

Development Area C Legal Description
(Floodplain)

A TRACT OF LAND SITUATED IN GOVERNMENT LOT 1 AND LOT 2 OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 88°42'11" WEST ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 01°24'02" EAST A DISTANCE OF 211.35 FEET; THENCE SOUTH 10°21'15" EAST A DISTANCE OF 157.15 FEET; THENCE SOUTH 76°50'16" WEST A DISTANCE OF 99.58 FEET; THENCE NORTH 33°55'46" WEST A DISTANCE OF 175.91 FEET; THENCE SOUTH 84°07'13" WEST A DISTANCE OF 257.17; THENCE SOUTH 01°24'02" EAST A DISTANCE OF 115.42 FEET; THENCE SOUTH 88°42'11" WEST A DISTANCE 308.00 FEET; THENCE NORTH 01°24'02" WEST A DISTANCE OF 98.82 FEET; THENCE NORTH 64°21'20" WEST A DISTANCE OF 107.11 FEET; THENCE NORTH 25°38'40" EAST A DISTANCE OF 0.0 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, HAVING A CENTRAL ANGLE OF 187°28'12", A CHORD BEARING AND DISTANCE OF NORTH 68°05'26" WEST A DISTANCE OF 99.79 FEET, FOR AN ARC LENGTH OF 163.60 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, HAVING A CENTRAL ANGLE OF 70°31'41" A CHORD BEARING AND DISTANCE OF SOUTH 53°26'19" WEST A DISTANCE OF 28.87 FEET, FOR AN ARC LENGTH OF 30.77 FEET; THENCE SOUTH 88°42'11" WEST A DISTANCE OF 4.83 FEET; THENCE NORTH 01°24'02" WEST A DISTANCE OF 144.84 FEET; THENCE SOUTH 88°42'11" WEST A DISTANCE OF 37.48 FEET; THENCE SOUTH 43°39'05" WEST A DISTANCE OF 35.39 FEET; THENCE SOUTH 01°24'02" EAST A DISTANCE OF 74.95 FEET; THENCE SOUTH 32°19'17" WEST A DISTANCE OF 18.01 FEET; THENCE SOUTH 88°42'11" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 01°24'02" EAST A DISTANCE OF 23.33 FEET; THENCE SOUTH 88°35'58" WEST A DISTANCE OF 207.83 FEET; THENCE SOUTH 58°35'40" WEST A DISTANCE OF 121.98 FEET; THENCE SOUTH 09°18'00" WEST A DISTANCE OF 120.67 FEET; THENCE SOUTH 22°11'19" EAST A DISTANCE OF 117.32 FEET; THENCE SOUTH 58°44'07" EAST A DISTANCE OF 70.45 FEET; THENCE SOUTH 56°33'07" WEST A DISTANCE OF 454.64 FEET; THENCE SOUTH 27°37'39" WEST A DISTANCE OF 155.28 FEET; THENCE SOUTH 01°17'49" EAST A DISTANCE OF 421.10 FEET; THENCE SOUTH 88°44'26" WEST A DISTANCE OF 211.48 FEET; THENCE NORTH 01°29'56" WEST A DISTANCE OF 1324.85 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 88°42'11" EAST ALONG THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 1980.14 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 21.29 ACRES, MORE OR LESS.

