

LEGAL DESCRIPTION - AS PROVIDED WD DOC. #2019037689

LOT 3, BLOCK 1, SOUTH COUNTY CROSSING, A SUBDIVISION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

NEW TRACT "A" LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT THREE (3), BLOCK ONE (1), SOUTH COUNTY CROSSING, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121st STREET SOUTH, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1;

THENCE NORTH 01°09'59" WEST ALONG THE WEST LINE THEREOF 601.33 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;

THENCE NORTH 88°54'12" EAST ALONG THE NORTH LINE THEREOF 211.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE SOUTH 01°08'58" EAST ALONG THE EAST LINE THEREOF 433.02 FEET;

THENCE SOUTH 88°51'02" WEST 180.90 FEET;

THENCE SOUTH 01°09'59" EAST AND PARALLEL WITH THE WEST LINE OF SAID LOT 3 A DISTANCE OF 168.14 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121st STREET SOUTH;

THENCE SOUTH 88°55'08" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 96,418.4 SQ. FEET OR 2.21 ACRES.

BEARINGS BASED UPON THE RECORDED PLAT SOUTH COUNTY CROSSING, PLAT NO. 6849.

NEW TRACT "B" LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT THREE (3), BLOCK ONE (1), SOUTH COUNTY CROSSING, AN ADDITION TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121st STREET SOUTH, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 1;

THENCE NORTH 88°55'08" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°09'59" WEST AND PARALLEL WITH THE WEST LINE OF SAID LOT 3 A DISTANCE OF 168.14 FEET;

THENCE NORTH 88°51'02" EAST 180.90 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3;

THENCE SOUTH 01°08'58" EAST ALONG SAID EAST LINE 168.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 121st STREET SOUTH;

THENCE SOUTH 88°55'08" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 180.85 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 30,433.1 SQ. FEET OR 0.70 ACRES.

BEARINGS BASED UPON THE RECORDED PLAT SOUTH COUNTY CROSSING, PLAT NO. 6849.

SURVEYOR'S NOTES

PREPARED FOR: JORDAN PORTFOLIO PARTNERS, LLC

PHYSICAL ADDRESS: 1081 W. 121ST ST. S., UNIT #101, JENKS, TULSA COUNTY, OKLAHOMA 74037

BEARINGS BASED UPON THE RECORDED PLAT SOUTH COUNTY CROSSING, PLAT NO. 6849.

EASEMENTS MAY EXIST THAT ARE NOT SHOWN.

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS NOTED AND SHOWN OTHERWISE HEREON.

PARENT TRACT GROSS LAND AREA: 126,851.5 SQ. FEET OR 2.91 ACRES.

NEW TRACT "A": 2.21 ACRES.

NEW TRACT "B": 0.70 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).

SURVEYED PROPERTY IS NOT AFFECTED BY THE CITY OF TULSA REGULATORY FLOODPLAIN.

LAST SITE VISIT: JUNE 24, 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 18th DAY OF OCTOBER, 2021.

ANDY FRITZ, PLS
OK LIC. 1694
CA #5848



LOT LINE ADJUSTMENT

LOT THREE (3), B LOCK ONE (1), SOUTH COUNTY CROSSING
1081 W. 121st ST. S., UNIT #101, JENKS, TULSA COUNTY, OKLAHOMA 74037

SURVEY: MJL	DATE: 06.24.2021	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: 09.18.2021	
APPROVED: PLS	DATE: 09.18.2021	
SHEET 2 OF 2	PROJ. NO. 19015	