

DON WELLS AUTO SALES

LOT 1, BLOCK 1

A PART OF THE SOUTHEAST QUARTER (SE\4) OF
SECTION 7, TOWNSHIP 18 NORTH, RANGE 15 EAST
AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLA.
ALSO KNOWN AS 7903 So. Old Hwy 51

A TRACT OF LAND SITUATED IN THE WEST HALF (W\2) OF THE SOUTHWEST QUARTER (SW\4) OF THE
SOUTHWEST QUARTER (SW\4) OF THE SOUTHEAST QUARTER (SE\4) OF SECTION SEVEN (7) TOWNSHIP
EIGHTEEN (18) NORTH RANGE FIFTEEN (15) EAST WAGONER COUNTY, OKLAHOMA BEING MORE PART-
ICULARLY DESCRIBED AS FOLLOWED:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE\4 OF SAID SECTION 7: THENCE S 89°48'44"E
ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 286.40 FEET TO A POINT; THENCE
N42°30'07"W A DISTANCE OF 210.50 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING N42°30'07"W A DISTANCE OF 214.08 FEET TO A POINT ON THE WEST LINE OF
SAID SE\4 SAID POINT BEING 312.09 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SE\4; THENCE
N0°05'01"W ALONG SAID WEST LINE A DISTANCE OF 305.59 FEET TO A POINT THENCE S17°23'02"E
A DISTANCE OF 485.60 FEET TO THE POINT OF BEGINNING.

OWNER:

DON WELLS
22620 E. 79th ST. SO.
BROKEN ARROW, OK.
74014

ENGINEER:

JOE E. DONELSON, P.E. & L.S.
17440 SOUTH 89TH E. AVE.
BIXBY, OK., 74008
PHONE - (918) 366-3413

SURVEYOR:

SANDLIN SURVEYING, P.C.
513-B SO. ASH AVE.
BROKEN ARROW, OK. 74012
PHONE - (918) 251-7381

COUCH ADDITION

N0°05'01"W 305.59'

LOT 1
BLOCK 1

S17°23'02"E
485.60'

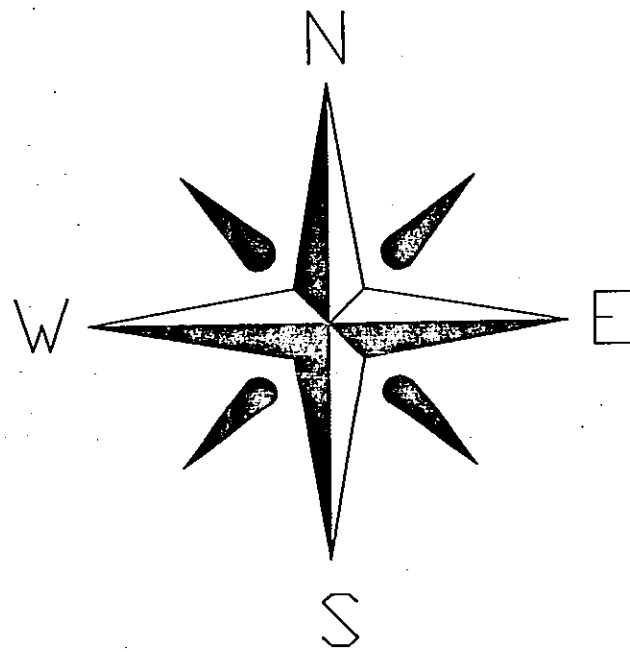
17.5' U/E

N42°30'07"W 214.08'
137' LNA

OLD HWY 51

SW COR, SE\4
SEC. 7

S89°48'44"E
286.40'



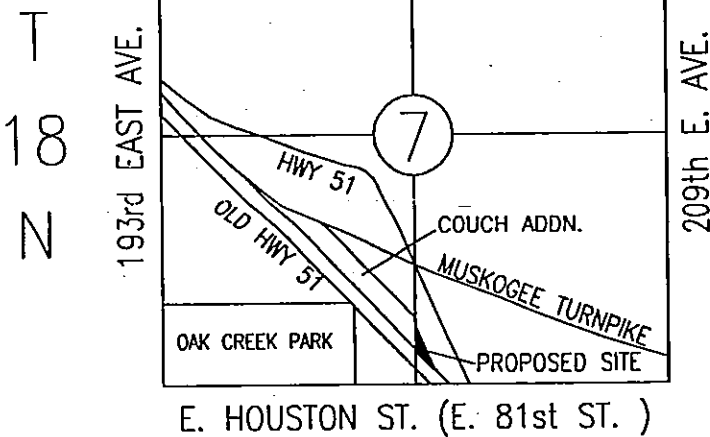
0 10 20 30 40

SCALE: 1"=20'

169'
TO CL
HWY 51

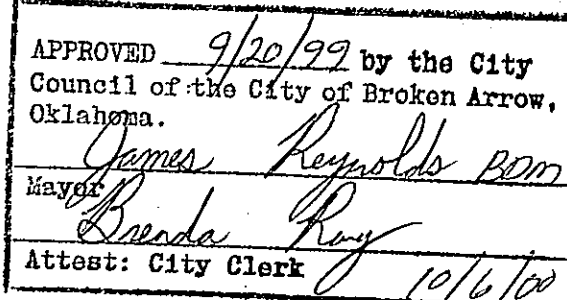
R-15-E

E. KENOSHA ST. (E. 71st ST.)



LOCATION MAP

Description: 1 Block, 1 Lot
0.507 ACRES +/-



LEGEND

U/E=UTILITY EASEMENT

○ = SET 3/8" IRON ROD

⊥ = CENTERLINE

SEC. = SECTION

L.N.A. = LIMITS OF NO ACCESS

M.A.E. = MUTUAL ACCESS EASEMENT

P.O.B. = POINT OF BEGINING

P.O.C. = POINT OF COMMENCEMENT

St. = STREET

CHISELED BOX TOP OF HEADWALL, SW
QUADRANT INT. HOUSTON AND HWY 51,
ELEV. 741.00

SUBJECT PROPERTY LIES IN FLOOD ZONE
"C", AS PER F.I.R.M. PANEL #5 OF 11,
COMMUNITY-PANEL NUMBER 400236 0005
D, DATED SEPT. 5, 1984

NOTE; ADDRESS SHOWN ON THIS PLAT
WERE PROVIDED BY THE CITY OF BROKEN
ARROW, AND WERE ACCURATE AT THE
TIME THIS PLAT WAS FILED. ADDRESSES
ARE SUBJECT TO CHANGE AND SHOULD
NEVER BE RELIED ON IN LIEU OF LEGAL
DESCRIPTION.