

LEGAL DESCRIPTION - TRACT A - TO BE SPLIT AND COMBINED

A TRACT OF LAND THAT IS PART OF RESERVE "F", RABBIT RUN, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID RESERVE "F"; THENCE SOUTH 01°17'20" EAST ALONG THE EAST LINE THEREOF 19.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE A DISTANCE OF 7.22 FEET TO THE SOUTHEAST CORNER OF RESERVE "F"; THENCE SOUTH 88°42'40" WEST ALONG THE SOUTH LINE OF RESERVE "F" A DISTANCE OF 89.98 FEET TO THE SOUTHWEST CORNER OF RESERVE "F" AND A POINT ON THE EASTERN RIGHT-OF-WAY OF SOUTH SWEETGUM AVENUE; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 23.31 FEET, A CHORD BEARING OF NORTH 53°33'17" EAST AND A CHORD LENGTH OF 23.24 FEET; THENCE NORTH 88°42'40" EAST A DISTANCE OF 16.47 FEET; THENCE SOUTH 23°50'48" EAST A DISTANCE OF 12.12 FEET; THENCE NORTH 82°56'56" EAST A DISTANCE OF 50.12 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 630.5 SQUARE FEET OR 0.01 ACRES.

LEGAL DESCRIPTION - TRACT B - REMAINDER OF RESERVE "F"

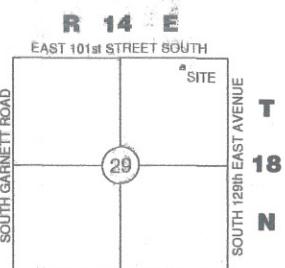
A TRACT OF LAND THAT IS PART OF RESERVE "F", RABBIT RUN, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID RESERVE "F"; THENCE SOUTH 01°17'20" EAST ALONG THE EAST LINE THEREOF 19.53 FEET; THENCE SOUTH 82°56'56" WEST A DISTANCE OF 50.12 FEET; THENCE NORTH 23°50'48" WEST A DISTANCE OF 12.12 FEET; THENCE SOUTH 88°42'40" WEST A DISTANCE OF 16.47 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF WEST ORLANDO STREET; THENCE ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 35.68 FEET, A CHORD BEARING OF NORTH 73°05'27" EAST AND A CHORD LENGTH OF 34.44 FEET; THENCE NORTH 84°46'49" EAST A DISTANCE OF 16.36 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 165.00 FEET, AN ARC LENGTH OF 21.71 FEET, A CHORD BEARING OF NORTH 80°48'54" EAST AND A CHORD LENGTH OF 21.70 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1,063.5 SQUARE FEET OR 0.02 ACRES.

LEGEND

B/L = BUILDING LINE
U/E = UTILITY EASEMENT



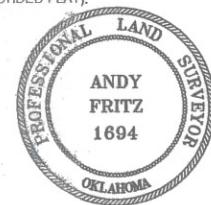
LEGAL DESCRIPTION - PARENT TRACT

RESERVE "F", RABBIT RUN, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

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. BASIS FOR BEARING IS THE SOUTH LINE OF LOT 1, BLOCK 3 AS S 88°42'40" W (PER THE RECORDED PLAT).

WITNESS MY HAND AND SEAL THIS 8th DAY OF DECEMBER, 2017.



ANDY FRITZ, PLS
OK LIC. 1694
CA #5848

LOT SPLIT EXHIBIT			
RESERVE "F", RABBIT RUN, TULSA COUNTY, OKLAHOMA			
DRAWN: RLL	DATE: 12.06.17	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W, 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2018	
APPROVED: PLS	DATE: 12.06.17		
SCALE: 1"=20'	SHEET 1 OF 1		
PROJECT NO.: 17490			