

LEGAL DESCRIPTION - AS PROVIDED - GWD DOC. #2023007357

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 35, TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE SOUTH 01°28'19" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 70.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST OMAHA STREET AND THE POINT OF BEGINNING; THENCE NORTH 88°40'14" EAST ALONG SAID RIGHT-OF-WAY LINE 150.04 FEET; THENCE SOUTH 01°28'11" EAST A DISTANCE OF 338.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,345.00 FEET, AN ARC LENGTH OF 294.90 FEET, A CHORD BEARING OF SOUTH 07°45'03" EAST AND A CHORD LENGTH OF 294.31 FEET; THENCE NORTH 88°40'14" EAST A DISTANCE OF 293.44 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ELM PLACE AND A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,060.00 FEET, AN ARC LENGTH OF 358.98 FEET, A CHORD BEARING OF SOUTH 27°13'49" EAST AND A CHORD LENGTH OF 357.27 FEET; THENCE SOUTH 36°55'56" EAST A DISTANCE OF 313.43 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 1,206.57 FEET, A CHORD BEARING OF SOUTH 09°46'42" WEST AND A CHORD LENGTH OF 1,077.29 FEET; THENCE SOUTH 56°29'19" WEST A DISTANCE OF 111.98 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 367.89 FEET, A CHORD BEARING OF SOUTH 45°30'38" WEST AND A CHORD LENGTH OF 365.64 FEET TO THE SOUTH LINE OF THE NW/4 OF SAID SECTION 35;

SAID TRACT OF LAND CONTAINS 1,499,385.1 SQ. FEET OR 34.42 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LEGAL DESCRIPTION - 5.76 ACRE - TRACT "A"

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SAID SECTION 35; THENCE SOUTH 01°28'17" EAST ALONG THE WEST LINE THEREOF 1370.03 FEET; THENCE NORTH 88°41'25" EAST A DISTANCE OF 333.98 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°41'25" EAST 120.58 FEET; THENCE SOUTH 24°31'54" EAST 265.02 FEET; THENCE NORTH 88°41'25" EAST A DISTANCE OF 385.90 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ELM PLACE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 350.93 FEET, A CHORD BEARING OF SOUTH 04°59'28" WEST AND A CHORD LENGTH OF 347.65 FEET; THENCE SOUTH 88°41'25" WEST AND DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 571.16 FEET; THENCE NORTH 01°28'17" WEST A DISTANCE OF 589.10 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 250,948.0 SQ. FEET OR 5.76 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LEGAL DESCRIPTION - 8.94 ACRE - TRACT "B"

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SAID SECTION 35; THENCE SOUTH 01°28'17" EAST ALONG THE WEST LINE THEREOF 1370.03 FEET; THENCE NORTH 88°41'25" EAST AND PARALLEL WITH THE SOUTH LINE OF THE NW/4 OF SAID SECTION 35 A DISTANCE OF 333.98 FEET; THENCE SOUTH 01°28'17" EAST AND PARALLEL WITH THE WEST LINE OF THE NW/4 OF SAID SECTION 35 A DISTANCE OF 589.10 FEET; THENCE NORTH 88°41'25" EAST A DISTANCE OF 571.16 FEET TO A POINT OF CURVATURE ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ELM PLACE AND THE POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 740.00 FEET, AN ARC LENGTH OF 489.66 FEET, A CHORD BEARING OF SOUTH 37°31'57" WEST AND A CHORD LENGTH OF 480.77 FEET; THENCE SOUTH 56°29'19" WEST A DISTANCE OF 111.98 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 960.00 FEET, AN ARC LENGTH OF 307.61 FEET, A CHORD BEARING OF SOUTH 47°18'33" WEST AND A CHORD LENGTH OF 306.30 FEET; THENCE SOUTH 88°41'25" WEST 252.24 FEET; THENCE NORTH 01°28'17" WEST 636.62 FEET; THENCE NORTH 88°41'25" EAST A DISTANCE OF 880.15 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 389,382.9 SQ. FEET OR 8.94 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LINE	BEARING	DISTANCE
L1	S 07°07'16" E	105.03'
L2	S 25°02'38" W	33.84'
L3	S 27°22'25" W	112.87'
L4	S 01°28'17" E	31.90'
L5	N 78°44'29" E	67.10'
L6	S 01°28'17" E	206.75'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1345.00'	294.90'	S 07°45'03" E	294.31'
C2	1060.00'	358.98'	S 27°13'49" E	357.27'
C3	740.00'	1206.57'	S 09°46'42" W	1077.29'
C4	59.78'	70.02'	S 40°40'29" E	66.09'
C5	129.66'	107.93'	S 28°20'00" W	104.84'
C6	124.71'	139.32'	S 19°31'44" W	132.19'
C7	39.46'	19.97'	S 01°46'38" E	19.76'
C8	36.55'	13.25'	S 14°39'22" W	13.18'
C9	232.40'	174.51'	S 21°46'10" W	170.44'
C10	455.20'	199.95'	S 26°37'00" W	198.35'
C11	25.00'	12.59'	S 12°57'04" W	12.45'
C12	25.00'	43.54'	S 51°21'54" E	38.24'
C13	86.83'	63.68'	S 80°14'46" E	62.27'
C14	97.87'	91.78'	S 80°28'05" E	88.46'
C15	169.58'	61.39'	N 62°53'12" E	61.05'
C16	185.04'	68.73'	N 57°42'08" E	68.34'
C17	99.28'	54.23'	N 44°48'29" E	53.56'
C18	73.22'	75.92'	N 52°50'52" E	72.56'
C19	315.40'	132.31'	N 71°06'57" E	131.34'
C20	231.11'	150.21'	N 68°47'00" E	147.58'

LEGAL DESCRIPTION - 50' WIDE MUTUAL ACCESS EASEMENT

A 50' WIDE STRIP OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW/4 OF SAID SECTION 35; THENCE SOUTH 01°28'17" EAST ALONG THE WEST LINE THEREOF 1370.03 FEET; THENCE NORTH 88°41'25" EAST ALONG SAID RIGHT-OF-WAY LINE 150.04 FEET; THENCE SOUTH 01°28'17" EAST A DISTANCE OF 102.81 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 59.78 FEET, AN ARC LENGTH OF 70.02 FEET, A CHORD BEARING OF SOUTH 40°40'29" EAST AND A CHORD LENGTH OF 66.09 FEET;

THENCE SOUTH 07°07'16" EAST 105.03 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 129.66 FEET, AN ARC LENGTH OF 107.93 FEET, A CHORD BEARING OF SOUTH 28°20'00" WEST AND A CHORD LENGTH OF 104.84 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 124.71 FEET, AN ARC LENGTH OF 139.32 FEET, A CHORD BEARING OF SOUTH 19°31'44" WEST AND A CHORD LENGTH OF 132.19 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 39.46 FEET, AN ARC LENGTH OF 19.97 FEET, A CHORD BEARING OF SOUTH 01°46'38" EAST AND A CHORD LENGTH OF 19.76 FEET;

THENCE SOUTH 25°02'38" WEST 33.84 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 36.55 FEET, AN ARC LENGTH OF 13.25 FEET, A CHORD BEARING OF SOUTH 14°39'22" WEST AND A CHORD LENGTH OF 13.18 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 232.40 FEET, AN ARC LENGTH OF 174.51 FEET, A CHORD BEARING OF SOUTH 21°46'10" WEST AND A CHORD LENGTH OF 170.44 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 455.20 FEET, AN ARC LENGTH OF 199.95 FEET, A CHORD BEARING OF SOUTH 26°37'00" WEST AND A CHORD LENGTH OF 198.35 FEET;

THENCE SOUTH 27°22'25" WEST 112.87 FEET TO A POINT OF CURVATURE;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 12.59 FEET, A CHORD BEARING OF SOUTH 12°57'04" WEST AND A CHORD LENGTH OF 12.45 FEET;

THENCE SOUTH 01°28'17" EAST 31.90 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 43.54 FEET, A CHORD BEARING OF SOUTH 51°21'54" EAST AND A CHORD LENGTH OF 38.24 FEET;

THENCE NORTH 78°44'29" EAST 67.10 FEET TO A POINT OF CURVATURE;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 86.83 FEET, AN ARC LENGTH OF 63.68 FEET, A CHORD BEARING OF SOUTH 80°14'46" EAST AND A CHORD LENGTH OF 62.27 FEET TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 97.87 FEET, AN ARC LENGTH OF 91.78 FEET, A CHORD BEARING OF NORTH 57°42'08" EAST AND A CHORD LENGTH OF 88.46 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 169.58 FEET, AN ARC LENGTH OF 61.39 FEET, A CHORD BEARING OF NORTH 62°53'12" EAST AND A CHORD LENGTH OF 61.05 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 186.04 FEET, AN ARC LENGTH OF 68.73 FEET, A CHORD BEARING OF NORTH 57°42'08" EAST AND A CHORD LENGTH OF 68.34 FEET TO A POINT OF REVERSE CURVATURE;

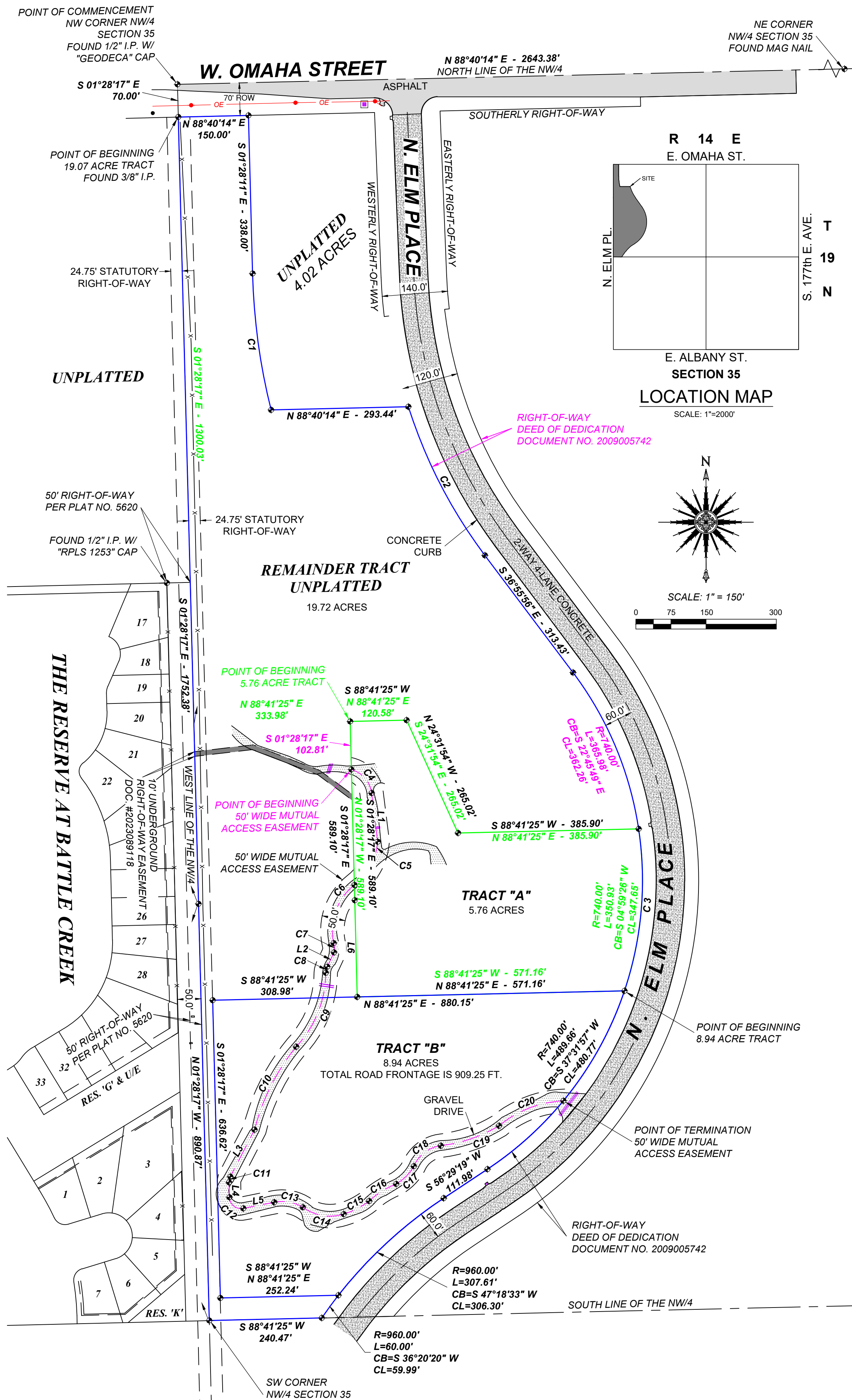
THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 99.28 FEET, AN ARC LENGTH OF 54.23 FEET, A CHORD BEARING OF NORTH 44°48'29" EAST AND A CHORD LENGTH OF 53.56 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 73.22 FEET, AN ARC LENGTH OF 75.92 FEET, A CHORD BEARING OF NORTH 52°50'52" EAST AND A CHORD LENGTH OF 72.56 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 315.40 FEET, AN ARC LENGTH OF 132.31 FEET, A CHORD BEARING OF NORTH 71°06'57" EAST AND A CHORD LENGTH OF 131.34 FEET TO A POINT OF REVERSE CURVATURE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 231.11 FEET, AN ARC LENGTH OF 150.21 FEET, A CHORD BEARING OF NORTH 68°47'00" EAST AND A CHORD LENGTH OF 147.58 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ELM PLACE AND THE POINT OF TERMINATION.

SAID CENTERLINE EXTENDS A TOTAL OF 1830.09 LINEAL FEET AND SAID 50' MUTUAL ACCESS EASEMENT CONTAINS AN AREA OF 91,465.5 S.F. OR 2.10 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).



SURVEYOR'S NOTES

PREPARED FOR: BRAD PARSONS
 PHYSICAL ADDRESS: TBD - VACANT LAND, BROKEN ARROW, TULSA COUNTY, OK 74012
 PARENT TRACT ACCOUNT NO. R99435943570610

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES. SURVEYED PROPERTY IS ZONED A-1.

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

PARENT TRACT GROSS LAND AREA: 1,499,385.1 SQ. FEET OR 34.42 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BROKEN ARROW, OKLAHOMA, COMMUNITY PANEL NO. 4014303385M - SEPTEMBER 30, 2016, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: MARCH 12, 2024.

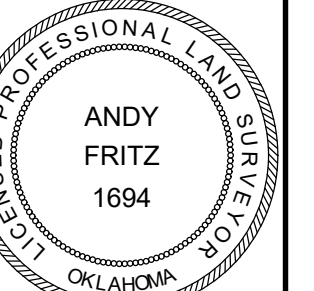
ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!
 UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE.

CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS 19th DAY OF JULY, 2024.

[Signature]
 ANDY FRITZ, PLS
 OK LIC. 1694
 CA #5848



LOT LINE ADJUSTMENT

PART OF THE NW/4 OF SEC.35, T19N, R14E

VACANT LAND, TULSA COUNTY, OKLAHOMA 74012		
SURVEY: DCH	DATE: 03.12.2024	PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAFT: RLL	DATE: 07.19.2024	524 E. MAIN ST., JENKS, OK 74037
APPROVED: PLS	DATE: 07.19.2024	PH: 918-528-5121
REV:	PROJECT NO.: 22436	FRITZLANDSURVEYING@GMAIL.COM
		C.A. # 5848 EXPIRES: 6-30-2024

