

- AC = AIR CONDITIONER
 AD = AREA INLET
 ASP = AUTO SPRINKLER
 BC = BOTTOM OF CURB
 BL = 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
 DGOI = DOUBLE GRATE DROP INLET
 DUI = DUCTILE IRON PIPE
 EM = ELECTRIC METER
 EO = ELECTRIC OUTLET
 EPED= ELECTRIC PEDESTAL
 ET = ELECTRIC TRANSFORMER
 FF = FINISH FLOOR
 FG = FINISH GRADE
 FH = FIRE HYDRANT
 FL = FLOW 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
 ICR = 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
 PD = POWER POLE W/ DROP SERVICE
 PTD = POWER POLE W/ DROP & TRANSFORMER
 PLT= POWER POLE W/ LIGHT & TRANSFORMER
 PPM = POWER POLE W/ ELECTRIC METER
 PPNS= POWER POLE / NO SERVICE
 PPT = POWER POLE W/ TRANSFORMER
 RCB = REINFORCED CONCRETE BOX
 RCP = REINFORCED CONCRETE PIPE
 RD = ROOF INLET
 SSLH = SANITARY SEWER LAMP HOLE
 SSMH= SANITARY SEWER MANHOLE
 SEBCK= SEBCK
 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
 TH = TOP OF HLM
 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
 — = CENTERLINE
 —X— = FENCE LINE
 —OC— = OVERHEAD COMMUNICATION
 —OE— = OVERHEAD ELECTRIC
 —SS— = SANITARY SEWER
 —SF— = STORM SEWER
 —UT— = TOP OF CUT OF SLOPE
 —UE— = UNDERGROUND COMMUNICATION
 —UG— = UNDERGROUND ELECTRIC
 —UT— = UNDERGROUND GAS
 —WL— = UNDERGROUND TELEPHONE
 —WL— = WATER LINE

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:

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 88°37'29" 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.

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:

THENCE NORTH 88°37'54" EAST AND CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE
A DISTANCE OF 139.77 FEET;
THENCE SOUTH 01°28'02" EAST 389.41 FEET;
THENCE SOUTH 88°37'54" WEST 139.88 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 389.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE AND
THE POINT OF BEGINNING.

POINT OF BEGINNING TRACT "B"

NW CORNER W/2 E/2 NW/4 NE/4 SECTION 35

(E. 111th ST. S.)
E. FLORENCE STREET

NE CORNER W/2 E/2 NW/4 NE/4 SECTION 35
FOUND 3/8" I.P.
W/ "PLS 1897" CAP

N 88°37'54" E - 1647.52'
NORTH LINE OF THE NE/4

24.75' STATUTORY RIGHT-OF-WAY

FOUND 3/8" I.P.
W/ "PLS 1897" CAP AT STATUTORY RIGHT-OF-WAY

POINT OF BEGINNING TRACT "A"

N 88°37'54" E - 659.01'

S 01°26'59" E - 50.00'

50' DEDICATION
DOC. #2021111553
N 88°37'54" E - 329.53'

N 88°37'54" E - 329.50'

50.00'

FOUND 3/8" I.P.
W/ "PLS 1897" CAP AT STATUTORY RIGHT-OF-WAY

TRACT "B"
87,089.60 SQ. FEET
2.0 ACRES
VACANT LAND
NO STRUCTURES

TRACT "A"
332,443.05 SQ. FEET
7.63 ACRES

UNPLATTED

UNPLATTED

PROPOSED SPLIT LINE

S 88°37'54" W - 274.72'
N 88°37'54" E - 274.72'

APPROX. TREE LINE

EXISTING GRAVEL DRIVE

EXISTING HOUSE

105.8'

483.7'

SW CORNER W/2 E/2 NW/4 NE/4 SECTION 35
FOUND 3/8" I.P.
W/ "PLS 1897" CAP

SOUTH LINE OF THE NW/4 NE/4

S 88°37'24" W - 330.30'

SE CORNER W/2 E/2 NW/4 NE/4 SECTION 35
FOUND 3/8" I.P.
W/ "PLS 1897" CAP

S 01°29'04" E - 954.49'

S 01°29'04" E - 1321.70' (L) - 1321.65' (M)

S 01°29'04" E - 317.12'

N 01°26'59" W - 317.12'

N 01°26'59" W - 1271.65'

N 01°26'59" W - 1321.77' (L) - 1321.65' (M)

WEST LINE OF THE W/2 E/2 NW/4 NE/4

EAST LINE OF THE W/2 E/2 NW/4 NE/4



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

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



W/2 E/2 NW/4 NE/4 OF SEC.35, T18N, R14E

SURVEY: DCH	DATE: 06.23.2022	PREPARED BY: FRITZ LAND SURVEYING, LLC 524 E. MAIN ST., JENKS, OK 74037 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2024
DRAFT: RLL	DATE: 02.14.2024	
APPROVED: PLS	DATE: 02.26.2024	
REV:	PROJECT NO.: 24070	

