



PARENT TRACT
LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION ELEVEN (11); THENCE N89°04'24"E FOR A DISTANCE OF 23.40 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF M.K.&O. RAILROAD; THENCE N54°06'37"W AND ALONG THE WEST RIGHT OF WAY LINE OF M.K.&O. RAILROAD FOR A DISTANCE OF 41.30 FEET TO THE POINT OF BEGINNING; THENCE S89°04'24"W FOR A DISTANCE OF 615.49 FEET; THENCE N01°14'33"W FOR A DISTANCE OF 462.63 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF M.K.&O. RAILROAD; THENCE S54°06'37"E AND ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 772.01 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINS 3.26 ACRES MORE OR LESS.

TRACT A
LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION ELEVEN (11); THENCE N89°04'24"E FOR A DISTANCE OF 23.40 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF M.K.&O. RAILROAD; THENCE N54°06'37"W AND ALONG THE WEST RIGHT OF WAY LINE OF M.K.&O. RAILROAD FOR A DISTANCE OF 41.30 FEET; THENCE S89°04'24"W FOR A DISTANCE OF 443.42 FEET TO THE POINT OF BEGINNING; THENCE, S89°04'24"W FOR A DISTANCE OF 172.07 FEET TO A POINT ON A LINE. THENCE, N01°14'33"W FOR A DISTANCE OF 72.27 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26°29'38", HAVING A RADIUS OF 304.23 FEET, A LENGTH OF 141.56 FEET AND WHOSE LONG CHORD BEARS S72°11'49"E FOR A DISTANCE OF 140.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE S56°25'32"E FOR A DISTANCE OF 48.06 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINS 0.18 ACRES MORE OR LESS.

TRACT B
LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHWEST QUARTER (SW/4) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION ELEVEN (11); THENCE N89°04'24"E FOR A DISTANCE OF 23.40 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF M.K.&O. RAILROAD; THENCE N54°06'37"W AND ALONG THE WEST RIGHT OF WAY LINE OF M.K.&O. RAILROAD FOR A DISTANCE OF 41.30 FEET TO THE POINT OF BEGINNING; THENCE S89°04'24"W FOR A DISTANCE OF 443.42 FEET TO A POINT ON A LINE. THENCE N56°25'32"W FOR A DISTANCE OF 48.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 26°29'38", HAVING A RADIUS OF 304.23 FEET, A LENGTH OF 141.56 FEET AND WHOSE LONG CHORD BEARS N72°11'49"W FOR A DISTANCE OF 140.29 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N01°14'33"W FOR A DISTANCE OF 390.36 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF M.K.&O. RAILROAD; THENCE S54°06'37"E AND ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 772.01 FEET TO THE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINS 3.08 ACRES MORE OR LESS.


LEGAL DESCRIPTION WAS PREPARED ON FEBRUARY 24, 2021 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET BEING N01°14'33"W.

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE REAL PROPERTY DESCRIBED, AND THAT THE SURVEY OF THE REAL PROPERTY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 24TH DAY OF FEBRUARY, 2021.





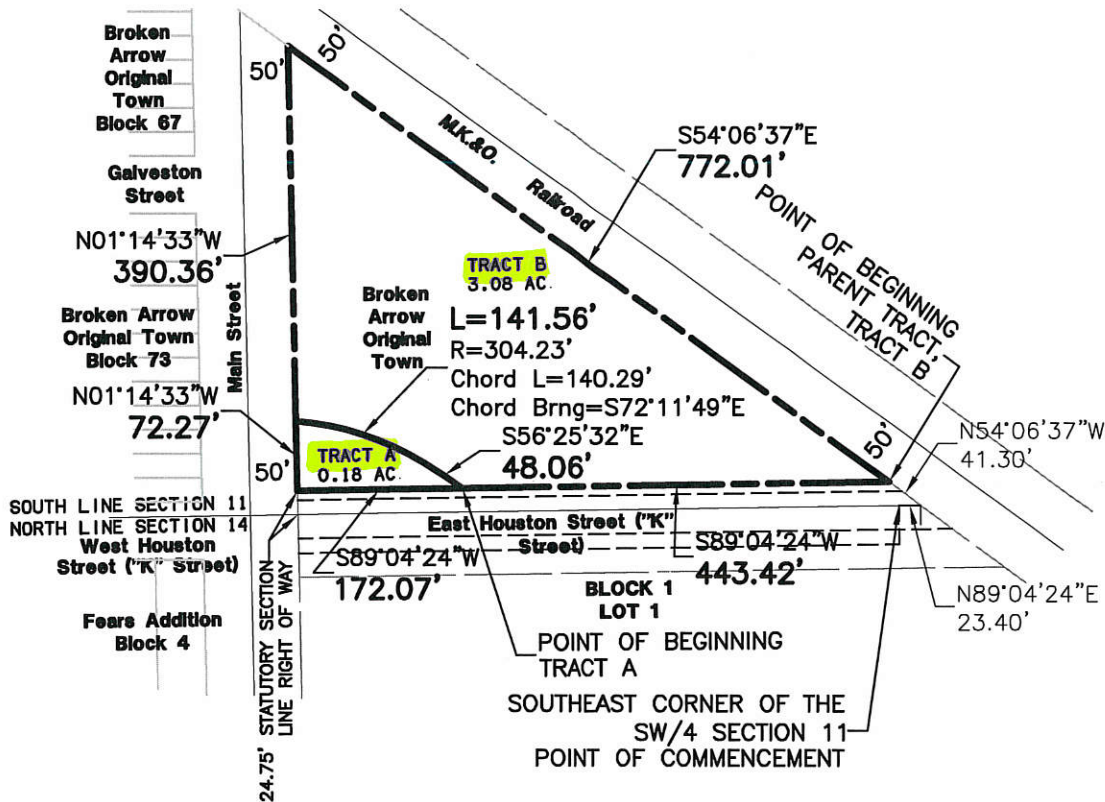
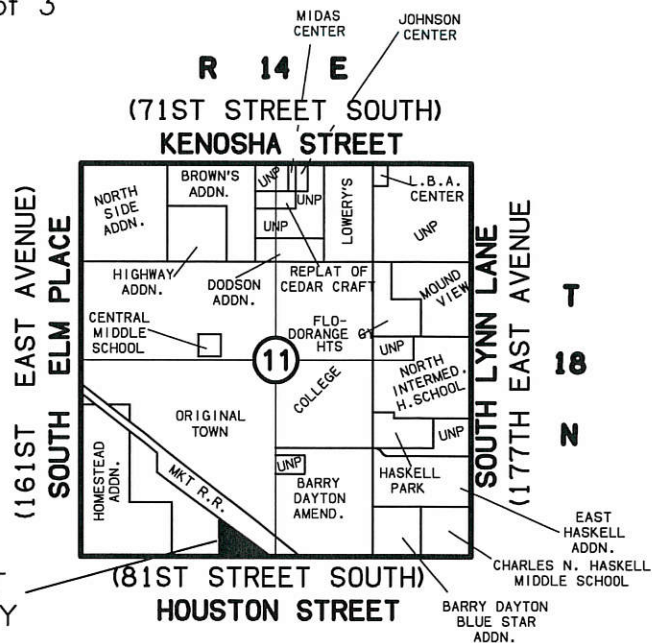
CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2022

LOT SPLIT EXHIBIT "A"

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Scale: 1"=200'



FILE: 210560 LG-1A

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET BEING N01°14'33\"W.
2. SEE EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



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C.A. NO.: 4502 EXP. DATE: 6/30/22