

1/2 Bricktown West Ext. Lot Split

Parent Tract

Legal Description:

A PART OF LOT ONE (1), BLOCK TWO (2), BRICKTOWN WEST EXTENDED, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO.5907).

LESS AND EXCEPT:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, BRICKTOWN WEST EXTENDED (PLAT NO. 5907); THENCE S 43 DEG. 14'26" E ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 131.89 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF SAID LOT 1; SAID POINT ALSO BEING AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET; A CENTRAL ANGLE OF 48 DEG. 32'15", A CHORD BEARING OF S 65 DEG. 03'48" W, AND A CHORD DISTANCE OF 164.41 FEET; THENCE ALONG SAID SOUTHERLY LOT LINE AND SAID CURVE SOUTHWESTERLY AN ARC DISTANCE OF 169.43 FEET; THENCE N 00 DEG. 40'05" W DEPARTING SAID SOUTHERLY LINE A DISTANCE OF 122.39 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 57 DEG. 21'30", A CHORD BEARING OF N 57 DEG. 50'14" W AND A CHORD DISTANCE OF 79.66 FEET; THENCE ALONG SAID CURVE NORTHWESTERLY AN ARC DISTANCE OF 83.09 FEET; THENCE N 29 DEG. 09'29" W A DISTANCE OF 43.31 FEET; THENCE N 60 DEG. 50'31" E A DISTANCE OF 15.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1; THENCE ALONG SAID NORTHERLY LINE, S 29 DEG. 09'29" E A DISTANCE OF 43.31 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 68.00 FEET, A CENTRAL ANGLE OF 114 DEG. 59'03", A CHORD BEARING OF S 86 DEG. 39'01" E AND A CHORD DISTANCE OF 114.69 FEET; THENCE ALONG SAID CURVE AND SAID NORTHERLY LINE OF LOT 1 EASTERLY AN ARC DISTANCE OF 136.47 FEET TO THE POINT OF BEGINNING;