

PARENT TRACT LEGAL DESCRIPTION - AS PROVIDED - DOC. #2017114855

(TRACT C)

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 01°9'26" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 1,019.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°9'26" WEST ALONG SAID WEST LINE FOR 303.01 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 88°53'33" EAST FOR 1322.13 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 01°8'58" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 661.35 FEET; THENCE SOUTH 88°54'12" WEST FOR 104.26 FEET; THENCE SOUTH 68°47'47" WEST FOR 191.10 FEET; THENCE SOUTH 82°02'36" WEST FOR 135.85 FEET; THENCE SOUTH 01°07'33" EAST FOR 519.29 FEET; THENCE SOUTH 88°55'08" WEST PARALLEL WITH AND 60.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER FOR 50.00 FEET;

THENCE NORTH 01°07'33" EAST FOR 390.00 FEET; THENCE SOUTH 88°55'08" WEST FOR 475.00 FEET; THENCE NORTH 01°07'33" WEST FOR 194.61 FEET; THENCE NORTH 27°32'38" WEST FOR 319.09 FEET; THENCE SOUTH 88°52'30" WEST FOR 97.52 FEET; THENCE NORTH 58°31'21" WEST FOR 165.14 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION - TRACT "A" TO BE SPLIT

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36;

THENCE NORTH 88°55'08" EAST ALONG THE SOUTH LINE OF THE SW/4 OF SAID SECTION 36 A DISTANCE OF 853.09 FEET;

THENCE NORTH 01°04'52" WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121st STREET SOUTH AND THE POINT OF BEGINNING;

THENCE NORTH 01°07'33" WEST 389.69 FEET;

THENCE SOUTH 88°55'16" WEST 448.79 FEET;

THENCE NORTH 33°15'22" EAST 102.46 FEET;

THENCE NORTH 38°02'48" EAST 125.32 FEET;

THENCE NORTH 88°26'49" EAST 361.77 FEET;

THENCE SOUTH 01°07'33" EAST 574.51 FEET TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF WEST 121st STREET SOUTH;

THENCE SOUTH 88°55'08" WEST ALONG SAID NORTHERN RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 98,799.9 SQ. FEET OR 2.27 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LEGAL DESCRIPTION - TRACT "B" REMAINDER OF PARENT TRACT

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36;

THENCE NORTH 01°09'53" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 1019.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 01°09'53" WEST 302.82 FEET TO THE NORTHWEST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36;

THENCE NORTH 88°53'07" EAST ALONG THE SOUTH LINE OF CHURCHILL PARK, BLOCKS 14-21, PLAT NO. 5403 FOR A DISTANCE OF 1321.86 FEET TO THE NORTHEAST CORNER OF THE SE/4 OF THE SW/4 OF SAID SECTION 36;

THENCE SOUTH 01°09'18" EAST 661.33 FEET TO A POINT ON THE NORTH LINE OF SOUTH COUNTY CROSSING, PLAT NO. 6849;

THENCE SOUTH 88°54'12" WEST 104.26 FEET;

THENCE SOUTH 68°47'47" WEST 191.10 FEET;

THENCE SOUTH 82°02'36" WEST 135.85 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1) OF SAID SOUTH COUNTY CROSSING;

THENCE NORTH 01°07'33" WEST 55.22 FEET;

THENCE SOUTH 88°26'49" WEST 361.77 FEET;

THENCE SOUTH 38°02'48" WEST 125.32 FEET;

THENCE SOUTH 33°15'22" WEST 102.46 FEET;

THENCE SOUTH 88°55'16" WEST 26.31 FEET;

THENCE NORTH 01°07'33" WEST 194.56 FEET;

THENCE NORTH 27°32'38" WEST 319.09 FEET;

THENCE SOUTH 88°52'30" WEST 97.52 FEET;

THENCE NORTH 58°21'45" WEST A DISTANCE OF 165.04 FEET TO A POINT ON THE WEST LINE OF THE SE/4 OF THE SW/4 OF SAID SECTION 36 AND THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 833,861.8 SQ. FEET OR 19.14 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

SURVEYOR'S NOTES

PREPARED FOR: LONE STAR ASSET ALLOCATION GROUP, LLC

PHYSICAL ADDRESS: TBD - VACANT LAND, JENKS, TULSA COUNTY, OK 74037
ACCOUNT NO. R98236823648010

EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

GROSS LAND AREA: ORIGINAL PARENT TRACT: 932,699.6 SQ. FEET OR 21.41 ACRES.

SPLIT TRACT "A": 98,799.9 SQ. FEET OF 2.27 ACRES.

REMAINDER TRACT: 833,861.8 SQ. FEET OF 19.14 ACRES.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF JENKS, OKLAHOMA, COMMUNITY PANEL NO. 40143C0426L - OCTOBER 16, 2012, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

LAST SITE VISIT: JUNE 25, 2021.

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

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.

WITNESS MY HAND AND SEAL THIS 8th DAY OF JULY, 2021.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT

PART OF THE SW/4 OF SECTION THIRTY-SIX (36),
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST
VACANT LAND, JENKS, TULSA COUNTY, OKLAHOMA 74037

SURVEY: AJN	DATE: 06.25.2021	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2022
DRAFT: RLL	DATE: 07.07.2021	
APPROVED: PLS	DATE: 07.08.2021	
SHEET 2 OF 2	PROJ. NO. 21260	