

**BRICKTOWN WEST EXTENDED**

**NE Corner of Olive (129<sup>th</sup> East Avenue) and Kenosha (71<sup>st</sup> Street)**

**Planned Unit Development No. 161  
Text**

APPROVED	<u>BT [Signature]</u>
DATE	<u>April 12, 2005</u>
BROKEN ARROW PLANNING DEPT.	

**April 12, 2005  
Revision May 23, 2005**

## TABLE OF CONTENTS

### Exhibits

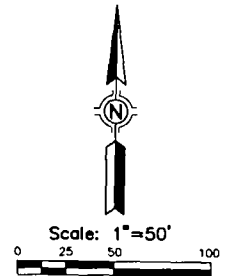
Exhibit "A" Conceptual Site Plan  
Exhibit "A-1" Revised Conceptual Site Plan  
Exhibit "B" Topography  
Exhibit "C" Zoning Map  
Exhibit "D" Bricktown West

	<u>Page</u>
I. Development Concept	1
II. Development Standards - Retail	2
III. Landscaping	3
IV. Trash Receptacles	3
V. Fencing	4
VI. Reserve Areas A	4
VII. Access and Circulation	4
VIII. Transfer of Allocated Floor Area	4
IX. Site Plan Review	4
X. Platting Requirement	5
XI. Expected Schedule of Development	5
XII. Legal Descriptions	5
Exhibit "E" Legal Description of PUD No. 161	
Exhibit "F" Legal Description of Part of PUD No. 143	

# Conceptual Site Plan Exhibit 'A'

## Bricktown West Extended

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA  
BEING A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION FOUR (4), TOWNSHIP 18 NORTH,  
RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN

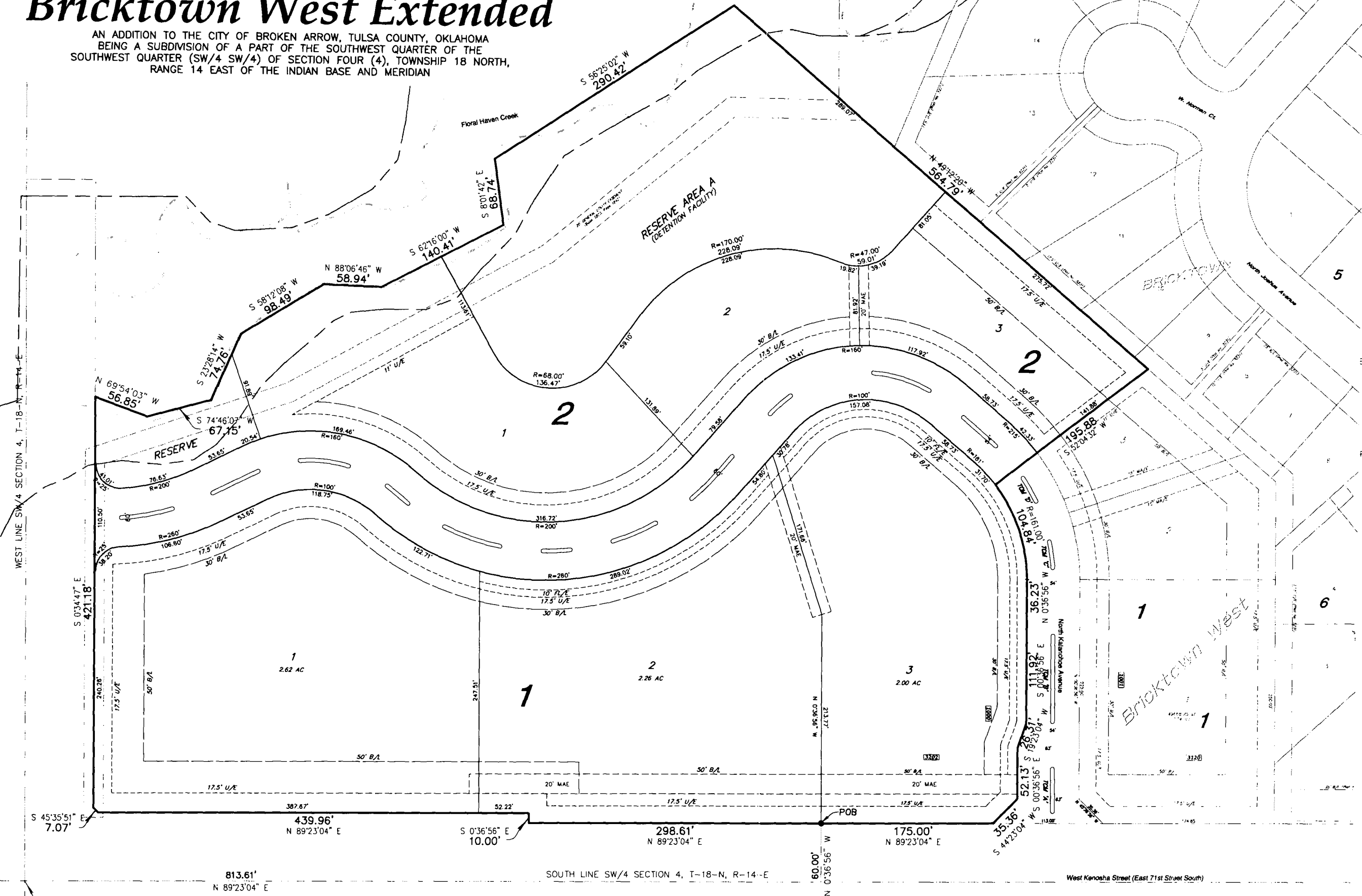


- Legend**
- B/L — BUILDING LINE
  - U/E — UTILITY EASEMENT
  - FL/E — FENCE & LANDSCAPE EASEMENT
  - MAE — MUTUAL ACCESS EASEMENT
  - R/W — RIGHT OF WAY
  - LNA — LIMITS OF NO ACCESS
  - POB — POINT OF BEGINNING
  - TCM — TRAFFIC CONTROL MEDIAN

**Owner/Developer**  
SELECT PROPERTY DEVELOPMENT, L.L.C.  
9708 EAST 55th PLACE  
TULSA, OKLAHOMA 74146  
(918) 663-6300  
MANAGER: MR. DARRELL G. JENKINS

**Engineer/Surveyor**  
HALL, ROSENBAUM, ALMON &  
ASSOCIATES, INC.  
1913 WEST TACOMA, SUITE-C  
BROKEN ARROW, OKLAHOMA 74012-1472  
PHONE: (918) 258-3737  
FAX: (918) 258-2554  
C.A.#3643 EXPIRES JUNE 30, 2005

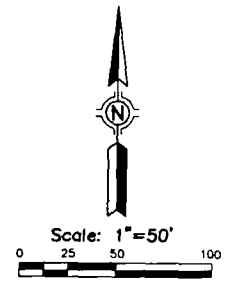
**Note:**  
A PORTION OF LOT 3 WAS PREVIOUSLY  
PLATTED AS LOT 1 BLOCK 2 BRICKTOWN  
WEST. IT IS INTENDED TO BE VACATED  
AND REPLATTED.



# Conceptual Site Plan Exhibit 'A-1'

## Bricktown West Extended

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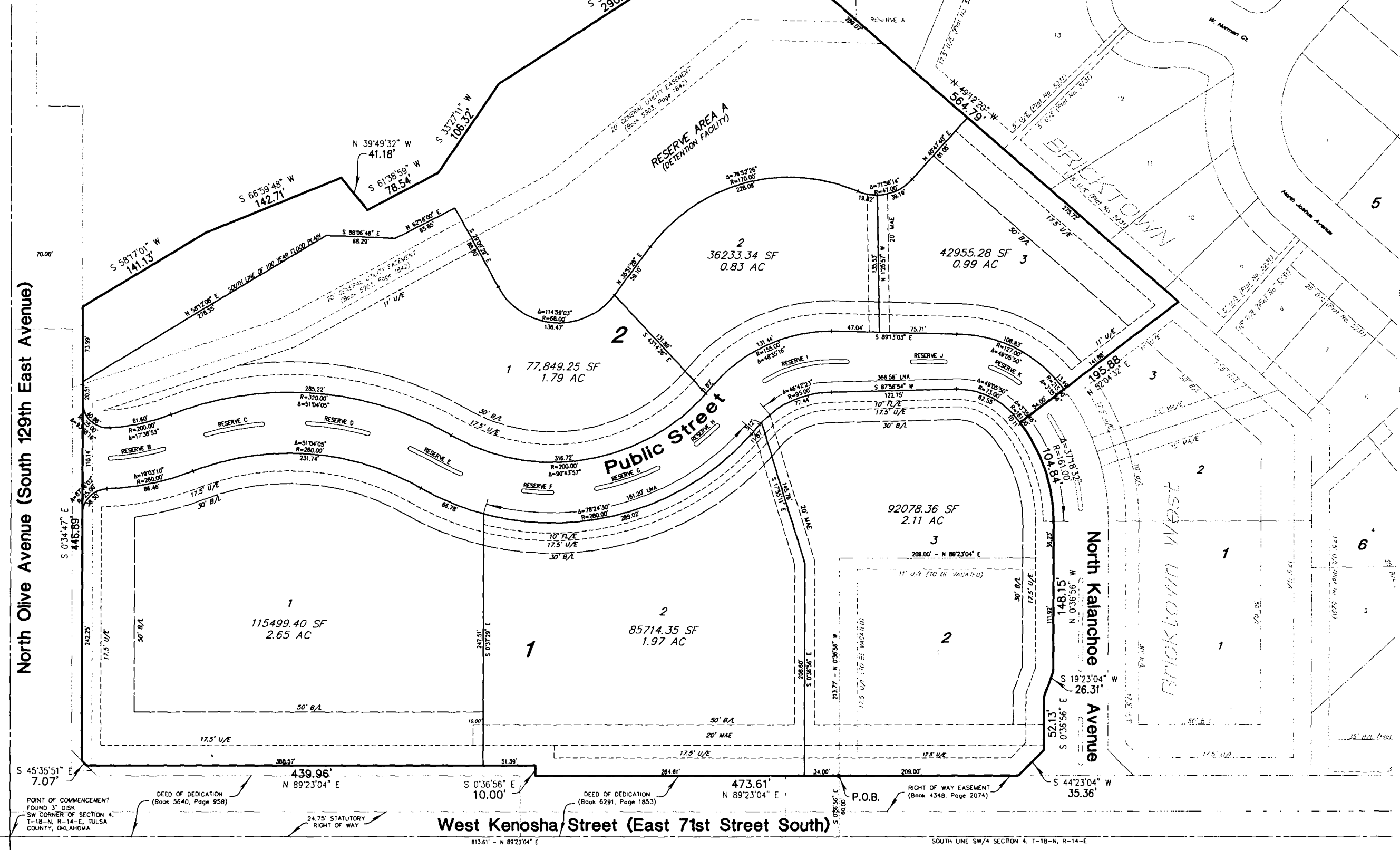


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POINT OF COMMENCEMENT  
FOUND 3" DISK  
SW CORNER OF SECTION 4,  
T-18-N, R-14-E, TULSA  
COUNTY, OKLAHOMA

DEED OF DEDICATION  
(Book 5640, Page 958)

24.75' STATUTORY  
RIGHT OF WAY

DEED OF DEDICATION  
(Book 6291, Page 1853)

RIGHT OF WAY EASEMENT  
(Book 4348, Page 2074)

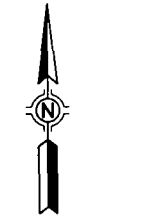
**West Kenosha Street (East 71st Street South)**

SOUTH LINE SW/4 SECTION 4, T-18-N, R-14-E

# Topography Exhibit 'B'

## Bricktown West Extended

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA  
BEING A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION FOUR (4), TOWNSHIP 18 NORTH,  
RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN



Scale: 1"=50'  
0 25 50 100

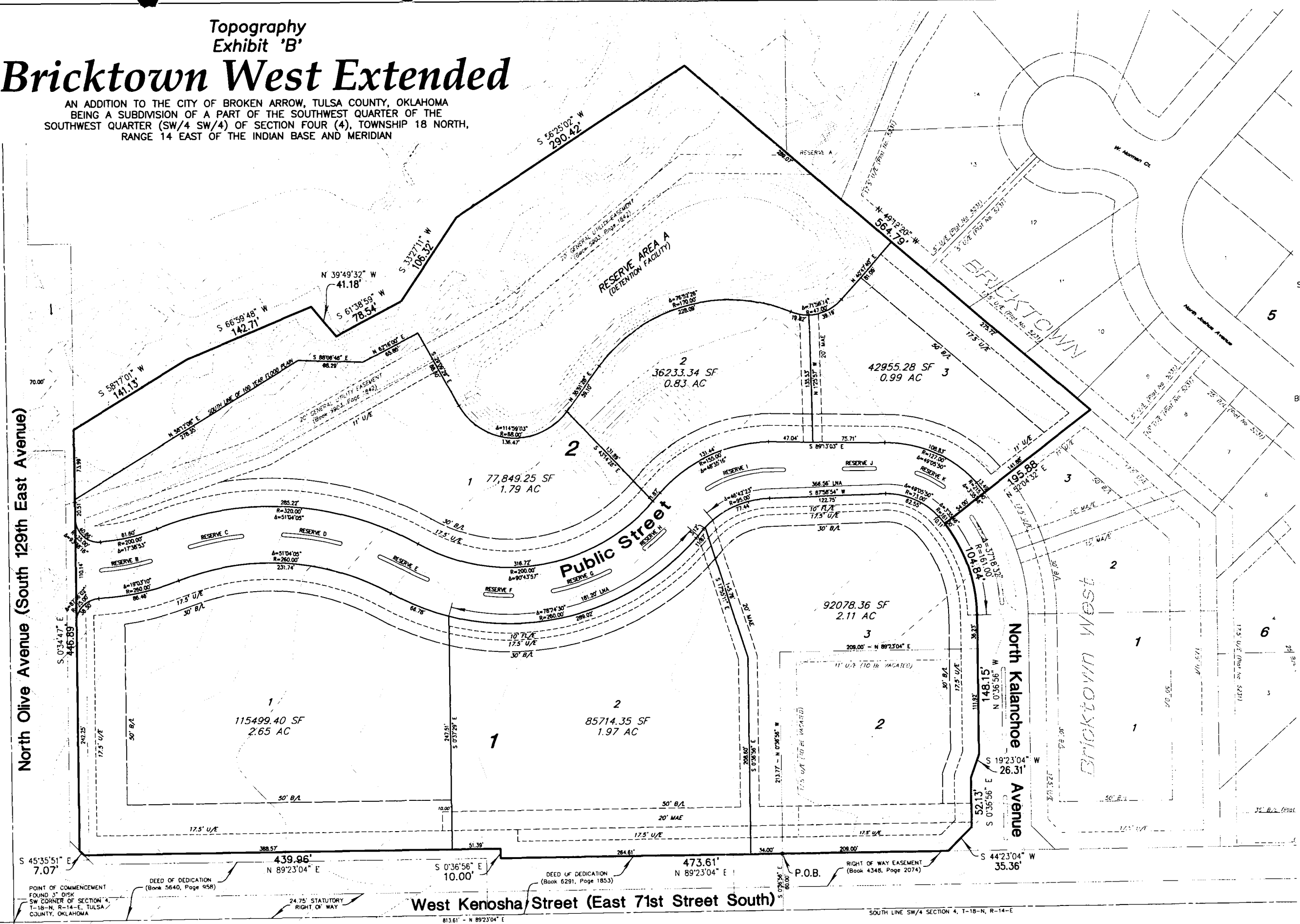
### Legend

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**Owner/Developer**  
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(918) 663-6300  
MANAGER: MR. DARRELL G. JENKINS

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PHONE: (918) 258-3737  
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C.A.#3643 EXPIRES JUNE 30, 2005

North Olive Avenue (South 129th East Avenue)



POINT OF COMMENCEMENT  
FOUND 3" DISK  
SW CORNER OF SECTION 4,  
T-18-N, R-14-E, TULSA  
COUNTY, OKLAHOMA

DEED OF DEDICATION  
(Book 5640, Page 95R)

DEED OF DEDICATION  
(Book 6291, Page 1853)

RIGHT OF WAY EASEMENT  
(Book 4348, Page 2074)

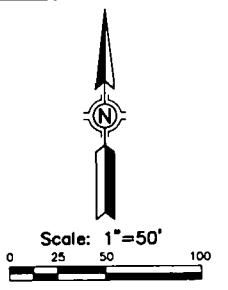
West Kenosha Street (East 71st Street South)

SOUTH LINE SW/4 SECTION 4, T-18-N, R-14-E

Zoning Map  
Exhibit 'C'

# Bricktown West Extended

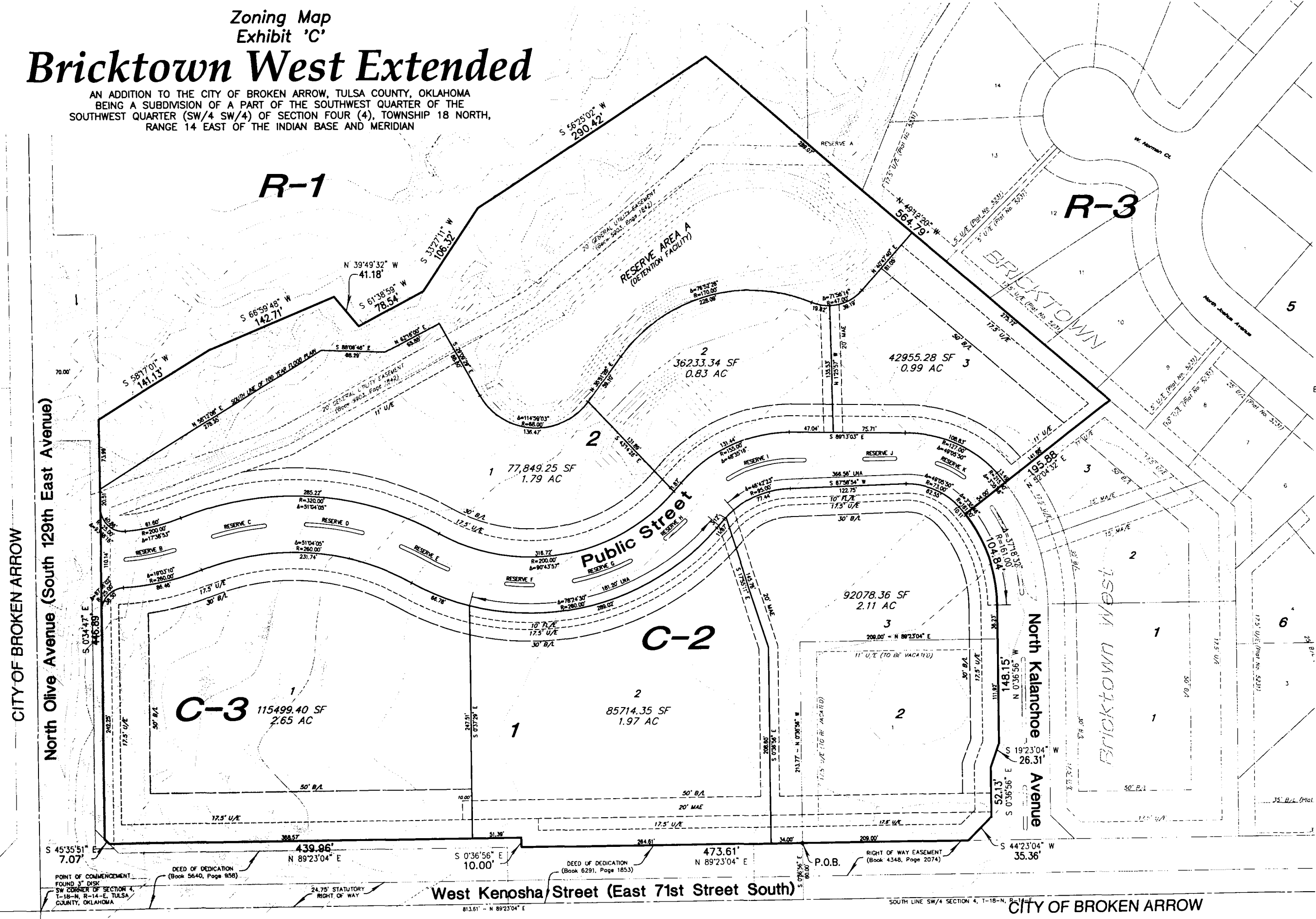
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DEED OF DEDICATION  
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24.75' STATUTORY  
RIGHT OF WAY

DEED OF DEDICATION  
(Book 6291, Page 1853)

P.O.B.

RIGHT OF WAY EASEMENT  
(Book 4348, Page 2074)

West Kenosha Street (East 71st Street South)

CITY OF BROKEN ARROW

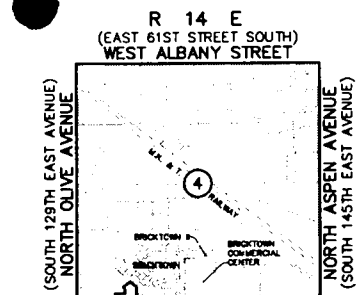
PLAT No.

Bricktown West  
Exhibit 'D'

# Bricktown West

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BEING A SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION FOUR (4), TOWNSHIP 18 NORTH,  
RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN

Note:  
LOT 1 BLOCK 2 BRICKTOWN WEST. IT IS  
INTENDED TO BE VACATED AND  
REPLATTED AS LOT 3 BLOCK 1  
BRICKTOWN WEST EXTENDED.



PROJECT LOCATION  
WEST KENOSHA STREET  
(EAST 71ST STREET SOUTH)

Location Map  
SCALE: 1"=2000'  
Subdivision Contains Four (4) Lots  
in Two (2) Blocks  
151,207.30 SF / 3.47 Acres

**Owner/Developer**  
SELECT PROPERTY DEVELOPMENT, L.L.C.  
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(918) 663-6300  
MANAGER: MR. DARRELL G. JENKINS

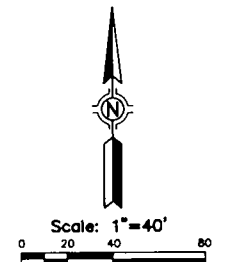
**Engineer/Surveyor**  
HALL, ROSENBAUM & ASSOCIATES, LLC  
1913 WEST TACOMA, SUITE-C  
BROKEN ARROW, OKLAHOMA 74012-1472  
PHONE: (918) 258-3737  
FAX: (918) 258-2554  
C.A.#3643 EXPIRES JUNE 30, 2005

**Basis of Bearing**  
PLATTED BEARING OF S 89°23'04" W  
ALONG THE SOUTH LINE OF "BRICKTOWN"  
AN ADDITION TO THE CITY OF BROKEN  
ARROW, TULSA COUNTY, STATE OF  
OKLAHOMA (PLAT NO. 5231)

**Benchmark**  
ADS 3" ALUMINUM CAP-FLUSH-SET IN  
CONCRETE POST-STAMPED "BA38", SET  
ON THE NORTH SIDE OF ALBANY AND  
EAST END OF EXPRESSWAY OVERPASS  
ELEVATION = 776.99 (NGVD 1929)

Note  
ADDRESSES SHOWN ON THIS PLAT WERE  
ACCURATE AT THE TIME THIS PLAT WAS  
FILED. ADDRESSES ARE SUBJECT TO  
CHANGE AND SHOULD NEVER BE RELIED  
ON IN PLACE OF LEGAL DESCRIPTION.

- Legend**
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  - MA/E MUTUAL ACCESS EASEMENT
  - R/W RIGHT OF WAY
  - LNA LIMITS OF NO ACCESS
  - PGB POINT OF BEGINNING
  - TCM TRAFFIC CONTROL MEDIAN
  - 1234 STREET ADDRESS



APPROVED \_\_\_\_\_ by the City  
Council of the City of Broken Arrow,  
Oklahoma.

Mayor \_\_\_\_\_

Attest: City Clerk \_\_\_\_\_

STATE OF OKLAHOMA } SS  
COUNTY OF TULSA }  
I, Earlene Wilson, Tulsa County Clerk, in and for the  
County and State above named, do hereby certify that  
the foregoing is a true and correct copy of a file instrument  
now on file in my office.

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
EARLENE WILSON, Tulsa County Clerk

Deputy \_\_\_\_\_

**BACKFLOW PREVENTER VALVE TABLE**

BLOCK	LOT	FINISH FLOOR ELEVATION	TOP OF RIM ELEVATION
1	1	702.00	699.34
1	2	702.00	700.57
1	3	701.00	698.83
2	1	702.00	699.53

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN  
ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE  
UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S  
RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER  
VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW  
ORDINANCE NO. 1777, SECTION 24-10C, ADOPTED MAY 17,  
1993.

• REQUIRES BACKFLOW PREVENTER VALVE.

**CERTIFICATE**

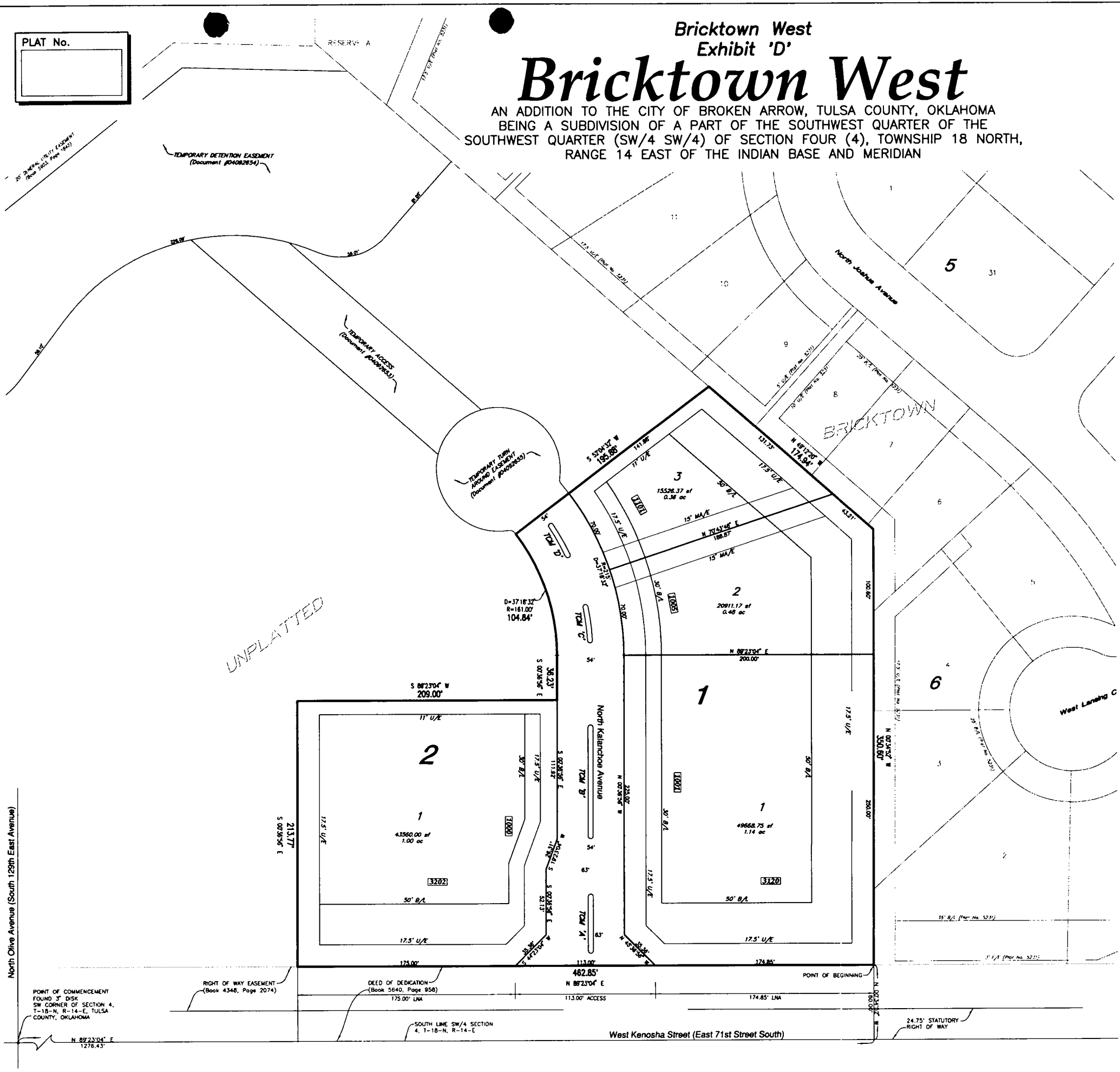
I hereby certify that all real estate taxes involved in this plat have  
been paid as reflected by the current tax rolls. Security as required  
has been provided in the amount of \$ \_\_\_\_\_  
per trust receipt no. \_\_\_\_\_ to be applied to 20\_\_ taxes.

This certificate is NOT to be construed as payment of 20\_\_  
taxes in full but is given in order that this plat may be filed on record  
20\_\_ taxes could exceed the amount of the security deposit.

Dated \_\_\_\_\_, 20\_\_

Dennis Semler  
Tulsa County Treasurer

by \_\_\_\_\_  
Deputy



North Olive Avenue (South 129th East Avenue)

POINT OF COMMENCEMENT  
FOUND 3" DISK  
SW CORNER OF SECTION 4,  
T-18-N, R-14-E, TULSA  
COUNTY, OKLAHOMA

## **I. Development Concept**

**The project site (the “Property”) comprises 14.05 acres net situated at the northeast corner of Olive and Kenosha. The Property has approximately 421 feet of frontage along Olive and approximately 913 feet of frontage along Kenosha.**

**The planned unit development proposes predominantly retail use as permitted within a C-2 Planned Shopping Center District, but will include office use as market demand permits.**

**The Comprehensive Plan designates the Property as Level 4 Land Use Intensity and accordingly the Property and approximately 2.47 acres adjoining the easterly boundary of the Property were the subject matter of rezoning application (BAZ 1260) which was approved by the Broken Arrow City Council on May 6, 1996 resulting in the rezoning of the Property and the adjoining 2.47 acres from R-1 to C-2 and C-3, subject to the area being platted. A subsequent zoning application (BAZ 1331) which resulted in the approval (subject to platting) of rezoning of the C-2 area to C-3 became unnecessary and was dismissed (April 5, 2004) in contemplation of the filing of one or more planned unit development applications.**

**The initial area commercially zoned comprised 17.3 acres of C-2 and C-3 exclusive of arterial street right of way. On March 11, 2004, the Broken Arrow City Council approved PUD 143 which comprised the southeast 5.35 acres of the initial 17.3 acres. Thereafter 3.47 acres of the 5.35 acres was platted as Bricktown West. In order to achieve a more efficient and marketable lot configuration, it is proposed that Lot 1 of Block 2 of Bricktown West (approximately 1.00 acres) and the remaining unplatted portion of PUD 143 (approximately 1.88 acres) be deleted from PUD 143 and included within this planned unit development which is proposed to be platted as “Bricktown West Extended” .**

**The existing C-2 and C-3 zoning of the proposed Bricktown West Extended permits the proposed uses and intensity of uses and would permit a maximum of 220,331 square feet of floor area (C-3, 2.48 acres x 43,560 x .5 and C-2, 11.57 acres x 43,560 x .33 = 220,331 sq.ft. gross sq.ft). The proposed allocation of floor area to the various lots within the proposed Bricktown West Extended totals 174, 414 square feet. No change in the underlying zoning of C-2 and C-3 is proposed.**



## II. Development Standards - Retail

<b>Net Land Area (excluding interior streets and reserve areas.</b>	<b>10.01 acres</b>
<b>Permitted Uses:</b>	<b>Uses permitted by right within a C-2 District including restaurants with drive through windows, provided however, sexually oriented businesses are prohibited</b>
<b>Maximum Floor Area:</b>	<b>174, 414 sq. ft.</b>
<b>Maximum Floor Area Ratio Per Lot</b>	<b>.40</b>
<b>Maximum Building Coverage</b>	<b>25% of net lot area</b>
<b>Minimum Lot Frontage</b>	
<b>Olive</b>	<b>200 feet</b>
<b>Kenosha</b>	<b>175 feet</b>
<b>Interior public street</b>	<b>100 feet</b>
<b>Minimum Lot Size</b>	<b>15,500 sq. ft.</b>
<b>Maximum Height:</b>	<b>2 stories</b>
<b>Minimum Building Setbacks:</b>	
<b>from r-o-w of Olive</b>	<b>50 feet*</b>
<b>from r-o-w of Kenosha</b>	<b>50 feet*</b>
<b>from abutting residential lots</b>	<b>50 feet</b>
<b>from interior public street</b>	<b>30 feet*</b>
<b>from Reserve A</b>	<b>0 feet</b>
<b>from other interior lot lines</b>	<b>10 feet or applicable easement width</b>
<b>* The required setback may be reduced to 25 feet if 25 feet of landscaped area is provided along the street right of way and no parking is permitted in front of the building.</b>	
<b>Minimum Structure Setback from abutting residential lots</b>	<b>50 feet</b>
<b>Minimum Landscaped Area</b>	<b>10 % of the net lot area</b>

**Off-street Parking**

As required for the applicable use by Article 4 of the Broken Arrow Zoning Ordinance.

**Other Bulk and Area Requirements**

As required within a C-2 District

**Building Design Requirements**

The exterior finish of building walls shall be of masonry materials in accordance with the provisions of the Broken Arrow Zoning Ordinance.

**Parcelization**

Parcelization and adjustment of the boundaries of lots as initially platted may occur by subsequent lot splits, provided however in the event that the intended floor area ratio of a parcel shall exceed .40, the floor area allocation shall require the approval by the Broken Arrow Planning Commission of a minor amendment.

**III. Landscaping**

The project shall comply with the landscaping requirements of Article VIII, Section 19 of the Broken Arrow Zoning Ordinance, except as follows:

1. An unpaved area of at least 10 feet in width shall be provided along the east boundary adjacent to the residential subdivision known as "Bricktown" and within the required open space area, at least one tree shall be planted for each 25 linear feet and at least 50% of the required trees shall be evergreens.
2. A landscaped edge of not less than 10 feet shall be provided along Olive and Kenosha and at least one tree shall be planted for each ~~30~~<sup>50</sup> linear feet of the required landscaped edge. *corn*

**IV. Trash Receptacles**

Dumpsters and other exterior trash receptacles shall be set back not less than 25 feet from any residential or arterial street property line and shall be screened by an opaque fence that is higher than the dumpster or other trash receptacle required to be screened.

**V. Fencing**

**Fencing, in addition to the requirements set forth within the above Section IV. Trash Receptacles, shall comply with the general screening fence requirements of the Broken Arrow Zoning Ordinance.**

**VI. Reserve Areas A**

**Reserve Areas A shall be limited to use for storm water drainage and detention facilities and open space and landscaping.**

**VII. Access and Circulation**

**Access to Olive Avenue shall be limited to one public street. It is intended that two additional points of access to Kenosha Street be established at the time of platting, provided however, the access points shall be located at least 450 feet from the centerline of Olive and at least 250 feet from the centerline of Kalanchoe Avenue, and the access points shall be located at least 250 feet apart (centerline to centerline) and the centerline of a permitted access point shall be offset at least 125 feet from the centerline of an any then existing access point located along the south boundary of Kenosha Street. The lots within Bricktown West Extended, except as above provided, shall be provided access by an interior public street extending from Kenosha to Olive and by mutual access easements.**

**VIII. Transfer of Allocated Floor Area**

**Allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated provided however the allocation shall not exceed 10 % of the initial allocation to the lot to which the floor area is to be transferred.**

**IX. Site Plan Review**

**Development may occur in phases and no building permit shall issue until a detailed site plan (including landscaping) of the proposed improvements shall have been submitted to and approved by the Broken Arrow Planning Commission as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan submitted to and approved by the Broken Arrow Planning Commission.**

**X. Platting Requirement**

**Required platting may proceed in phases but no building permit shall issue until the area for which the improvements are planned has been included within a subdivision plat submitted to and approved by the Broken Arrow Planning Commission and the Broken Arrow City Council and duly filed of record; except, accelerated issuance of permits as provided by the adopted policy of the City of Broken Arrow. The deed of dedication of the required subdivision plat shall include covenants of record, enforceable by the City of Broken Arrow, setting forth the development standards of the planned unit development.**

**XI. Expected Schedule of Development**

**Development of the project is expected to commence within 12 months and to be completed as market conditions permit.**

**XII. Legal Description**

**The legal description of the proposed planned unit development is attached as Exhibit "E" Legal Description and the legal description of the area being deleted from PUD 143 is attached as Exhibit "F".**

***Legal Description—Bricktown West Extended***

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF THE SECTION 4, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION FOUR (4); THENCE N 89°23'04" E AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 813.61 FEET; THENCE N 00°36'56" W FOR A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK TWO (2), 'BRICKTOWN WEST', AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5796), SAID POINT BEING THE POINT OF BEGINNING; THENCE N 00°36'56" W AND CONTINUING ALONG THE WESTERLY LINE OF SAID 'BRICKTOWN WEST' FOR A DISTANCE OF 213.77 FEET; THENCE N 89°23'04" E AND CONTINUING ALONG THE NORTHERLY LINE OF SAID 'BRICKTOWN WEST' FOR A DISTANCE OF 209.00 FEET; THENCE N 00°36'56" W AND CONTINUING ALONG THE WESTERLY LINE OF SAID 'BRICKTOWN WEST' FOR A DISTANCE OF 36.23 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37°18'32" AND A RADIUS OF 161.00 FEET CONTINUING ALONG THE WESTERLY LINE OF SAID 'BRICKTOWN WEST' FOR A DISTANCE OF 104.84 FEET; THENCE N 52°04'32" E AND CONTINUING ALONG THE NORTHERLY LINE OF SAID 'BRICKTOWN WEST' FOR A DISTANCE OF 195.88 FEET TO A POINT ON THE WESTERLY LINE OF LOT NINE (9) BLOCK SIX (6) OF 'BRICKTOWN' AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5231); THENCE N 49°12'20" W FOR A DISTANCE OF 564.79 FEET; THENCE S 56°25'02" W FOR A DISTANCE OF 290.42 FEET; THENCE S 08°01'42" E FOR A DISTANCE OF 68.74 FEET; THENCE S 62°16'00" W FOR A DISTANCE OF 140.41 FEET; THENCE N 88°06'46" W FOR A DISTANCE OF 58.94 FEET; THENCE S 58°12'08" W FOR A DISTANCE OF 98.49 FEET; THENCE S 23°28'14" W FOR A DISTANCE OF 74.76 FEET; THENCE S 74°46'07" W FOR A DISTANCE OF 67.15 FEET; THENCE N 69°54'03" W FOR A DISTANCE OF 56.85 FEET; THENCE S 00°34'47" E FOR A DISTANCE OF 421.18 FEET; THENCE S 45°35'51" E FOR A DISTANCE OF 7.07 FEET; THENCE N 89°23'04" E FOR A DISTANCE OF 439.96 FEET; THENCE S 00°36'56" E FOR A DISTANCE OF 10.00 FEET; THENCE N 89°23'04" E FOR A DISTANCE OF 298.61 FEET TO THE POINT OF BEGINNING.

AND

LOT ONE (1), BLOCK TWO (2), 'BRICKTOWN WEST', AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5796)

SAID TRACTS CONTAINS 611,668.03 SQUARE FEET OR 14.05 ACRES.

***Legal Description of Area to be deleted from PUD 143***

A TRACT OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER (S/2 SW/4) OF THE SECTION 4, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION FOUR (4); THENCE N 89°23'04" E AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW/4) FOR A DISTANCE OF 813.61 FEET; THENCE N 00°36'56" W FOR A DISTANCE OF 273.77 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK TWO (2), 'BRICKTOWN WEST', AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5796), SAID POINT BEING THE POINT OF BEGINNING;

THENCE N 89°23'04" E AND CONTINUING ALONG THE NORTHERLY LINE OF SAID 'BRICKTOWN WEST' FOR A DISTANCE OF 209.00 FEET; THENCE N 00°36'56" W AND CONTINUING ALONG THE WESTERLY LINE OF SAID 'BRICKTOWN WEST' FOR A DISTANCE OF 36.23 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 37°18'32" AND A RADIUS OF 161.00 FEET CONTINUING ALONG THE WESTERLY LINE OF SAID 'BRICKTOWN WEST' FOR A DISTANCE OF 104.84 FEET; THENCE N 52°04'32" E AND CONTINUING ALONG THE NORTHERLY LINE OF SAID 'BRICKTOWN WEST' FOR A DISTANCE OF 195.88 FEET TO A POINT ON THE WESTERLY LINE OF LOT NINE (9) BLOCK SIX (6) OF 'BRICKTOWN' AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5231); THENCE N 49°12'20" W FOR A DISTANCE OF 237.48 FEET; THENCE S 40°47'40" W FOR A DISTANCE OF 232.44 FEET; THENCE S 00°36'56" E FOR A DISTANCE OF 235.29 FEET TO THE POINT OF BEGINNING.

AND

LOT ONE (1), BLOCK TWO (2), 'BRICKTOWN WEST', AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5796)

SAID TRACTS CONTAINS 125,392.25 SQUARE FEET OR 2.88 ACRES.