

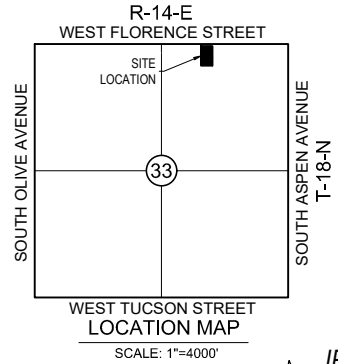
# Parent Tract

A TRACT OF LAND IN PART OF THE NE/4 NW/4 NE/4 OF  
SECTION 33 T-18-N, R-14-E, OF THE INDIAN AND MERIDIAN,  
TULSA COUNTY, OKLAHOMA  
(PAGE 1 OF 2)



0 35 70

DRAWING SCALE: 1"= 70'



IPF  
660.28'  
N88°34'37"E  
NE CORNER  
NW/4 NW/4 NE/4,  
SECTION 33,  
T-18-N, R-14-E  
POINT OF  
COMMENCEMENT  
NW CORNER, NE/4  
SECTION 33,  
T-18-N, R-14-E  
1" IRON PIN FOUND

POINT OF  
BEGINNING

W. FLORENCE ST.

2641.11'  
N88°34'37"E

N. LINE NE/4 237.50'  
N88°34'37"E  
EXISTING RIGHT-OF-WAY  
DOCUMENT # 2019000841

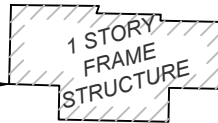
NE CORNER  
NE/4, SECTION 33  
T-18-N, R-14-E  
5/8" IPF

237.50'  
N88°34'37"E

IPS

IPS

67.9'



91.6'



400.00'  
S01°15'35"E

END OF FENCE IS  
1.7' WEST OF  
PROPERTY LINE

6' WOOD  
FENCE

BUILDING CORNER  
IS 0.2' EAST OF  
PROPERTY LINE

BUILDING  
OVERHANG

BUILDING CORNER  
IS 0.5' EAST OF  
PROPERTY LINE

END OF FENCE IS  
3.1' WEST OF  
PROPERTY LINE

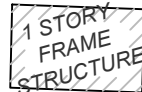
IPS

400.00'  
N01°15'35"W



GAZEBO

4' CHAINLINK  
FENCE



WELL HOUSE

GARAGE

EXISTING 12.5' ROAD  
R/W PER COUNTY  
ASSESSOR INFO.

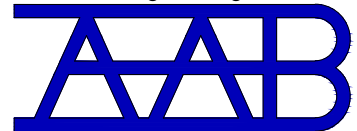
EXISTING 25.0' ROAD  
R/W PER COUNTY  
ASSESSOR INFO.

237.50'  
S88°34'37"W

IPS

S. 140TH E. AVE.

AAB Engineering, LLC



Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2024  
KS CA#2292 Exp: Dec. 31, 2024  
SD CA#7581 Exp: March 31, 2025  
Office: (918) 514-4283 Fax: (918) 514-4288

## LEGEND

IPF - IRON PIN FOUND  
IPS - IRON PIN SET (W/ CAP  
STAMPED CA 6318)  
U/E - UTILITY EASEMENT  
B/L - BUILDING LINE

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE  
COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH  
LINE OF NE/4 BEING N 88°34'37" E.

# Parent Tract

(PAGE 2 OF 2)

## LEGAL DESCRIPTION

A TRACT BEGINNING ONE HUNDRED SIXTY-FIVE (165) FEET EAST OF THE NORTHEAST CORNER (NE) OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NW/4 NE/4); THENCE SOUTH FOUR HUNDRED FIFTY (450) FEET; THENCE EAST TWO HUNDRED THIRTY-SEVEN AND FIVE TENTHS (237.5) FEET; THENCE NORTH FOUR HUNDRED FIFTY (450) FEET; THENCE WEST TWO HUNDRED THIRTY-SEVEN AND FIVE TENTHS (237.5) FEET TO THE POINT OF BEGINNING IN SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

LESS AND EXCEPT, A PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4 NW/4 NE/4; THENCE NORTH 88°35'36" EAST ALONG THE NORTH LINE OF SAID NE/4 NW/4 NE/4 A DISTANCE OF 165.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°34'36" EAST ALONG SAID NORTH LINE A DISTANCE OF 237.50 FEET; THENCE SOUTH 01°25'24" EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH 88°34'36" WEST ON A LINE PARALLEL TO AND 50.00 FEET SOUTH OF SAID NORTH LINE A DISTANCE OF 237.50 FEET; THENCE NORTH 01°25'24" WEST A DISTANCE OF 50.00 FEET TO SAID POINT OF BEGINNING.

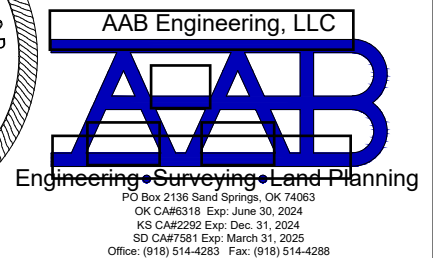
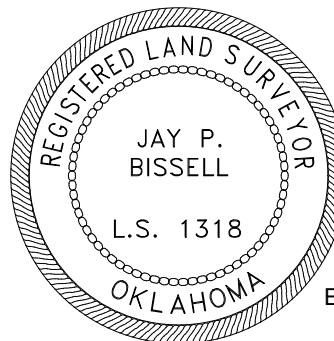
## **SURVEYOR'S STATEMENT**

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA. THE FIELD WORK WAS COMPLETED ON JANUARY 9, 2024.

*Jay P. Bissell 1-12-2024*

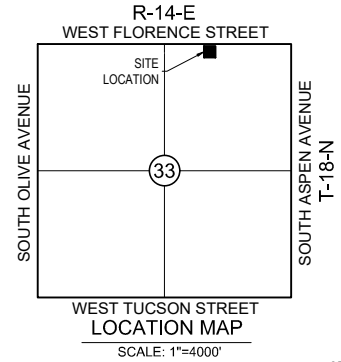
JAY P. BISSELL

OKLAHOMA PLS NO. 1318



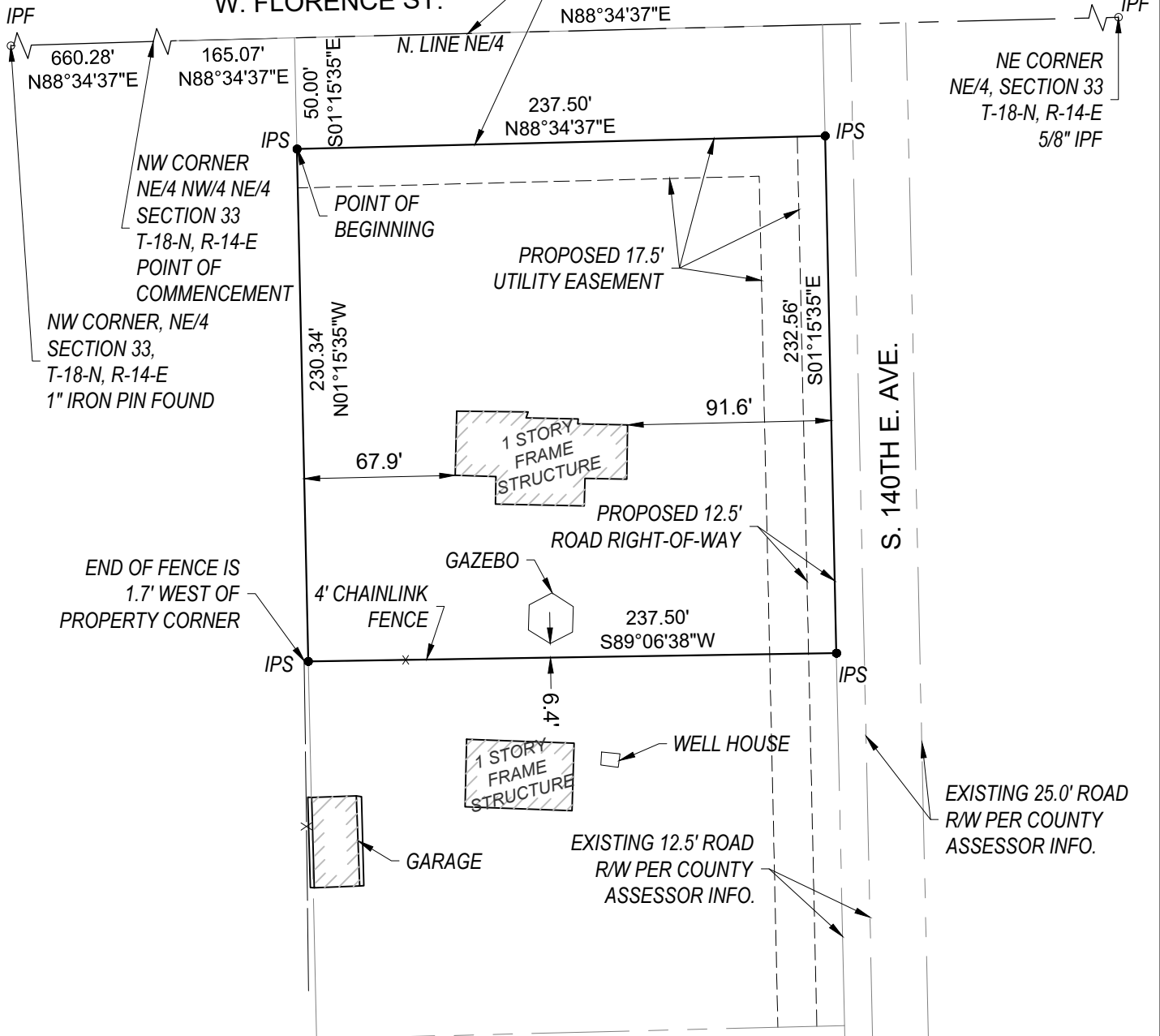
# Tract A

A TRACT OF LAND IN PART OF THE NE/4 NW/4 NE/4 OF  
SECTION 33 T-18-N, R-14-E, OF THE INDIAN AND MERIDIAN,  
TULSA COUNTY, OKLAHOMA  
(PAGE 1 OF 2)



0 35 70

DRAWING SCALE: 1"= 70'

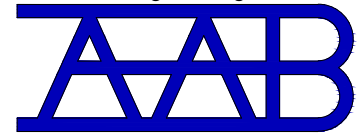


## LEGEND

IPF - IRON PIN FOUND  
IPS - IRON PIN SET (W/ CAP  
STAMPED CA 6318)  
U/E - UTILITY EASEMENT  
B/L - BUILDING LINE

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE  
COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH  
LINE OF NE/4 BEING N 88°34'37\" E.

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# Tract A

(PAGE 2 OF 2)

## LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 NW/4 NE/4) SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4 NW/4 NE/4; THENCE NORTH 88°34'37" EAST ALONG THE NORTH LINE OF SAID NE/4 NW/4 NE/4, A DISTANCE OF 165.07 FEET; THENCE SOUTH 01°15'35" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST FLORENCE STREET AND THE POINT OF BEGINNING; THENCE NORTH 88°34'37" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 237.50 FEET; THENCE SOUTH 01°15'35" EAST A DISTANCE OF 232.56 FEET; THENCE SOUTH 89°06'38" WEST A DISTANCE OF 237.50 FEET; THENCE NORTH 01°15'35" WEST, A DISTANCE OF 230.34 FEET TO THE POINT OF BEGINNING; CONTAINING 54,969 SQUARE FEET OR 1.26 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) BEING NORTH 88°34'37" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON JANUARY 12, 2024, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318

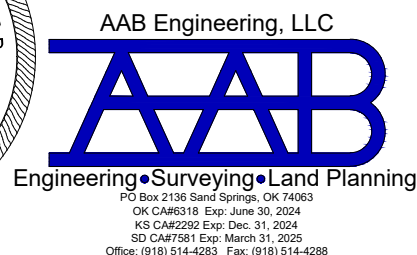
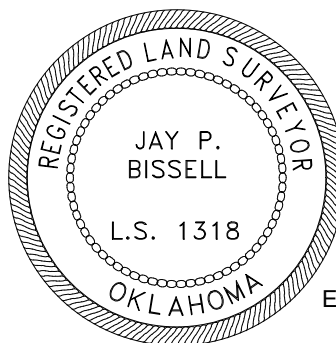
## **SURVEYOR'S STATEMENT**

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA. THE FIELD WORK WAS COMPLETED ON JANUARY 9, 2024.


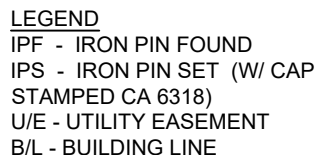
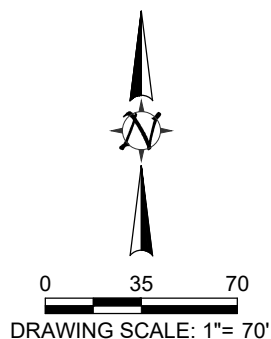
*Jay P. Bissell 1-12-2024*

JAY P. BISSELL

OKLAHOMA PLS NO. 1318



A TRACT OF LAND IN PART OF THE NE/4 NW/4 NE/4 OF  
SECTION 33 T-18-N, R-14-E, OF THE INDIAN AND MERIDIAN,  
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(PAGE 1 OF 2)



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# Remainder Tract

(PAGE 2 OF 2)

## LEGAL DESCRIPTION

A TRACT OF LAND LYING IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NE/4 NW/4 NE/4) SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4 NW/4 NE/4; THENCE NORTH 88°34'37" EAST ALONG THE NORTH LINE OF SAID NE/4 NW/4 NE/4, A DISTANCE OF 165.07 FEET; THENCE SOUTH 01°15'35" EAST A DISTANCE OF 280.34 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°06'38" EAST, A DISTANCE OF 237.50 FEET; THENCE SOUTH 01°15'35" EAST A DISTANCE OF 167.44 FEET; THENCE SOUTH 88°34'37" WEST A DISTANCE OF 237.50 FEET; THENCE NORTH 01°15'35" WEST, A DISTANCE OF 169.66 FEET TO THE POINT OF BEGINNING; CONTAINING 40,030 SQUARE FEET OR 0.92 ACRES.

LEGAL DESCRIPTION BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) BEING NORTH 88°34'37" EAST.

THIS LEGAL DESCRIPTION WAS PREPARED ON JANUARY 12, 2024, BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318

## **SURVEYOR'S STATEMENT**

THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA. THE FIELD WORK WAS COMPLETED ON JANUARY 9, 2024.

*Jay P. Bissell 1-12-2024*

JAY P. BISSELL

OKLAHOMA PLS NO. 1318

