

SCALE: 1" = 200' 0 100 200 400

A scale bar and north arrow. The scale bar is marked at 0, 100, 200, and 400. The north arrow is a black arrow pointing upwards.

R 14 E

E. 121st ST. S.

S. 177th E. AVE.

SITE

S. 193rd E. AVE.

E. 131st ST. S.

T 17 N

## **SURVEYOR'S STATEMENT**

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 EXISTING CONDITIONS AND THAT THE LEGAL DESCRIPTIONS CREATED BY THIS EXHIBIT AND SHOWN HEREON WERE WRITTEN IN ACCORD WITH EXISTING RECORDS AND DO MATHEMATICALLY CLOSE. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 S1. T17N. R14E AS S 01°24'01" E.

*WITNESS MY HAND AND SEAL THIS 9th DAY OF OCTOBER, 2019.*

ANDY FRITZ, PI  
OK LIC. 1694  
CA #5848

## LOT SPLIT EXHIBIT

PART OF SE/4 NE/4 SEC.1, T17N, R14E  
BROKEN ARROW, TULSA COUNTY, OKLAHOMA

DRAWN: RLL	DATE: 10.08.19	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2020
APPROVED: PLS	DATE: 10.09.19	
SCALE: 1"=200'	SHEET 1 OF 3	
PROJECT NO.: 18368		

#### PARENT TRACT LEGAL DESCRIPTION

##### AS PROVIDED GWD DOC#2018083320

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 UNITED STATES GOVERNMENT SURVEY THEREOF.

LESS

THE SOUTH TWO HUNDRED TEN (210) FEET OF THE EAST TWO HUNDRED TEN (210) FEET 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 UNITED STATES GOVERNMENT SURVEY THEREOF.

#### LEGAL DESCRIPTION - TRACT "A" AFTER ROW DED. - 5.00 ACRES

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 NORTH 01°24'01" WEST ALONG THE EAST LINE THEREOF 869.47 FEET; THENCE SOUTH 88°44'18" WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°44'18" WEST 476.53 FEET; THENCE NORTH 01°24'01" WEST 457.06 FEET TO A POINT ON THE NORTH LINE OF THE SE/4 OF THE NE/4; THENCE NORTH 88°44'18" EAST ALONG SAID NORTH LINE A DISTANCE OF 476.53 FEET; THENCE SOUTH 01°24'01" EAST 457.06 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 217,800.0 SQ. FT. OR 5.00 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SECTION 1 AS SOUTH 01°24'01" EAST.

#### LEGAL DESCRIPTION - TRACT "B" AFTER ROW DED. - 31.79 ACRES

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 150.00 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. BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SECTION 1 AS SOUTH 01°24'01" EAST.

#### LEGAL DESCRIPTION - PROPOSED 35.25' RIGHT-OF-WAY DEDICATION

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 NORTH 01°24'01" WEST ALONG THE EAST LINE THEREOF 210.00 FEET; THENCE SOUTH 88°43'04" WEST A DISTANCE OF 24.75 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°43'04" WEST 35.25 FEET; THENCE NORTH 01°24'01" WEST 1116.55 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4 OF THE NE/4; THENCE NORTH 88°44'18" EAST 35.25 FEET; THENCE SOUTH 01°24'01" EAST A DISTANCE OF 1116.54 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 39,358.2 SQ. FT. OR 0.90 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SECTION 1 AS SOUTH 01°24'01" EAST.

#### LEGAL DESCRIPTION - PROPOSED 17.50' UTILITY EASEMENT

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 NORTH 01°24'01" WEST ALONG THE EAST LINE THEREOF 210.00 FEET; THENCE SOUTH 88°43'04" WEST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°43'04" WEST 17.50 FEET; THENCE NORTH 01°24'01" WEST 1116.56 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4 OF THE NE/4; THENCE NORTH 88°44'18" EAST 17.50 FEET; THENCE SOUTH 01°24'01" EAST 1116.55 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS AN AREA OF 19,539.68 SQ. FT. OR 0.45 ACRES.

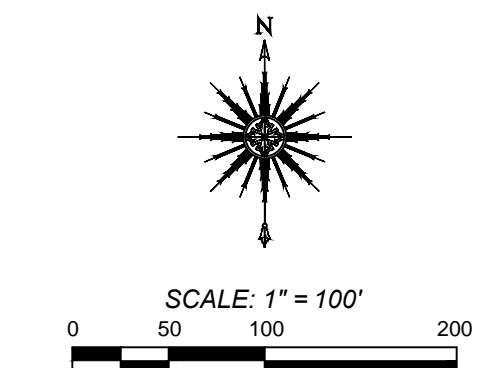
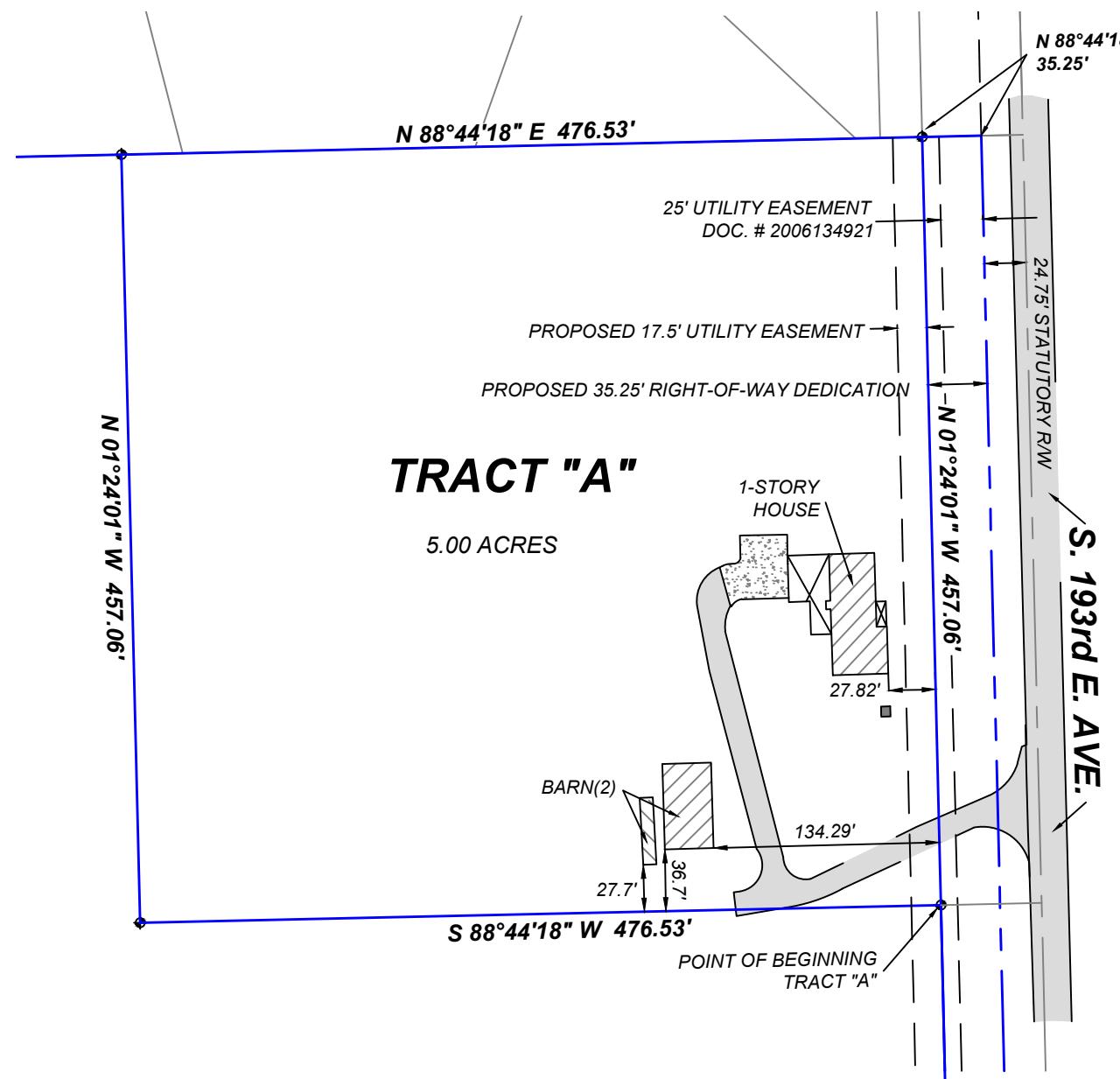
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF THE NE/4 OF SECTION 1 AS SOUTH 01°24'01" EAST.

## LOT SPLIT EXHIBIT

PART OF SE/4 NE/4 SEC.1, T17N, R14E  
BROKEN ARROW, TULSA COUNTY, OKLAHOMA

DRAWN: RLL	DATE: 10.08.19	PREPARED BY: FRITZ LAND SURVEYING, LLC 2019 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2020
APPROVED: PLS	DATE: 10.09.19	
SCALE: 1"=1"	SHEET 2 OF 3	
PROJECT NO.: 18368		





## LOT SPLIT EXHIBIT

PART OF SE/4 NE/4 SEC.1, T17N, R14E  
BROKEN ARROW, TULSA COUNTY, OKLAHOMA

DRAWN: RLL	DATE: 10.08.19	PREPARED BY: FRITZ LAND SURVEYING, LLC 2019 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2020
APPROVED: PLS	DATE: 10.09.19	
SCALE: 1"=100'	SHEET 3 OF 3	
PROJECT NO.: 18368		