

LEGEND

- AC = AIR CONDITIONER
- AD = AREA INLET
- ASP = AUTO SPRINKLER
- BC = BOTTOM OF CURB
- B/L = BUILDING LINE
- BM = BENCHMARK
- BWF = BARBED WIRE FENCE
- CATV = CABLE TV PEDESTAL
- CL = CENTERLINE
- CLB = CLIMB BARRIER
- CLF = CHAIN LINK FENCE
- CO = CLEAN OUT
- CPS = COX POWER SUPPLY
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- DGDI = DOUBLE GRATE DROP INLET
- DIP = DUCTILE IRON PIPE
- EM = ELECTRIC METER
- EO = ELECTRIC OUTLET
- EPED = ELECTRIC PEDESTAL
- ET = ELECTRIC TRANSFORMER
- FF = FINISH FLOOR
- FG = FINISH GRADE
- FH = FIRE HYDRANT
- FP = FLAG POLE
- FL = FLOWLINE
- GM = GAS METER
- GR = GAS REGULATOR
- GV = GAS VALVE
- GL = GROUND LIGHT
- GP = GUARD POST
- GUY = GUY ANCHOR
- HDWL = HEADWALL
- HPP = HIGH POWER POLE
- HPS = HANDICAP PARKING SIGN
- HWF = HOG WIRE FENCE
- ICV = IRRIGATION CONTROL VALVE
- LP = LIGHT POLE
- (M) = MEASURED DATA
- MB = MAILBOX
- MW = MONITORING WELL
- (P) = PER PLAT
- PLF = PLASTIC FENCE
- PM = PARKING METER
- PP = POWER POLE
- PPD = POWER POLE W/ DROP SERVICE
- PPDT = POWER POLE W/ DROP & TRANSFORMER
- PPLT = POWER POLE W/ LIGHT & TRANSFORMER
- PPM = POWER POLE W/ ELECTRIC METER
- PPNS = POWER POLE / NO SERVICE
- PPPT = POWER POLE W/ TRANSFORMER
- RCB = REINFORCED CONCRETE BOX
- RCP = REINFORCED CONCRETE PIPE
- RD = ROOF INLET
- SSLH = SANITARY SEWER LAMP HOLE
- SSMH = SANITARY SEWER MANHOLE
- S/B = SETBACK
- SGDI = SINGLE GRATE DROP INLET
- SH = SPRINKLER HEAD
- SP = SIGN POST
- STMH = STORM SEWER MANHOLE
- STJB = STORM SEWER JUNCTION BOX
- TM = TELEPHONE MANHOLE
- TPED = TELEPHONE PEDESTAL
- TC = TOP OF CURB
- TD = TOP OF DECK
- TG = TOP OF GRATE
- TR = TOP OF RIM
- TS = TRAFFIC SIGN
- TSLP = TRAFFIC SIGNAL LIGHT POLE
- TSPB = TRAFFIC SIGNAL PULL BOX
- TSMH = TRAFFIC SIGNAL MANHOLE
- TVLT = TELEPHONE VAULT
- TW = TOP OF WALL
- U/E = UTILITY EASEMENT
- UM = UTILITY MARKER
- VP = VENT PIPE
- WF = WATER FAUCET
- WM = WATER METER
- WSE = WATER SURFACE ELEVATION
- WV = WATER VALVE
- WDF = WOOD FENCE
- (Z) = ZONING
- C— = CENTERLINE
- X— = FENCE LINE
- OC— = OVERHEAD COMMUNICATION
- OE— = OVERHEAD ELECTRIC
- SS— = SANITARY SEWER
- ST— = STORM SEWER
- S— = TOP/TOE OF SLOPE
- UC— = UNDERGROUND COMMUNICATION
- UE— = UNDERGROUND ELECTRIC
- UG— = UNDERGROUND GAS
- UT— = UNDERGROUND TELEPHONE
- WL— = WATER LINE

NEW LEGAL DESCRIPTION - REMAINDER OF TRACT "A"

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) 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 NE/4 OF SAID SECTION 35; THENCE NORTH 88°37'54" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 659.01 FEET TO THE NORTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 E/2 NW/4 NE/4) OF SAID SECTION 35; THENCE SOUTH 01°26'59" EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST FLORENCE STREET AND THE POINT OF BEGINNING;

THENCE NORTH 88°37'54" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 55.00 FEET; THENCE SOUTH 01°26'59" EAST AND PARALLEL WITH THE WEST LINE OF THE W/2 E/2 NW/4 NE/4 OF SAID SECTION 35 A DISTANCE OF 317.12 FEET; THENCE NORTH 88°37'54" EAST A DISTANCE OF 274.72 FEET TO THE EAST LINE OF THE W/2 E/2 NW/4 NE/4 OF SAID SECTION 35; THENCE SOUTH 01°29'04" EAST ALONG SAID EAST LINE A DISTANCE OF 954.49 FEET TO THE SOUTHEAST CORNER OF THE W/2 E/2 NW/4 NE/4 OF SAID SECTION 35; THENCE SOUTH 88°37'24" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 330.30 FEET TO THE SOUTHWEST CORNER OF THE W/2 E/2 NW/4 NE/4 OF SAID SECTION 35; THENCE NORTH 01°26'59" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 1271.65 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST FLORENCE STREET AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 332,443.05 SQ. FEET OR 7.63 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

NEW LEGAL DESCRIPTION - SPLIT TRACT "B"

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) 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:

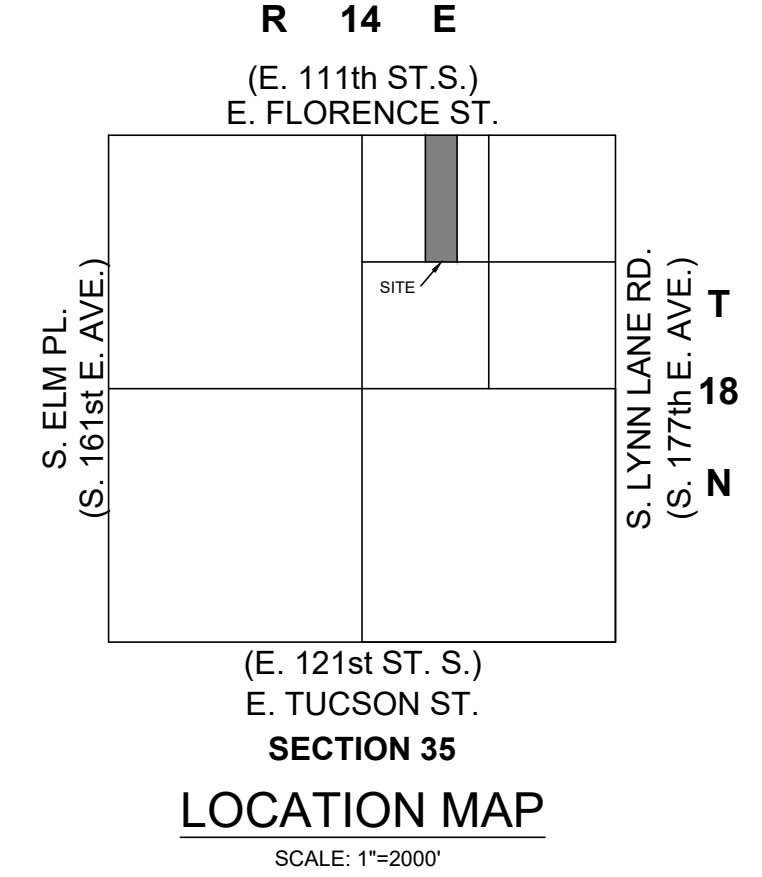
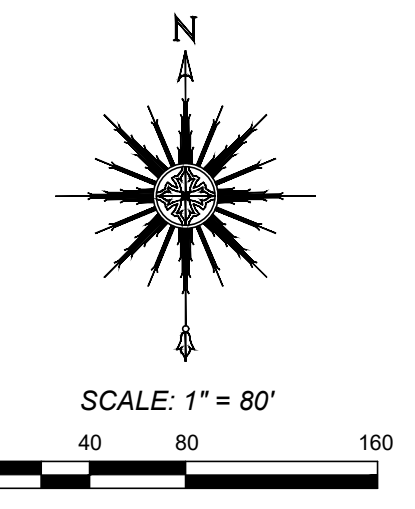
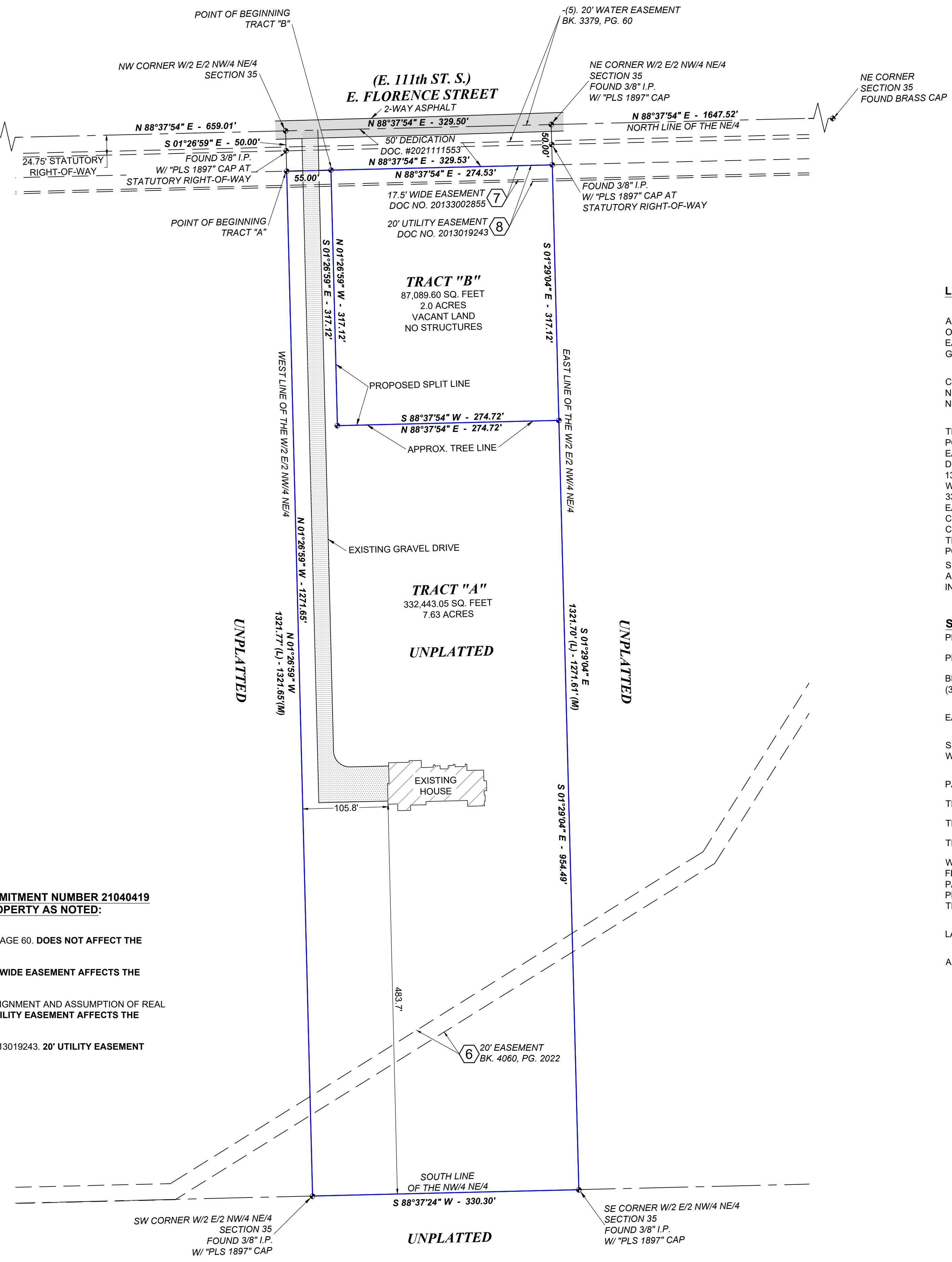
COMMENCING AT THE NORTHWEST CORNER OF THE NE/4 OF SAID SECTION 35; THENCE NORTH 88°37'54" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 659.01 FEET TO THE NORTHWEST CORNER OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (W/2 E/2 NW/4 NE/4) OF SAID SECTION 35; THENCE SOUTH 01°26'59" EAST A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST FLORENCE STREET;

THENCE NORTH 88°37'54" EAST AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°37'54" EAST AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 274.53 FEET; THENCE SOUTH 01°29'04" EAST 317.12 FEET; THENCE SOUTH 88°37'54" WEST 274.72 FEET; THENCE NORTH 01°26'59" WEST AND PARALLEL WITH THE WEST LINE OF THE W/2 E/2 NW/4 NE/4 OF SAID SECTION 35 A DISTANCE OF 317.12 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 87,089.60 SQ. FEET OR 2.0 ACRES. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

THE FOLLOWING RECORDED DOCUMENTS THAT HAVE BEEN PROVIDED IN TITLE COMMITMENT NUMBER 21040419 (EFFECTIVE DATE: MAY 4, 2024 AT 7:00 AM) BY THE CLIENT AFFECT THE SUBJECT PROPERTY AS NOTED:

- 5. 20' WATER EASEMENT IN FAVOR OF R.P. RIDLEY AND GLADYS G. RIDLEY, RECORDED IN BOOK 3379, PAGE 60. **DOES NOT AFFECT THE SURVEYED PROPERTY, BUT IS SHOWN HEREON.**
- 6. 20' EASEMENT IN FAVOR OF THE CITY OF BROKEN ARROW, RECORDED IN BOOK 4060, PAGE 2022. **20' WIDE EASEMENT AFFECTS THE SURVEYED PROPERTY AS SHOWN HEREON.**
- 7. 17.5' UTILITY EASEMENT IN FAVOR OF ONE GAS, INC., RECORDED IN DOCUMENT NO. 2013002855. ASSIGNMENT AND ASSUMPTION OF REAL PROPERTY INTERESTS IN FAVOR OF ONE GAS, INC., RECORDED IN DOCUMENT NO. 2014010512. **17.5' UTILITY EASEMENT AFFECTS THE NORTHERLY 17.5' OF THE SURVEYED PROPERTY AS SHOWN HEREON.**
- 8. 20' UTILITY EASEMENT IN FAVOR OF THE CITY OF BROKEN ARROW, RECORDED IN DOCUMENT NO. 2013019243. **20' UTILITY EASEMENT AFFECTS THE NORTHERLY 20' OF THE SURVEYED PROPERTY AS SHOWN HEREON.**



LEGAL DESCRIPTION - EXISTING PARENT TRACT - WD DOC. #2022100611

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4, SAID POINT ALSO BEING THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE ALONG THE NORTH LINE OF SAID NE/4 NORTH 88°37'52" EAST 659.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 88°37'52" EAST 329.50 FEET TO A POINT FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 35 BEARS NORTH 88°37'52" EAST 1647.52 FEET, SAID CORNER MARKED BY A 3-INCH BRASS CITY OF BROKEN ARROW DISC IN A WATER VALVE BOX; THENCE DEPARTING SAID NORTH LINE SOUTH 01°29'03" EAST 1321.70 FEET TO A POINT ON THE EAST-WEST 1/16 LINE OF SAID NE/4 TO A POINT FROM WHICH THE NORTHEAST 1/16 CORNER OF SAID SECTION 35 BEARS NORTH 88°37'10" EAST 330.31 FEET, SAID CORNER MARKED BY A 1/2 INCH IRON PIN; THENCE ALONG SAID EAST-WEST LINE SOUTH 88°37'10" WEST 330.31 FEET TO A POINT FROM WHICH THE CENTER-CENTER NORTH 1/16 CORNER BEARS SOUTH 88°37'10" WEST 660.61 FEET, SAID CORNER MARKED BY A 3/8 INCH IRON PIN WITH YELLOW PLASTIC CAP MARKED, "CA 3643"; THENCE DEPARTING SAID EAST-WEST LINE NORTH 01°26'58" WEST 1321.77 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTE: 50' RIGHT OF WAY DEDICATION FILED AS DOC. #202111553 HAS ALTERED THE CAPTIONED LEGAL AND HAS BEEN ACKNOWLEDGED IN THE PROVIDED INFORMATION.

SURVEYOR'S NOTES

PREPARED FOR: JD DEVELOPMENT GROUP, LLC / JOSHUA LUTH
PHYSICAL ADDRESS: 605 E. FLORENCE ST., BROKEN ARROW, TULSA COUNTY, OK 74011
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.
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: 419,532.7 SQ. FEET OR 9.63 ACRES.
TRACT "A" GROSS LAND AREA: 332,443.05 SQ. FEET OR 7.63 ACRES.
TRACT "B" GROSS LAND AREA: 87,089.60 SQ. FEET OR 2.0 ACRES.
THE SURVEYED PROPERTY IS CURRENTLY ZONED A-1 PER INCOG ZONING MAP.
WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BROKEN ARROW, OKLAHOMA, COMMUNITY PANEL NO. 40143C0393M - 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).

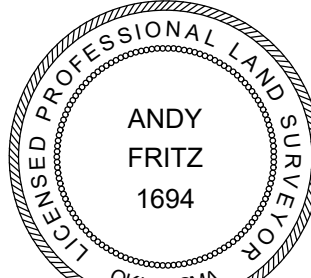
LAST SITE VISIT: JUNE 23, 2022.

ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

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 26th DAY OF FEBRUARY, 2024.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848
ANDY FRITZ
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT		
W/2 E/2 NW/4 NE/4 OF SEC.35, T18N, R14E		
605 E. FLORENCE ST., BROKEN ARROW, TULSA COUNTY, OK 74011		
SURVEY: DCH	DATE: 06/23/2022	PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAFT: RLL	DATE: 02/14/2024	524 E. MAIN ST., JENKS, OK 74037
APPROVED: PLS	DATE: 02/26/2024	PH: 918-528-5121
REV:	PROJECT NO.: 24070	FRITZLANDSURVEYING@GMAIL.COM
		C.A. # 5848 EXPIRES: 6-30-2024

