



LOT SPLIT EXHIBIT TRACT "1A"

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN LOT ONE (1) BLOCK ONE (1), VILLAGE ON MAIN 1, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 BLOCK 1; THENCE N89°01'47"E AND ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 FOR A DISTANCE OF 48.84 FEET; THENCE S65°45'04"E AND ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 FOR A DISTANCE OF 196.97 FEET; THENCE S24°14'56"W ALONG THE CENTER LINE OF A 15' SANITARY SEWER EASEMENT FOR A DISTANCE OF 134.30 FEET; THENCE S01°19'05"E FOR A DISTANCE OF 73.58 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, BLOCK 1; THENCE S89°01'54"W AND ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 FOR A DISTANCE OF 145.25 TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET FOR A DISTANCE OF 39.27 FEET AND WHOSE LONG CHORD BEARS N45°58'09"W FOR A DISTANCE OF 35.35 FEET; THENCE N00°58'13"W ALONG THE WEST LINE OF SAID LOT 1 BLOCK 1 FOR A DISTANCE OF 254.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 48,030.20 SQUARE FEET OR 1.10 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, AARON BURNS, OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE DESCRIBED LEGAL, AND THAT THE SURVEY OF THE DESCRIBED LEGAL 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 29TH DAY OF MARCH, 2022.



AARON BURNS, PLS
OKLAHOMA NO.1923
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2022



LOT SPLIT EXHIBIT TRACT "1B"

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN LOT ONE (1) BLOCK ONE (1), VILLAGE ON MAIN 1, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 BLOCK 1; THENCE S89°01'54"W FOR A DISTANCE OF 9.01 FEET; THENCE N00°58'13"W FOR A DISTANCE OF 10.00 FEET; THENCE S89°01'54"W CONTINUING ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 1 FOR A DISTANCE OF 179.75 FEET; THENCE N01°19'05"W FOR A DISTANCE OF 73.58 FEET; THENCE N24°14'56"E ALONG THE CENTERLINE OF A 15' SANITARY SEWER EASEMENT FOR A DISTANCE OF 134.30 FEET TO A POINT ON THE NORTH LINE OF LOT 1 BLOCK 1; THENCE S65°45'04"E ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1 FOR A DISTANCE OF 89.29 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 89.00 FEET, FOR A DISTANCE OF 100.50 FEET AND WHOSE LONG CHORD BEARS S33°24'05"E FOR A DISTANCE OF 95.25 FEET; THENCE S01°03'06"E ALONG THE EAST LINE OF SAID LOT 1 BLOCK 1 FOR A DISTANCE OF 86.65 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 28,785.21 SQUARE FEET OR 0.66 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, AARON BURNS, OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE DESCRIBED LEGAL, AND THAT THE SURVEY OF THE DESCRIBED LEGAL 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 29TH DAY OF MARCH, 2022.



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CLOSURE REPORT TRACT 1A

North: 378487.9743' East: 2571063.3818'

Segment #1 : Line

Course: N89°01'47"E Length: 48.84'
North: 378488.8014' East: 2571112.2148'

Segment #2 : Line

Course: S65°45'04"E Length: 196.97'
North: 378407.9055' East: 2571291.8062'

Segment #3 : Line

Course: S24°14'56"W Length: 134.30'
North: 378285.4548' East: 2571236.6490'

Segment #4 : Line

Course: S01°19'05"E Length: 73.58'
North: 378211.8943' East: 2571238.3415'

Segment #5 : Line

Course: S89°01'54"W Length: 145.25'
North: 378209.4394' East: 2571093.1022'

Segment #6 : Curve

Length: 39.27' Radius: 25.00'
Delta: 089°58'58" Tangent: 24.99'
Chord: 35.35' Course: N45°58'09"W
Course In: N00°57'38"W Course Out: S89°01'20"W
RP North: 378234.4359' East: 2571092.6831'
End North: 378234.0093' East: 2571067.6868'

Segment #7 : Line

Course: N00°58'13"W Length: 254.00'
North: 378487.9729' East: 2571063.3856'

Perimeter: 892.21' Area: 1.10acres
Error Closure: 0.0041 Course: S69°19'11"E
Error North: -0.00144 East: 0.00382

Precision 1: 216658.54

CLOSURE REPORT TRACT 1B

North: 378205.0839' East: 2571427.2436'

Segment #1 : Line

Course: S89°01'54"W Length: 9.01'
North: 378204.9317' East: 2571418.2349'

Segment #2 : Line

Course: N00°58'13"W Length: 10.00'
North: 378214.9302' East: 2571418.0656'

Segment #3 : Line

Course: S89°01'54"W Length: 179.75'
North: 378211.8925' East: 2571238.3413'

Segment #4 : Line

Course: N01°19'05"W Length: 73.58'
North: 378285.4530' East: 2571236.6487'

Segment #5 : Line

Course: N24°14'56"E Length: 134.30'
North: 378407.9037' East: 2571291.8059'

Segment #6 : Line

Course: S65°45'04"E Length: 89.29'
North: 378371.2322' East: 2571373.2178'

Segment #7 : Curve

Length: 100.50' Radius: 89.00'
Delta: 064°42'11" Tangent: 56.38'
Chord: 95.25' Course: S33°24'05"E
Course In: S24°14'49"W Course Out: N88°57'01"E
RP North: 378290.0835' East: 2571336.6682'
End North: 378291.7142' East: 2571425.6531'

Segment #8 : Line

Course: S01°03'06"E Length: 86.65'
North: 378205.0788' East: 2571427.2434'

Perimeter: 683.09' Area: 0.66acres
Error Closure: 0.0051 Course: S02°08'26"W
Error North: -0.00510 East: -0.00019

Precision 1: 132907.84