

## SURVEYOR'S NOTES

PREPARED FOR: SPECTACULAR HOMES, LLC

PHYSICAL ADDRESS: 3625 S. SWEET GUM AVE., BROKEN ARROW, OK

BASIS FOR BEARINGS ARE PER THE RECORDED PLAT.

NO TITLE OR EASEMENT RESEARCH WAS PERFORMED FOR THIS SURVEY.

GROSS LAND AREA: 6501.4 SQ. FEET OR 0.15 ACRES

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, COMMUNITY PANEL NO. 40143C0389L - OCTOBER 16, 2012, WHICH INDICATES THE SUBJECT PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: NOVEMBER 16, 2017.

ALL UTILITIES MAY NOT BE SHOWN - CALL OKIE 1-800-522-6543!

OKIE TICKET NO. 17111411291885

## **LEGAL DESCRIPTION - AS PROVIDED**

# **CERTIFICATE OF SURVEY**

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND OF THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

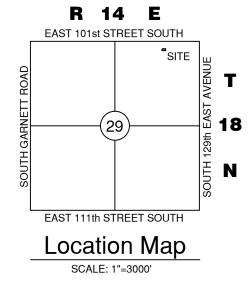


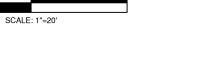
ANDY FRITZ, PLS OK LIC. 1694 CA #5848

AS-BUILT SURVEY						
LOT ONE (1), BLOCK THREE (3), RABBIT RUN, TULSA COUNTY, OKLAHOMA						
DRAWN: RLL	DATE: 11.20.17	PREPARED BY: FRITZ LAND SURVEYING, LLC				
APPROVED: PLS	DATE: 11.20.17	2017 W. 91ST STREET, TU PH: 918.231.0575	LSA, OK 74132			
SCALE: 1"=20'	SHEET 1 OF 1	FRITZLANDSURVEYING@GMAIL.COM				
PROJECT NO.: 17490		C.A. # 5848 EXPIRES: 6-30-2018	0-2018			

# LINETYPE

		<ul> <li>UNDERGROUND GAS</li> <li>UNDERGROUND COMMUNICATION</li> <li>UNDERGROUND TELEPHONE</li> </ul>	
LEGEND			
CATV EPED ET GM SSCO TPED WM	= = = = =	CABLE TELEVISION PEDESTAL ELECTRIC PEDESTAL ELECTRIC TRANSFORMER GAS METER SANITARY SEWER CLEANOUT TELEPHONE PEDESTAL WATER METER	





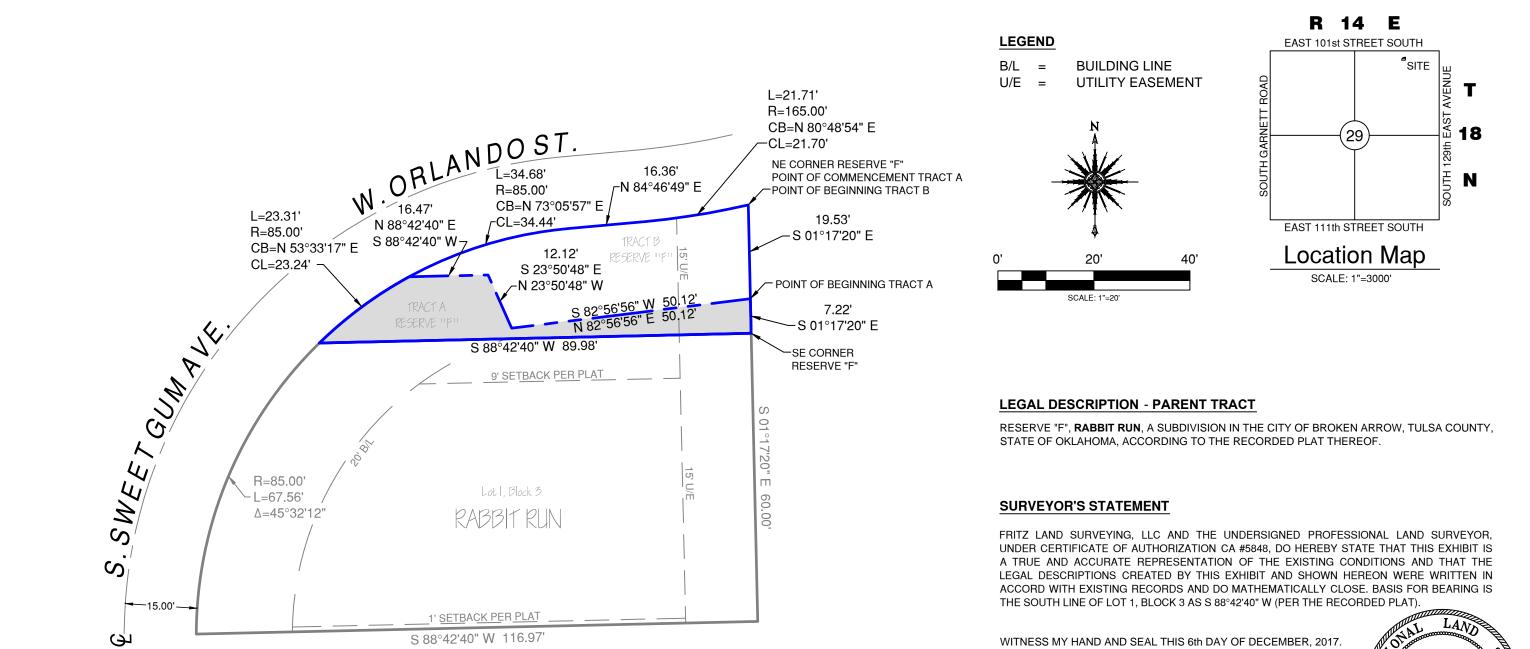
40'

LOT ONE (1), BLOCK THREE (3), RABBIT RUN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

WITNESS MY HAND AND SEAL THIS 20th DAY OF NOVEMBER, 2017.







Lot 2, Block 3

### 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.

### 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.

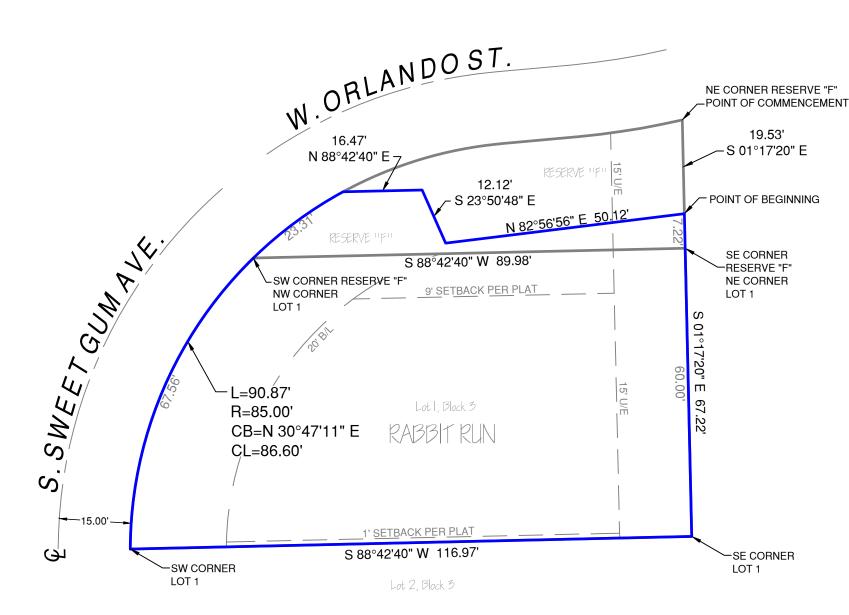
SAID TRACT OF LAND CONTAINS 1.063.5 SQUARE FEET OR 0.02 ACRES.

ANDY FRITZ, PLS OK LIC. 1694 CA #5848

DRAWN: RLL	DATE: 1
APPROVED: PLS	DATE: 1
SCALE: 1"=20'	SHEET
PROJECT NO.: 17	'490

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





### **COMBINED LEGAL DESCRIPTION**

A TRACT OF LAND THAT IS ALL OF LOT ONE (1), BLOCK THREE (3) AND 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 THAT PART OF RESERVE "F" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

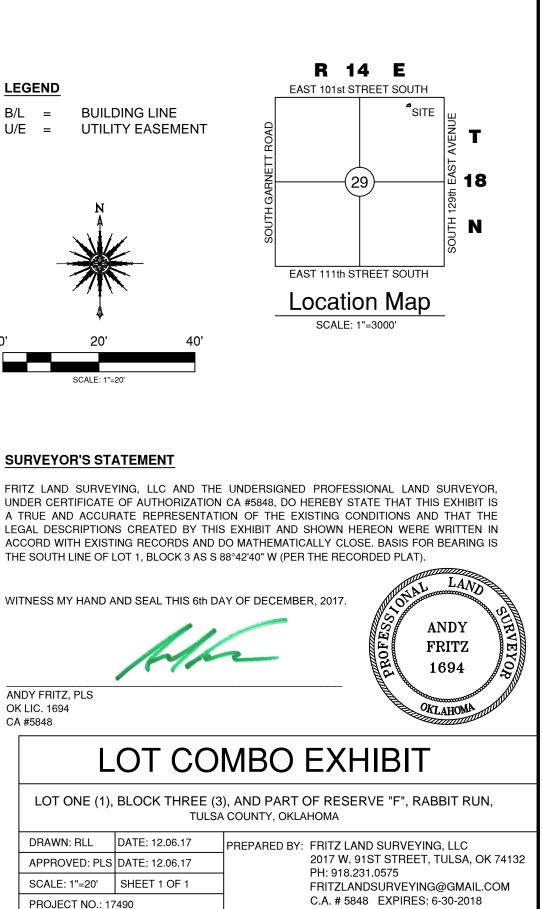
COMMENCING AT THE NORTHEAST CORNER OF SAID RESERVE "F"; THENCE SOUTH 01°17'20" EAST ALONG THE EAST LINE THEREOF 19.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE A DISTANCE OF 7.22 FEET TO THE SOUTHEAST CORNER OF RESERVE "F": THENCE SOUTH 88°42'40" WEST ALONG THE SOUTH LINE 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.

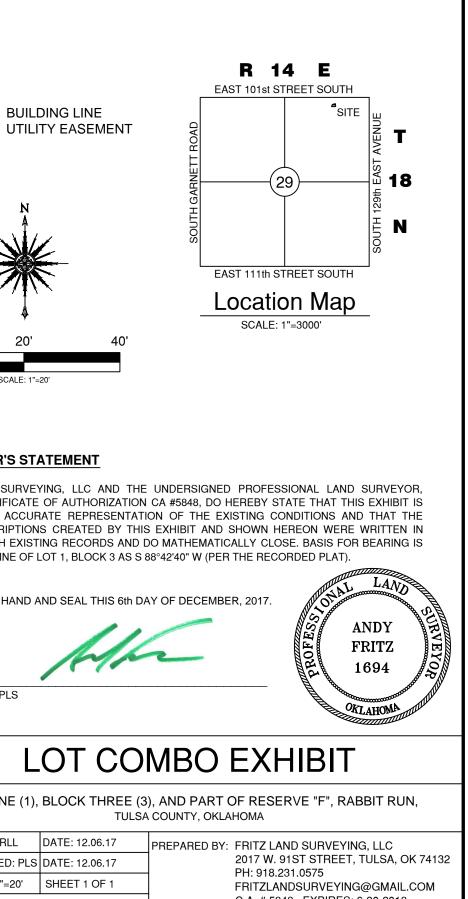
SAID TRACT OF LAND CONTAINS 7,131.9 SQUARE FEET OR 0.16 ACRES.

### LEGEND

0'

B/L = U/E =





OK LIC. 1694 CA #5848

OT
BLOCK
DATE: 1
DATE: 12
SHEET