

LOT SPLIT DESCRIPTION
Berwick Fairways II

Existing Un-Divided tract:

Lot Eight (8), Block Two (2), Berwick Fairways II, Replat of Cedar Ridge Club Addition, an addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

Tract 1:

A tract of land being a part of Lot Eight (8), Block Two (2), Berwick Fairways II, Replat of Cedar Ridge Club Addition, an addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat thereof. Said tract of land being described as follows: Beginning at the Southeast corner of said Lot 8; Thence North $33^{\circ}04'38''$ East along the Easterly line of said Lot 8 for 77.20 feet; Thence North $56^{\circ}55'22''$ West for 5.80 feet; Thence South $33^{\circ}04'38''$ West for 65.18 feet to a point of curve; Thence Southwesterly along a curve to the right with a radius of 18.00 feet, a chord bearing of South $70^{\circ}14'25''$ West, chord distance of 21.75 feet and an arc length of 23.35 feet to a point on the South line of said Lot 8; Thence South $72^{\circ}34'49''$ East for 19.67 feet to the Point of Beginning.

Tract 2:

Lot Eight (8), Block Two (2), Berwick Fairways II, Replat of Cedar Ridge Club Addition, an addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat thereof. LESS AND EXCEPT the following described tract of land: Beginning at the Southeast corner of said Lot 8; Thence North $33^{\circ}04'38''$ East along the Easterly line of said Lot 8 for 77.20 feet; Thence North $56^{\circ}55'22''$ West for 5.80 feet; Thence South $33^{\circ}04'38''$ West for 65.18 feet to a point of curve; Thence Southwesterly along a curve to the right with a radius of 18.00 feet, a chord bearing of South $70^{\circ}14'25''$ West, chord distance of 21.75 feet and an arc length of 23.35 feet to a point on the South line of said Lot 8; Thence South $72^{\circ}34'49''$ East for 19.67 feet to the Point of Beginning.

CITY OF BROKEN ARROW

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