

PARENT TRACT LEGAL DESCRIPTION - TRACT "A" AS PROVIDED - DOC. #20120911196

TO BE SPLIT AND COMBINED WITH ADJACENT TRACTS

THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 W/2 E/2 SW/4 NE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. SURVEY THEREOF.

EXISTING LEGAL DESCRIPTION - TRACT "B" AS PROVIDED QCD BK. 6444, PG. 1845

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (E/2 SW/4 NE/4) OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 825 FEET EAST AND 573.9 FEET NORTH OF THE SOUTHWEST CORNER OF THE NE/4 OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 14 EAST; THENCE EAST 237.5 FEET; THENCE NORTH 526.1 FEET; THENCE WEST 237.5 FEET; THENCE SOUTH 526.1 FEET TO THE POINT OF BEGINNING, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO U.S. GOVERNMENT SURVEY THEREOF.

NOTE: AMONG OTHER LANDS THAT ARE NOT A PART OF THIS SURVEY.

EXISTING LEGAL DESCRIPTION - TRACT "C" AS PROVIDED - GWD DOC. #2009101641

A TRACT OF LAND BEGINNING 825 FEET EAST AND 460 FEET NORTH OF THE SW CORNER OF THE NE/4 OF SECTION 33 - T18N - R14E, TULSA COUNTY, OKLAHOMA, THENCE EAST 237.5 FEET; THENCE NORTH 113.9 FEET; THENCE WEST 237.5 FEET; THENCE SOUTH 113.9 FEET TO POINT OF BEGINNING. CONTAINING .62 ACRES, MORE OR LESS.

EXISTING LEGAL DESCRIPTION - TRACT "D" AS PROVIDED

QCD DOC. #2020078427 - ABBREVIATED DESCRIPTION - PRIOR DEED LEGAL DESCRIPTION SHOWN BELOW FOR CLARITY AND SHOULD BE USED TO MOVE FORWARD

DOC. #2019046615

A PIECE OR PARCEL OF LAND SITUATED IN BOTH THE SOUTHWEST QUARTER (SW/4) AND THE SOUTHEAST (SE/4) OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 14 EAST, I.M., TULSA COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BAIS OF BEARING FOR THIS DESCRIPTION IN THE NORTH LINE OF SAID SE/4, ASSUMED TO BEAR N 88°35'45" E: COMMENCING AT THE NORTHWEST CORNER OF SAID SW/4; THENCE N 88°35'45" E ALONG THE NORTH LINE OF SAID SW/4 A DISTANCE OF 2174.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 88°35'45" E ALONG SAID NORTH LINE A DISTANCE OF 1792.37 FEET TO THE NORTHEAST CORNER OF THE WEST HALF (W/2) OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION; THENCE S 01°17'00" E ALONG THE EAST LINE OF SAID W/2 SE/4 A DISTANCE OF 803.94 FEET; THENCE S 88°33'10" W A DISTANCE OF 18.87 FEET; THENCE N 78°15'28" W A DISTANCE OF 369.25 FEET; THENCE N 72°23'33" W A DISTANCE OF 99.66 FEET; THENCE N 69°01'50" W A DISTANCE OF 233.95 FEET; THENCE N 63°33'22" W A DISTANCE OF 232.33 FEET; THENCE N 63°22'10" W A DISTANCE OF 470.32 FEET; THENCE N 63°30'24" W A DISTANCE OF 547.93 FEET TO THE POINT OF BEGINNING. CONTAINING 810,345 SQUARE FEET OR 18.60 ACRES MORE OR LESS.

SPLIT LEGAL DESCRIPTION - TRACT "A" NORTH

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF 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 U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 33; THENCE NORTH 88°35'57" EAST ALONG THE SOUTH LINE THEREOF 660.93 FEET; THENCE NORTH 01°15'43" WEST A DISTANCE OF 573.90 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°15'43" WEST A DISTANCE OF 749.72 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE NE/4 OF SAID SECTION 33; THENCE NORTH 88°35'17" EAST ALONG SAID NORTH LINE A DISTANCE OF 165.15 FEET; THENCE SOUTH 01°15'55" EAST 749.76 FEET; THENCE SOUTH 88°35'57" WEST A DISTANCE OF 165.20 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 123,838.0 SQ. FEET OR 2.84 ACRES.

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

SPLIT LEGAL DESCRIPTION - TRACT "A" SOUTH

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF 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 U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 33; THENCE NORTH 88°35'57" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 660.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°15'43" WEST 573.90 FEET; THENCE NORTH 88°35'57" EAST AND PARALLEL WITH THE SOUTH LINE OF THE NE/4 OF SAID SECTION 33 A DISTANCE OF 165.20 FEET; THENCE SOUTH 01°15'55" EAST A DISTANCE OF 573.90 FEET TO THE SOUTH LINE OF THE NE/4 OF SAID SECTION 33; THENCE SOUTH 88°35'57" WEST ALONG SAID SOUTH LINE A DISTANCE OF 165.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 94,817.3 SQ. FEET OR 2.18 ACRES.

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

NEW LEGAL DESCRIPTION - COMBO TRACT "A" NORTH & TRACT "B" (POPE)

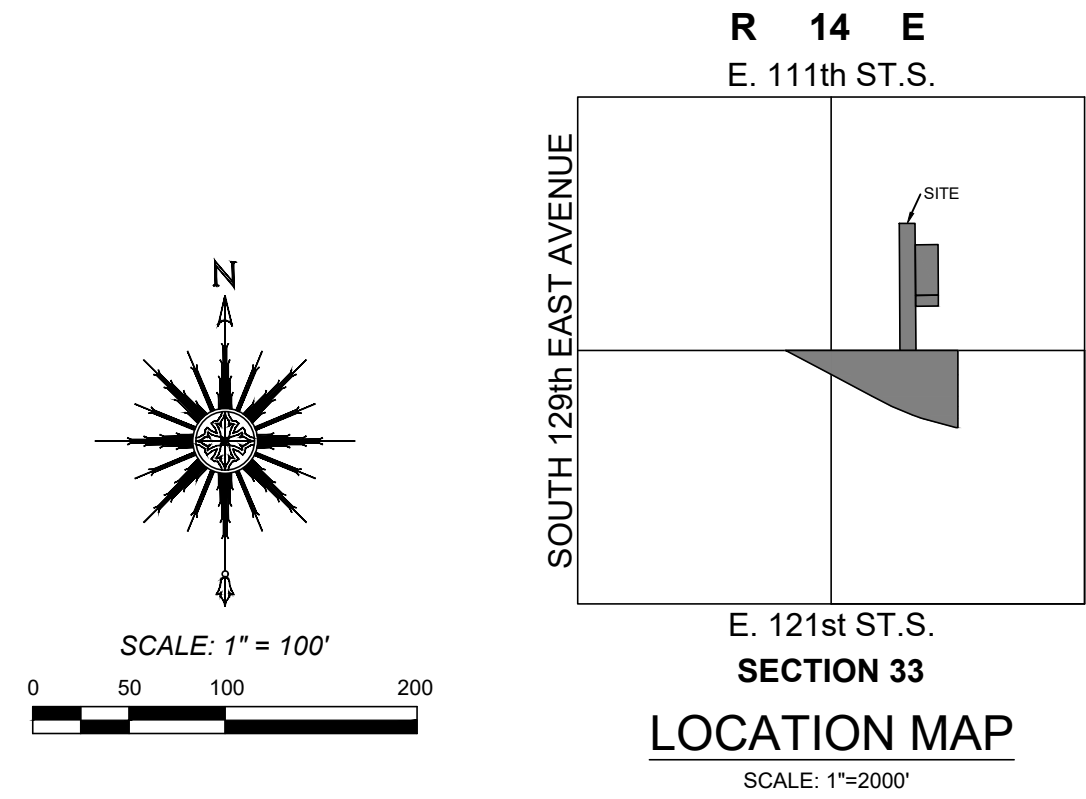
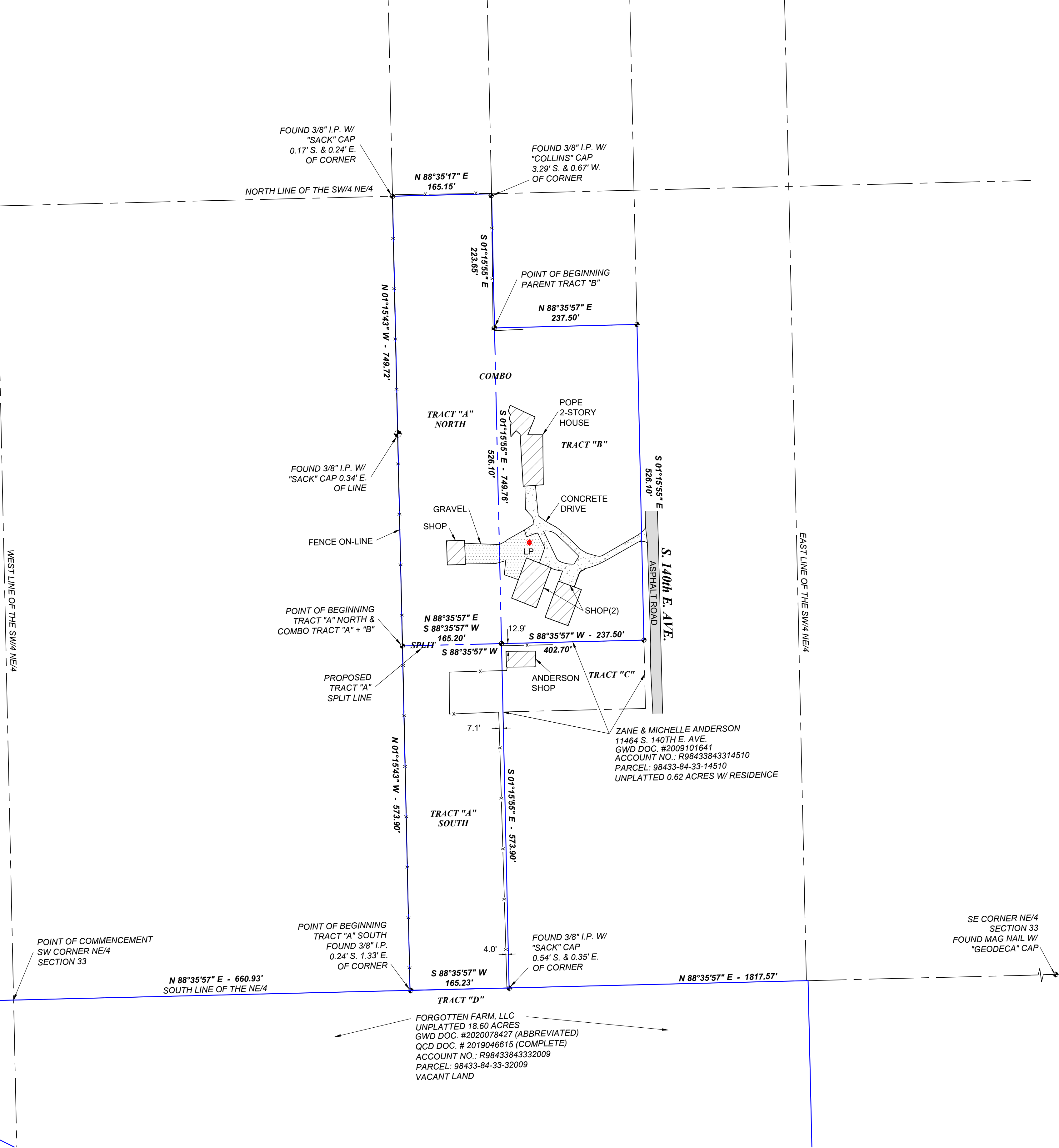
A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 33; THENCE NORTH 88°35'57" EAST ALONG THE SOUTH LINE THEREOF 660.93 FEET; THENCE NORTH 01°15'43" WEST A DISTANCE OF 573.90 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°15'43" WEST A DISTANCE OF 749.72 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE NE/4 OF SAID SECTION 33; THENCE NORTH 88°35'17" EAST ALONG SAID NORTH LINE A DISTANCE OF 165.15 FEET; THENCE SOUTH 01°15'55" EAST 223.65 FEET; THENCE NORTH 88°35'57" EAST A DISTANCE OF 237.50 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH 140th EAST AVENUE; THENCE SOUTH 01°15'55" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 526.10 FEET; THENCE SOUTH 88°35'57" WEST A DISTANCE OF 402.70 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 248,786.7 SQ. FEET OR 5.71 ACRES.

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



LEGEND  
LP = LIGHT POLE

SURVEYOR'S NOTES

PREPARED FOR: JAY POPE

PHYSICAL ADDRESS: 111402 S. 140th E. AVE., BROKEN ARROW, TULSA COUNTY, OK 74011

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

EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

REFER TO CURRENT ZONING FOR NEW CONSTRUCTION GUIDELINES.

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.

PARENT TRACT "A" GROSS LAND AREA: 218,655.2 SQ. FEET OR 5.02 ACRES.

PARENT TRACT "B" GROSS LAND AREA: 124,948.7 SQ. FEET OR 2.87 ACRES.

PARENT TRACT "C" GROSS LAND AREA: 27,051.2 SQ. FEET OR 0.62 ACRES.

PARENT TRACT "D" GROSS LAND AREA: 18.60 ACRES.

SPLIT TRACT "A" NORTH GROSS LAND AREA: 123,838.0 SQ. FEET OR 2.84 ACRES.

SPLIT TRACT "A" SOUTH GROSS LAND AREA: 94,817.3 SQ. FEET OR 2.18 ACRES.

COMBINED TRACTS "A NORTH & B" GROSS LAND AREA: 248,786.7 SQ. FEET OR 5.71 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BROKEN ARROW, OKLAHOMA, COMMUNITY PANEL NO. 40143C0452L - 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: MAY 5, 2023.

ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!  
UNDERGROUND UTILITIES SHOWN HEREON WERE DERIVED FROM OBSERVABLE FIELD EVIDENCE.

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 3rd DAY OF AUGUST, 2023.

ANDY FRITZ, PLS  
OK LIC. 1694  
CA #5848



LOT LINE ADJUSTMENT

PART OF THE NE/4 OF SEC.33, T18N, R14E  
11402 E. 140th E. AVE, BROKEN ARROW, TULSA COUNTY, OKLAHOMA 74011

SURVEY: MJL	DATE: 06.13.2023	PREPARED BY: FRITZ LAND SURVEYING, LLC
DRAFT: RLL	DATE: 08.03.2023	2017 W. 91ST STREET, TULSA, OK 74132
APPROVED: PLS	DATE: 08.03.2023	PH: 918-528-5121
REV:	PROJECT NO.: 23184	FRITZLANDSURVEYING@GMAIL.COM
		C.A. # 5848 EXPIRES: 6-30-2024

