

PARENT TRACT LEGAL DESCRIPTION - AS PROVIDED

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 "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;
THENCE NORTH 01°07'33" WEST 389.69 FEET;
THENCE SOUTH 88°55'16" WEST A DISTANCE OF 185.73 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°55'16" WEST 263.06 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 126.04 FEET;
THENCE SOUTH 01°07'33" EAST A DISTANCE OF 182.87 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 35,976.2 SQ. FEET OR 0.83 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 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 185.73 FEET;
THENCE NORTH 01°07'33" WEST 182.87 FEET;
THENCE NORTH 88°26'49" EAST 235.74 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 62,823.7 SQ. FEET OR 1.44 ACRES.
BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83).

LEGAL DESCRIPTION - ACCESS EASEMENT

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 544.10 FEET;
THENCE SOUTH 88°26'49" WEST 185.74 FEET;
THENCE NORTH 01°07'33" WEST 30.00 FEET;
THENCE NORTH 88°26'49" EAST 235.74 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 34,287.3 SQ. FEET OR 0.79 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: 98,799.9 SQ. FEET OF 2.27 ACRES.
SPLIT TRACT "A": 35,976.2 SQ. FEET OF 0.83 ACRES.
REMAINDER TRACT: 62,823.7 SQ. FEET OF 1.44 ACRES.
ACCESS EASEMENT: 34,287.3 SQ. FEET OF 0.79 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 30th 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: 07.30.2021	
APPROVED: PLS	DATE: 07.30.2021	
SHEET 2 OF 2	PROJ. NO. 21260	