

AN ORDINANCE AMENDING ORDINANCE NO. 302, APPROVING B.A.Z NOS. 306, 307, 308, 309, 310, 311, 312, and 313, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA:

SECTION 1. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

A tract of land in the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section 2, Township 18 North, Range 14 East, in the City of Broken Arrow, County of Tulsa, State of Oklahoma according to the United States Government Survey thereof, said tract being more particularly described as follows, to-wit:

Beginning at the Northwest Corner of said Northeast Quarter (NE/4) of the Southwest Quarter (SW/4); thence North $89^{\circ} 55' 26''$ East along the North line thereof for a distance of 827.38 feet to a point on the Southerly right-of-way line of the Broken Arrow Expressway; thence South $55^{\circ} 41' 00''$ East along said right-of-way line for a distance of 475.70 feet; thence South $23^{\circ} 19' 00''$ West for a distance of 295.61 feet to a point of curve; thence along a curve to the left, said curve having a radius of 273.59 feet and a central angle of $23^{\circ} 21' 09''$, for a distance of 111.51 feet to a point of tangency; thence South $0^{\circ} 02' 09''$ East for a distance of 30.00 feet to the Northeast corner of Block 2 of Kenwood Hills Second Addition; thence North $83^{\circ} 02' 09''$ West along the North line of said Block 2 for a distance of 275.00 feet; thence South $89^{\circ} 57' 51''$ West for a distance of 250.00 feet; thence South $0^{\circ} 02' 09''$ East for a distance of 100.00 feet to the Northeast corner of Lot 1 of Block 4 of Kenwood Hills Second Addition; thence South $89^{\circ} 57' 51''$ West for a distance of 503.70 feet to the Southwest corner of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) thence North $0^{\circ} 09' 19''$ East along the West line thereof for a distance of 665.23 feet to the Point of Beginning, containing 16.289 Acres, more or less,

be and the same is hereby changed from A-1 Classification to R-4 Classification.

SECTION 2. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma to wit:

A tract of land situated in the NW/4 of Section 11, Township 17 North, Range 14 East, Tulsa County, Oklahoma, the point of beginning being described as follows: Beginning at the Northwest corner of said Section 11, Thence North $89^{\circ} 57' 00''$ East and along the North line of said Section 11 for 256.51 feet, Thence South $01^{\circ} 45' 36''$ West for 254.56 feet to the point of beginning; Thence South $01^{\circ} 45' 35''$ West for 419.14 feet, Thence along a curve to the left with a radius of 264.32 feet for 154.88 feet, Thence South $36^{\circ} 22' 28''$ East for 55.65 feet, Thence North $53^{\circ} 37' 32''$ East for 52.93 feet, Thence North $49^{\circ} 26' 55''$ East for 501.04 feet, Thence North $18^{\circ} 12' 12''$ West for 229.44 feet, Thence South $83^{\circ} 50' 04''$ West for 219.60 feet, Thence North $87^{\circ} 56' 03''$ West

for 280.89 feet to the point of beginning and containing 5.4878 acres more or less,

be and the same is hereby changed from R-1 Classification to R-6 Classification.

SECTION 3. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma to wit:

A tract of land situated in the N/2 of Section 11, Township 17 North, Range 14 East, Tulsa County, Oklahoma, being more particularly described as follows, to wit:
Beginning at a point on the North line of said Section 11, 3324.38 feet East of the Northwest Corner thereof, Thence North 89° 57' 00" East and along the North line of said Section 11 for 1114.95 feet, thence Due South for 552.92 feet, Thence Due West for 500.00 feet, Thence North 45° 00' 00" West for 500.00 feet, Thence North 69° 00' 00" West for 280.00 feet, Thence Due North for 100.00 feet to the point of beginning and containing 10.3075 acres more or less,

be and the same is hereby changed from R-1 Classification to R-5 Classification.

SECTION 4. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

A tract of land situated in the NE/4 of Section 10, Township 17 North, Range 14 East, Tulsa County, Oklahoma being more particularly described as follows, to wit:
Beginning at a point on the North line of said Section 10, 1412.15 feet West of the Northeast Corner thereof, Thence Due West and along the North line of said Section 10 for 560.58 feet, Thence South 52° 36' 54" East for 123.19 feet; Thence South 66° 27' 44" East for 281.41 feet, Thence South 68° 50' 34" East for 123.44 feet, Thence South 88° 09' 28" East for 44.20 feet, Thence North 12° 49' 40" East for 266.50 feet to the point of beginning and containing 2.1054 acres more or less,

be and the same is hereby changed from R-1 Classification to R-5 Classification.

SECTION 5. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

All that part of Section 10, Township 17 North, Range 14 East, Tulsa County, Oklahoma, lying North of the Arkansas River and less all acreage that has been zoned previously or that is in this zoning application and containing 400 Acres more or less,

be and the same is hereby changed from R-1 Classification to R-2 Classification.

SECTION 6. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

A tract of land in the NE/4 of Section 10 and the NW/4 of Section 11, Township 17 North, Range 14 East, Tulsa County, State of Oklahoma, the point of beginning being described as follows, Beginning at the Northwest corner of said Section 11, Thence North 89° 57' 00" East and along the North line of said Section 11 for 206.59 feet, Thence South 01° 45' 36" West for 217.87 feet to the point of beginning, Thence North 88° 14' 24" West for 28.11 feet, Thence South 75° 04' 57" West for 423.94 feet, Thence South 86° 36' 47" West for 88.06 feet, Thence South 32° 25' 04" West for 634.82 feet, Thence South 13° 28' 41" East for 30.78 feet, Thence North 85° 07' 41" East for 443.77 feet, Thence North 85° 13' 01" East for 419.61 feet, Thence North 64° 25' 51" East for 15.83 feet, Thence North 25° 34' 09" West for 0.00 feet, Thence along a curve to the right with a radius of 314.32 feet for 149.92 feet, Thence North 01° 45' 36" East for 454.25 feet to the point of beginning and containing 8.9882 acres more or less,

be and the same is hereby changed from R-1 Classification to R-6 Classification.

SECTION 7. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

A tract of land situated in the W/2 of Section 10, Township 17 North, Range 14 East, Tulsa County, Oklahoma, being more particularly described as follows to wit: Beginning at a point on the West line of said Section 10, 400.00 feet South of the Northwest corner thereof, Thence South 0° 17' 08" East and along the West line of said Section 11 for 2638.00 feet, Thence South 88° 55' 08" East for 1330.00 feet, Thence North 36° 15' 57" West for 322.45 feet, Thence North 68° 06' 31" West for 410.35 feet, Thence North 54° 22' 12" West for 703.80 feet, Thence North 10° 49' 57" West for 131.90 feet, Thence North 24° 20' 26" East for 273.87 feet, Thence North 08° 00' 58" East for 161.97 feet, Thence North 82° 20' 14" East for 44.74 feet, Thence South 28° 22' 30" East for 68.78 feet, Thence North 76° 48' 43" East for 57.76 feet, Thence North 02° 34' 58" East for 129.93 feet, Thence North 44° 22' 24" East for 61.09 feet, Thence South 89° 22' 47" East for 71.92 feet, Thence North 73° 11' 51" East for 46.86 feet, Thence North 03° 20' 30" West for 86.27 feet, Thence North 42° 00' 11" East for 134.02 feet, Thence North 67° 01' 25" East for 74.16 feet, Thence North 56° 21' 41" East for 66.70 feet, Thence North 15° 41' 39" West for 64.12 feet, Thence Due West for 296.17 feet, Thence North 02° 07' 00" West for 842.28 feet, to a point on the North line of said Section 10, Thence Due West and along the North line of said Section 10 for 292.00 feet, Thence South 0° 17' 08" East for 400.00 feet, Thence Due West for 180.00 feet to the point of beginning and containing 31.9660 acres more or less,

be and the same is hereby changed from R-1 Classification to R-5 Classification.

SECTION 8. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

The West 180.00 feet of the North 400.00 feet of the NW/4 of the NW/4 of Section 10, Township 17 North, Range 14 East,

Tulsa County, Oklahoma and containing 1.6529 Acres more or less,

be and the same is hereby changed from R-1 Classification to C-4 Classification.

SECTION 9. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

A tract of land situated in the SE/4 of the SE/4 of Section 3, Township 17 North, Range 14 East, Tulsa County, Oklahoma, being more particularly described as follows to wit: Beginning at a point on the South line of said Section 3, 918.26 feet West of the Southeast Corner thereof, Thence Due West for 150.00 feet, Thence North 0° 19' 38" West for 990 feet, Thence Due East for 150 feet, Thence North 32° 00' 00" East for 98.31 feet, Thence South 58° 00' 00" East for 50.00 feet, Thence South 74° 53' 52" West for 179.72 feet, Thence Due East for 415.00 feet, Thence South 0° 19' 38" East for 125.00 feet, Thence South 24° 02' 07" West for 662.43 feet, Thence Due West for 410 feet, Thence South 0° 19' 38" East for 270.00 feet to the point of beginning and containing 13.1463 Acres more or less,

be and the same is hereby changed from A-1 Classification to R-6 Classification.

SECTION 10. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

A tract of land situated in the SE/4 of the SE/4 and the N/2 of the SE/4 of Section 3, Township 17 North, Range 14 East, Tulsa County, Oklahoma, being more particularly described as follows, to wit: Beginning at a point on the East line of said Section 3, 1300.00 feet North of the Southeast corner thereof, Thence North 0° 19' 38" West for 1348.60 feet to the Northeast corner of said N/2 of the SE/4, Thence South 89° 58' 55" West and along the North line of said N/2 of the SE/4 for 2638.57 feet to the Northwest corner thereof, Thence South 0° 22' 19" East and along the West line of said N/2 of the SW/4 for 1323.89 feet to the Southwest corner thereof, Thence North 89° 59' 28" East and along the South line of said N/2 of the SE/4 for 1318.77 feet to the Northwest corner of the SE/4 of the SE/4 of said Section 3, Thence South 0° 20' 59" East and along the West line of said SE/4 of the SE/4 for 20.00 feet, Thence Due East for 295.00 feet, Thence Due North for 75.00 feet, Thence North 32° 00' 00" East for 125.00 feet, Thence South 58° 00' 00" East for 300.00 feet, Thence South 75° 47' 07" East for 106.40 feet, Thence Due East for 600.00 feet to the point of beginning and containing 80.0488 Acres more or less,

be and the same is hereby changed from A-1 Classification to R-2 Classification.

SECTION 11. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

A tract of land situated in the E/2 of the SE/4 of Section 3, Township 17 North, Range 14 East, Tulsa County, Oklahoma, being more particularly described as follows, to wit: Beginning at a point on the East line of said Section 3, 1000.00 feet North of the Southeast corner thereof, Thence North 0° 19' 38" West and along the East line of said Section 3, for 300 feet, Thence Due West for 600 feet, Thence North 75° 47' 07" West for 106.40 feet, Thence North 58° 00' 00" West for 300.00 feet, Thence South 32° 00' 00" East for 125.00 feet, Thence Due South for 75.00 feet, Thence Due West for 145.00 feet, Thence Due South for 98.86 feet, Thence South 34° 09' 25" East for 181.55 feet, Thence South 0° 19' 38" East for 65.00 feet, Thence Due East for 150 feet, Thence North 32° 00' 00" East for 98.31 feet, Thence South 58° 00' 00" East for 50.00 feet, Thence South 74° 53' 52" East for 179.72 feet, Thence Due East for 650.00 feet to the point of beginning and containing 8.4580 Acres more or less,

be and the same is hereby changed from A-1 Classification to R-5 Classification.

SECTION 12. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

A tract of land situated in the SE/4 of the SE/4 of Section 3, Township 17 North, Range 14 East, Tulsa County, Oklahoma, being more particularly described as follows, to wit: Beginning at a point on the South line of said Section 3, 250 feet West of the Southeast corner, thereof, Thence Due West and along the South line of said Section 3 for 668.25 feet, Thence North 0° 19' 38" West for 270 feet, Thence Due East for 410 feet, Thence North 24° 02' 07" East for 662.43 feet, Thence North 0° 19' 38" West for 125 feet, Thence Due East for 235 feet to a point on the East line of said Section 3, Thence South 0° 19' 38" East for 750.00 feet, Thence Due West for 250 feet, Thence South 0° 19' 38" East for 250 feet to the point of beginning and containing 10.0925 Acres more or less,

be and the same is hereby changed from A-1 Classification to C-5 Classification.

SECTION 13. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

The West 250 feet of the South 250 feet of the SW/4 of the SW/4 of Section 2, and the East 250 feet of the South 250 feet of the SE/4 of the SE/4 of Section 3, all in Township 17 North, Range 14 East, Tulsa County, Oklahoma and containing 2.8696 Acres more or less,

be and the same is hereby changed from A-1 Classification to C-4 Classification.

SECTION 14. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

A tract of land situated in the SE/4 of the SE/4 of Section 3, Township 17 North, Range 14 East, Tulsa County, Oklahoma, being more particularly described as follows, to wit: Beginning at a point on the South line of said Section 3,

1068.26 feet West of the Southeast corner thereof, Thence Due West and along the South line of said Section 3 for 250 feet, Thence North 0° 20' 59" West and along the West line of said SE/4 of the SE/4 for 1304.10 feet, Thence Due East for 150 feet, Thence Due South for 98.86 feet, Thence South 34° 09' 26" East for 181.55 feet, Thence South 0° 19' 38" East for 1055.00 feet to the point of beginning and containing 7.0889 acres more or less,

be and the same is hereby changed from A-1 Classification to R-4 Classification.

SECTION 15. That the zoning classification of the following described real estate situated in Tulsa County, State of Oklahoma, to wit:

The West 720 feet of the South 1020 feet of the SW/4 of the SW/4 of Section 2, Township 17 North, Range 14 East, Tulsa County, Oklahoma, LESS the South 250 feet of the West 250 feet thereof, and containing 15.4247 Acres more or less,

be and the same is hereby changed from A-1 Classification to C-5 Classification.

SECTION 16. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

The East 150 feet of the West 970 feet of the South 1020 feet of the SW/4 of the SW/4 of Section 2, Township 17 North, Range 14 East, Tulsa County, Oklahoma and containing 3.5124 Acres more or less,

be and the same is hereby changed from A-1 Classification to R-4 Classification.

SECTION 17. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

All of the SW/4 of the SW/4 of Section 2, Township 17 North, Range 14 East, Tulsa County, Oklahoma, LESS the West 870 feet of the South 1020 feet thereof, and containing 19.7251 Acres more or less,

be and the same is hereby changed from A-1 Classification to R-2 Classification.

SECTION 18. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

Lots 1 and 2, Block 13, Fears Addition to the City of Broken Arrow, Oklahoma,

be and the same is hereby changed from R-3 Classification to C-4 Classification.

SECTION 19. That the zoning classification of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit:

The West 240 feet of the North 155 feet of the N/2 of the NW/4 of the SE/4 of Section 23, Township 18 North, Range

14 East, LESS the West 60 feet thereof for street purposes,
be and the same is hereby changed from A-1 Classification to C-5
Classification.

SECTION 20. That the zoning classification of the following
described real estate, situated in Tulsa County, State of Oklahoma,
to wit:

A tract of land beginning 888 feet North of the Southwest
corner of the E/2 of the SW/4 of the SW/4 of Section 5,
Township 18 North, Range 14 East, Tulsa County, Oklahoma,
Thence North 430 feet; thence East 275 feet; thence South
430 feet; thence West 275 feet to the point of beginning,

be and the same is hereby changed from R-1 Classification to C-4
Classification.

SECTION 21. That all ordinances or parts of ordinances in
conflict herewith be and the same are hereby repealed.

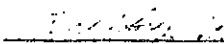
SECTION 22. That an emergency exists for the preservation of
the public health, peace and safety and by reason whereof, this
ordinance shall take effect from and after its passage and approval.

PASSED And the emergency clause ruled on separately and
approved this 20th day of January 1972.

TYPED this 20th day of January, 1972.


Mayor

ATTEST:


(Seal) City Clerk

APPROVED:

City Attorney