

POINT OF COMMENCEMENT  
NW CORNER NE/4  
SECTION 33  
FOUND 1" I.P.

**N 88°34'37" E 13**

**E. 111th ST. S**

**N 88°34'37" E 1100.57'**  
**NORTH LINE OF THE NE**

NE CORNER NE/4  
SECTION 33  
FOUND 5/8" I.P.

POINT OF BEGINNING  
TRACT  
FOUND 3/8" I.P.  
"COLLINS" C

## *TRACT "A"*

43,571.2 SQ. FEET  
1.00 ACRES

*POINT OF BEGINNING  
TRACT*

1

## ***TRACT "B"***

79,279.2 SQ. FEET  
1.82 ACRES  
VACANT LAND

## WEST LINE OF THE E/2 NE/4

FOUND 3/8" I.P. W/  
"COLLINS" CAP

^ FOUND 3/8 I.P. W/  
"COLLINS" CAP

**R 14 E**  
(E. 111th ST.S.)  
WEST FLORENCE STREET

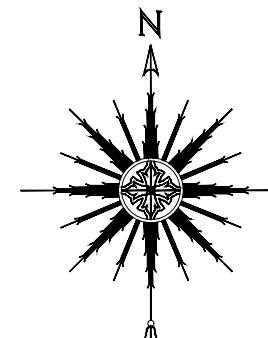
(S. 129th E. AVE.)  
SOUTH ONE AVENUE

(E. 121st ST. S.)  
WEST TUCSON STREET

## SECTION 33

# LOCATION MAP

SCALE: 1"=2000'



SCALE: 1" = 80'

## LOT LINE ADJUSTMENT

**PART OF THE NE/4 OF SEC.33, T18N, R14E  
13850 E. 111th ST. S., BROKEN ARROW, TULSA COUNTY, OK 74011**

SURVEY: MJL	DATE: 10.20.2021	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2022
DRAFT: RLL	DATE: 11.10.2021	
APPROVED: PLS	DATE: 11.15.2021	
SHEET 1 OF 2	PROJECT NO.: 21424	

## LEGAL DESCRIPTION - PARENT TRACT - AS PROVIDED - QCD DOC. #2021010819

THE WEST 220 FEET OF THE NORTH 596 FEET OF THE WEST 15 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) AND THE EAST 5 FEET OF THE NORTH 596 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF THE SECTION THIRTY THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE OF MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF,

LESS AND EXCEPT A 50.00 FOOT RIGHT OF WAY TRACT DEEDED TO THE CITY OF BROKEN ARROW, OKLAHOMA AS DESCRIBED AND FILED IN DOCUMENT #2018093931, TULSA COUNTY DEED RECORDS, TULSA COUNTY, OKLAHOMA.

### LEGAL DESCRIPTION - TRACT "A"

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) AND THE EAST FIVE (5) FEET OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE OF MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE/4 OF SAID SECTION 33;

THENCE NORTH 88°34'37" EAST ALONG THE NORTH LINE THEREOF 1315.57 FEET;

THENCE SOUTH 01°16'33" EAST A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 111th STREET SOUTH AND THE POINT OF BEGINNING;

THENCE NORTH 88°34'37" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 225.00 FEET;

THENCE SOUTH 01°16'33" EAST 193.65 FEET;

THENCE SOUTH 88°34'37" WEST 225.00 FEET;

THENCE NORTH 01°16'33" WEST A DISTANCE OF 193.65 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 43,571.2 SQ. FEET OR 1.00 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE NORTH LINE OF THE NE/4 OF SECTION 33, T18N, R14E AS NORTH 88°34'37" EAST.

### LEGAL DESCRIPTION - TRACT "B"

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2 NE/4) AND THE EAST FIVE (5) FEET OF THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE OF MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE/4 OF SAID SECTION 33;

THENCE NORTH 88°34'37" EAST ALONG THE NORTH LINE THEREOF 1315.57 FEET;

THENCE SOUTH 01°16'33" EAST A DISTANCE OF 243.65 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°34'37" EAST 225.00 FEET;

THENCE SOUTH 01°16'33" EAST 352.35 FEET;

THENCE SOUTH 88°34'37" WEST 225.00 FEET;

THENCE NORTH 01°16'33" WEST 352.35 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 79,279.2 SQ. FEET OR 1.82 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE NORTH LINE OF THE NE/4 OF SECTION 33, T18N, R14E AS NORTH 88°34'37" EAST.

### SURVEYOR'S NOTES

PREPARED FOR: BRIAN D. WIGGS

PHYSICAL ADDRESS: 13850 E. 111th ST. S., BROKEN ARROW, TULSA COUNTY, OK 74011

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

PER A PROVIDED MORTGAGE INSPECTION DATED 09/28/2011, THERE ARE NO ADDITIONAL EASEMENTS OR RIGHTS OF WAY TO SHOW. EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

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

GROSS LAND AREA - PARENT TRACT: 122,850.4 SQ. FEET OR 2.82 ACRES.

GROSS LAND AREA - TRACT "A": 43,571.2 SQ. FEET OR 1.00 ACRES.

GROSS LAND AREA - TRACT "B": 79,279.2 SQ. FEET OR 1.82 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BROKEN ARROW, OKLAHOMA, COMMUNITY PANEL NO. 40143C0389L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: OCTOBER 20, 2021.

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

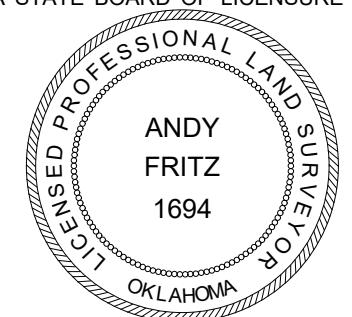


### CERTIFICATE OF SURVEY

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS 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 15th DAY OF NOVEMBER, 2021.

ANDY FRITZ, PLS  
OK LIC. 1694  
CA #5848



## LOT LINE ADJUSTMENT

### PART OF THE NE/4 OF SEC.33, T18N, R14E

13850 E. 111th ST. S., BROKEN ARROW, TULSA COUNTY, OK 74011

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