NORTH 01°20'53" WEST 1326.99 FEET TO THE NORTHWEST CORNER OF THE SE/4 OF THE NE/4;
THENCE NORTH 88°44'18" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 754.44 FEET;
THENCE SOUTH 01°24'01" EAST 457.06 FEET;
THENCE NORTH 88°44'18" EAST 476.53 FEET;
THENCE SOUTH 01°24'01" EAST 659.50 FEET
THENCE SOUTH 88°43'04" WEST 150.00 FEET;
THENCE SOUTH 01°24'01" EAST 210.00 FEET TO A POINT ON THE SOUTH LINE OF THE SE/4 OF THE NE/4 AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 1,384,715.1 SQ. FT. OR 31.79 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SECTION 1 AS SOUTH 01°24'01" EAST.

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LEGAL DESCRIPTION - PROPOSED 35.25' RIGHT-OF-WAY DEDICATION

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 1;
THENCE NORTH 01°24'01" WEST ALONG THE EAST LINE THEREOF 210.00 FEET;
THENCE SOUTH 88°43'04" WEST A DISTANCE OF 24.75 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°43'04" WEST 35.25 FEET;
THENCE NORTH 01°24'01" WEST 1116.55 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4 OF THE NE/4;
THENCE NORTH 88°44'18" EAST 35.25 FEET;
THENCE SOUTH 01°24'01" EAST A DISTANCE OF 1116.54 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 39,358.2 SQ. FT. OR 0.90 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SECTION 1 AS SOUTH 01°24'01" EAST.

LEGAL DESCRIPTION - PROPOSED 17.50' UTILITY EASEMENT

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 1;
THENCE NORTH 01°24'01" WEST ALONG THE EAST LINE THEREOF 210.00 FEET; THENCE SOUTH 88°43'04" WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°43'04" WEST 17.50 FEET;
THENCE NORTH 01°24'01" WEST 1116.56 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4 OF THE NE/4;
THENCE NORTH 88°44'18" EAST 17.50 FEET;
THENCE SOUTH 01°24'01" EAST 1116.55 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 19,539.68 SQ. FT. OR 0.45 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SECTION 1 AS SOUTH 01°24'01" EAST.

RESPECTFULLY,

ANDY FRITZ, PLS
OWNER

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