



Lot Split Exhibit

of
**Lot 2, Block 1 of Dental Depot Broken Arrow
Township 18 N, Range 14 E, Section 3
Tulsa County, State of Oklahoma**

Legend

AC	ACRE
COR.	CORNER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PROP.	PROPERTY
SEC.	SECTION
N	NORTH
E	EAST
S	SOUTH
W	WEST
○	FOUND SURVEY MONUMENT
●	SET SURVEY MONUMENT

R 14 E

W. ALBANY ST (61ST ST)

N. ASPEN AVE (145TH AVE)

3

SUBJECT PROPERTY

N. ELM PLACE (161ST AVE)

W. KENOSHA ST (71ST ST)

Location Map

Physical Descriptions

AL DESCRIPTION OF: PARENT TRACT

TRACT OF LAND BEING LOT TWO (2), BLOCK ONE (1) OF DENTAL DEPOT BROKEN ARROW, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4) OF SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14), EAST OF THE 100 BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

AL DESCRIPTION OF: TRACT

TRACT OF LAND BEING A PART OF LOT TWO (2), BLOCK ONE (1) OF DENTAL DEPOT
KEN ARROW, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY,
OKLAHOMA, LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER (W/2 SW/4)
SECTION THREE (3), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14),
OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE
PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT.

MENCING AT THE SOUTHWEST DEPOT BROKEN ARROW

2, BLOCK 1, FOR A DISTANCE OF 102.52 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 2, BLOCK 1, N01°13'01" W A DISTANCE OF 231.96 FEET TO THE NORTH CORNER OF SAID LOT 2, BLOCK 1; THENCE S54°04'48"E ALONG THE EAST LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF 384.22 FEET; THENCE S88°47'00"W FOR A DISTANCE OF 306.30 FEET TO THE POINT OF BEGINNING; CONTAINING 35,525 SQUARE FEET, OR 0.82 ACRES, E OR LESS.

NNING AT THE SOUTHWEST CORNER (SW/C) OF LOT 2, BLOCK 1 OF SAID DENTAL
LOT BROKEN ARROW; THENCE N01°13'01"W ALONG THE WEST LINE OF SAID LOT 2,
BLOCK 1, FOR A DISTANCE OF 102.52 FEET; THENCE N88°47'00"E FOR A DISTANCE
306.30 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, BLOCK 1; THENCE
04°48"E ALONG THE EAST LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF
94 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 1; THENCE
27°02"W ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 1, FOR A DISTANCE OF
21 FEET; THENCE N01°16'03"W ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 1,
A DISTANCE OF 69.23 FEET; THENCE S88°40'32"W ALONG THE SOUTH LINE OF
LOT 2, BLOCK 1, FOR A DISTANCE OF 240.00 FEET TO THE POINT OF
NNING; CONTAINING 55.030 SQUARE FEET, OR 1.26 ACRES, MORE OR LESS.

Site plan showing the layout of Tract A and Tract B. The plan includes the following details:

- TRACT A:** 35,525 SQ.FT. 0.82 ACRES ±. The property is bounded by N01°13'01" W 231.96' on the top left, 56.26' on the bottom left, 73.67' on the bottom right, and N01°13'01" W 102.52' on the top right. A building footprint for "DUNKIN' DONUTS" is shown. The property is adjacent to "DENTAL DEPOT BROKEN ARROW Lot 2".
- TRACT B:** 55,030 SQ.FT. 1.26 ACRES ±. The property is bounded by S88°40'32" W 240.00' on the bottom left, S88°40'32" W 240.00' on the bottom right, and N01°16'03" W 69.23' on the top right. It is also adjacent to "DENTAL DEPOT BROKEN ARROW Lot 2".
- POB TRACT A SW/C LOT 2 BLOCK 1:** Located on the left side of the plan.
- POC TRACT A POB TRACT B SW/C LOT 2 BLOCK 1:** Located on the bottom left side of the plan.
- Streets and Lot Numbers:** "DENTAL DEPOT BROKEN ARROW" is labeled diagonally across the plan. "1" is labeled near the bottom center of the plan.
- Coordinates and Distances:** Various coordinates and distances are marked along the property boundaries, including N01°13'01" W 231.96', 56.26', 73.67', N01°13'01" W 102.52', S88°40'32" W 240.00', N01°16'03" W 69.23', 42.44', 58.58', S54°04'48" E 384.22', S54°04'48" E 665.16', and S54°04'48" E 280.94'.

Surveyor's Certification

IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE
DE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ATA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS,
E FIELDWORK WAS COMPLETED ON SEPTEMBER 11, 2018.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 11, 2018.

A circular embossed seal with a decorative border. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "CLIFF BENNETT" at the bottom. The inner circle contains the year "1815".

NNETT SURVEYING, INC.

CLIFF BENNETT
REGISTERED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1815

REVISION	DATE	BY
BLDG	9-12-18	GQI
SURVEY BY:		
OK: PAGE:		
SURVEY DATE:		


BENNETT
SURVEYING, INC.

P.O. BOX 848, CHOUTEAU, OK 74337
 PHONE: (918) 476-7484 FAX: (918) 476-7485
 C.A. NO.: 4502 EXP. DATE: 6/30/20

SCALE: 1"=30'	
DRAWN BY: CAH	
DRAWING: 182191PS.dwg	
JOB: 182191 FILE: 1814.03	
PREPARED FOR Hyde Park Ventures, LLC	