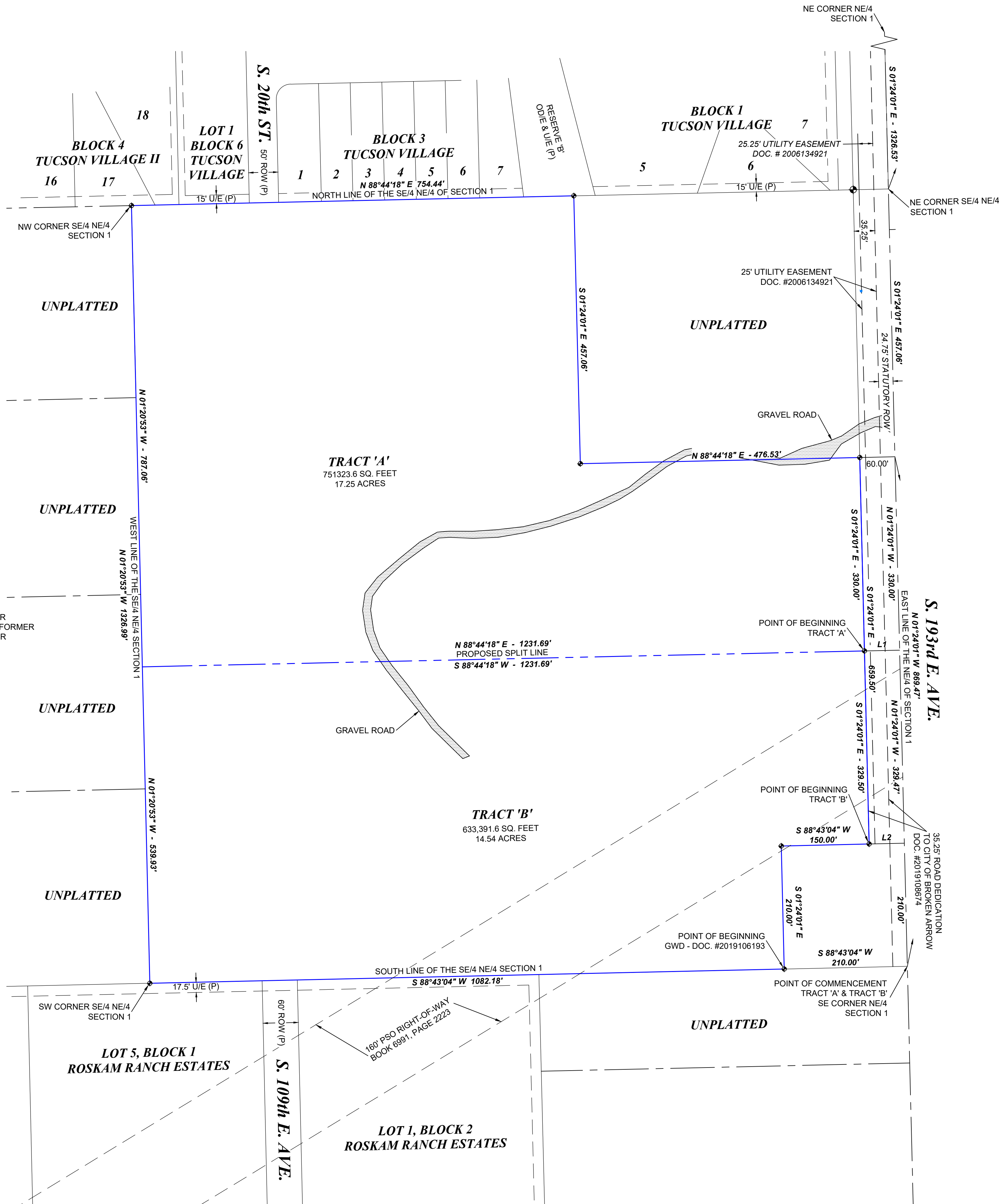
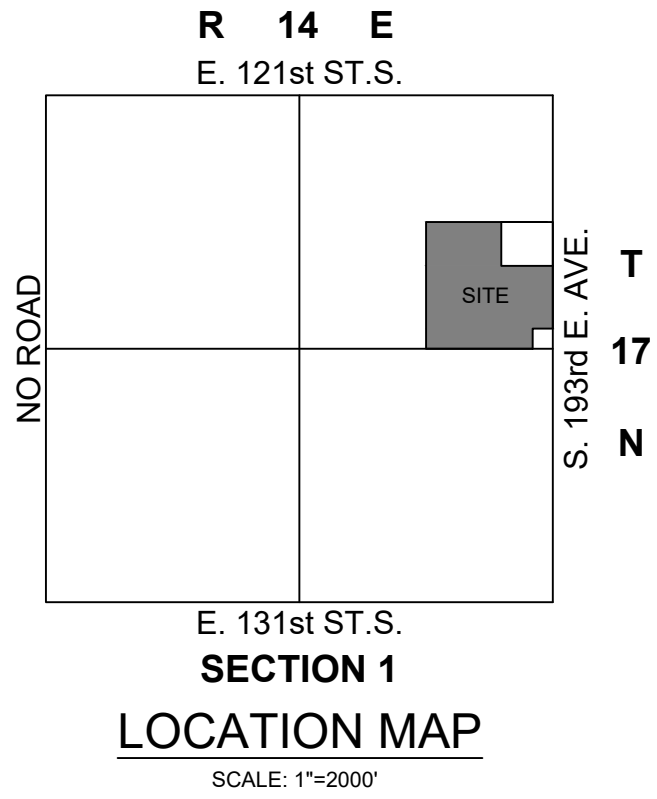
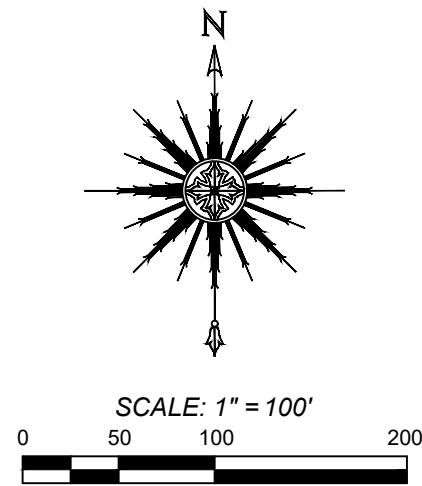


LEGEND

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
CMU = CONCRETE MASONRY UNIT
CO = CLEAN OUT
CPS = COX POWER SUPPLY
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
DGD = DOUBLE GRATE DROP INLET
DIP = DUCTILE IRON PIPE
EJB = ELECTRIC JUNCTION BOX
EM = ELECTRIC METER
EO = ELECTRIC OUTLET
EPED = ELECTRIC PEDESTAL
ET = ELECTRIC TRANSFORMER
FF = FINISH FLOOR
FG = FINISH GRADE
FH = FIRE HYDRANT
FOM = FIBER OPTIC MARKER
FOV = FIBER OPTIC VAULT
FP = FLAG POLE
FL = FLOWLINE
GLM = GAS LINE MARKER
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
I.P. = IRON PIN
(L) = PER LEGAL DESCRIPTION
LP = LIGHT POLE
(M) = MEASURED DATA
MA/E = MUTUAL ACCESS EASEMENT
MB = MAILBOX
MRK = UTILITY MARKER
MW = MONITORING WELL
(P) = PER PLAT
P/E = PIPELINE EASEMENT
PLF = PLASTIC FENCE
PLM = PIPELINE MARKER
PM = PARKING METER
PP = POWER POLE
PPD = POWER POLE W/ DROP SERVICE
PDDT = POWER POLE W/ DROP & TRANSFORMER
PDDLT = POWER POLE W/ DROP, LIGHT & TRANSFORMER
PPLT = 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 DRAIN
ROW = RIGHT-OF-WAY
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
TH = THRESHOLD
TP = TOP OF PAVEMENT
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
YL = YARD LIGHT
(Z) = ZONING
—C— = CENTERLINE
—X— = FENCE LINE
—OC— = OVERHEAD COMMUNICATION
—OE— = OVERHEAD ELECTRIC
—SS— = SANITARY SEWER
—ST— = STORM SEWER
—TOP/OF— = TOP/OF OF GROUND SLOPE
—UC— = UNDERGROUND COMMUNICATION
—UE— = UNDERGROUND ELECTRIC
—UG— = UNDERGROUND GAS
—UT— = UNDERGROUND TELEPHONE
—WL— = WATERLINE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 88°44'18\"	60.00'
L2	S 88°43'04\"	60.00'



LEGAL DESCRIPTION - GWD - DOC. #2019106193

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 1; THENCE SOUTH 88°43'04\" WEST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°43'04\" WEST ALONG SAID SOUTH LINE 1082.18 FEET TO THE SOUTHWEST CORNER OF THE SE/4 OF THE NE/4; THENCE NORTH 01°20'53\" WEST 1326.99 FEET TO THE NORTHWEST CORNER OF THE SE/4 OF THE NE/4; THENCE NORTH 88°44'18\" EAST ALONG THE NORTH LINE THEREOF A DISTANCE OF 754.44 FEET; THENCE SOUTH 01°24'01\" EAST 457.06 FEET; THENCE NORTH 88°44'18\" EAST 476.53 FEET; THENCE SOUTH 01°24'01\" EAST 659.50 FEET; THENCE SOUTH 88°43'04\" WEST 150 FEET; THENCE SOUTH 01°24'01\" EAST 210.00 FEET TO A POINT ON THE SOUTH LINE OF THE SE/4 OF THE NE/4 AND THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 1,384,715.1 SQ. FT. OR 31.79 ACRES.

LEGAL DESCRIPTION - TRACT 'A' - CREATED BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) 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 SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 1;
THENCE NORTH 01°24'01\" WEST ALONG THE EAST LINE THEREOF 539.47 FEET;
THENCE SOUTH 88°44'18\" WEST AND PARALLEL WITH THE NORTH LINE OF THE SE/4 NE/4 OF SAID SECTION 1 A DISTANCE OF 60.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 193rd EAST AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°44'18\" WEST 1231.69 FEET TO THE WEST LINE OF THE SE/4 NE/4 OF SAID SECTION 1;
THENCE NORTH 01°20'53\" WEST ALONG SAID WEST LINE 787.06 FEET TO THE NORTHWEST CORNER OF THE SE/4 SW/4 OF SAID SECTION 1;
THENCE NORTH 88°44'18\" EAST ALONG THE NORTH LINE THEREOF 754.44 FEET;
THENCE SOUTH 01°24'01\" EAST 457.06 FEET;
THENCE NORTH 88°44'18\" EAST 476.53 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 193rd EAST AVENUE;
THENCE SOUTH 01°24'01\" EAST ALONG SAID RIGHT-OF-WAY LINE 330.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 751,323.6 SQ. FEET OR 17.25 ACRES.
BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SEC.01, T17N, R14E AS NORTH 01°24'01\" WEST.

LEGAL DESCRIPTION - TRACT 'B' - CREATED BY THIS SURVEY

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE/4 NE/4) OF SECTION ONE (1), TOWNSHIP SEVENTEEN (17) 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 SOUTHEAST CORNER OF THE NE/4 OF SAID SECTION 1;
THENCE NORTH 01°24'01\" WEST ALONG THE EAST LINE THEREOF 210.00 FEET;
THENCE SOUTH 88°43'04\" WEST 60.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 193rd EAST AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°43'04\" WEST 150.00 FEET;
THENCE SOUTH 01°24'01\" EAST 210.00 FEET TO THE SOUTH LINE OF THE NE/4 OF SAID SECTION 1;
THENCE SOUTH 88°43'04\" WEST ALONG SAID SOUTH LINE 1082.18 FEET TO THE SOUTHWEST CORNER OF THE SE/4 NE/4 OF SAID SECTION 1;
THENCE NORTH 01°20'53\" WEST ALONG THE WEST LINE THEREOF 539.93 FEET;
THENCE NORTH 88°44'18\" EAST 1231.69 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 193rd EAST AVENUE;
THENCE SOUTH 01°24'01\" EAST ALONG SAID RIGHT-OF-WAY LINE 329.50 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 633,391.6 SQ. FEET OR 14.54 ACRES.
BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SEC.01, T17N, R14E AS NORTH 01°24'01\" WEST.

SURVEYOR'S NOTES

PREPARED FOR: MARK FLETCHER

PHYSICAL ADDRESS: 12414 S. 193rd E. AVE., BROKEN ARROW, TULSA COUNTY, OK 74014

BEARINGS ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) AS FIELD MEASUREMENTS AND ARE INTENDED TO BE RELATIVE TO DEED DESCRIPTION. MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.
SUBJECT PROPERTY IS ZONED A-1 (AGRICULTURE) PER TULSA AREA ZONING MAP.

SET 3/8\" IRON PIN W/ GREEN \"FRITZ CA5848\" CAP OR MAG NAIL W/ \"FRITZ CA5848\" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.

GROSS LAND AREA: 1,384,715.1 SQ. FEET OR 31.79 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, UNINCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0457M - SEPTEMBER 30, 2016, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: SEPTEMBER 9, 2025.

UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE. 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 EXHIBIT 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 16th DAY OF APRIL, 2026.



ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT

PART OF THE SE/4 NE/4 OF SEC.01, T17N, R14E

12414 S. 193rd E. AVE., BROKEN ARROW, TULSA COUNTY, OK 74014

SURVEY: DCH	DATE: 09.09.2025	PREPARED BY: FRITZ LAND SURVEYING, LLC 524 E. MAIN ST., JENKS, OK 74037 PH: 918-528-5121 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2026
DRAFT: RLL	DATE: 01.22.2026	
APPROVED: PLS	DATE: 04.16.2026	
REV: 04.16.2026	PROJECT NO.: 18368	

