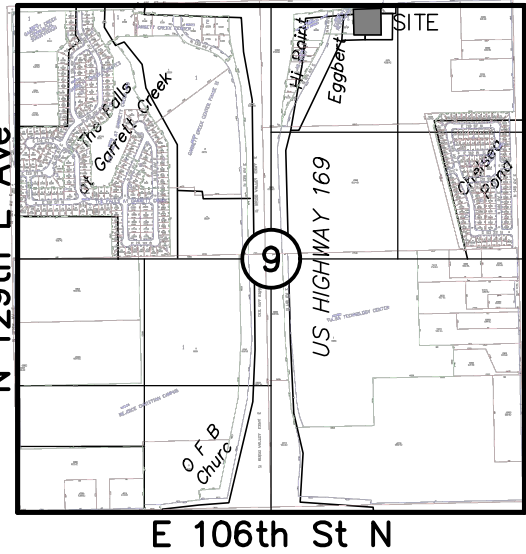


R 14 E
E 116th S N



Location Map
SCALE: 1"=2000'

Plat of Survey LOT SPLIT

of
Lot 1 in Block 1
WESTERN SUN FED CU
City of Owasso
Tulsa County, Oklahoma



Legend

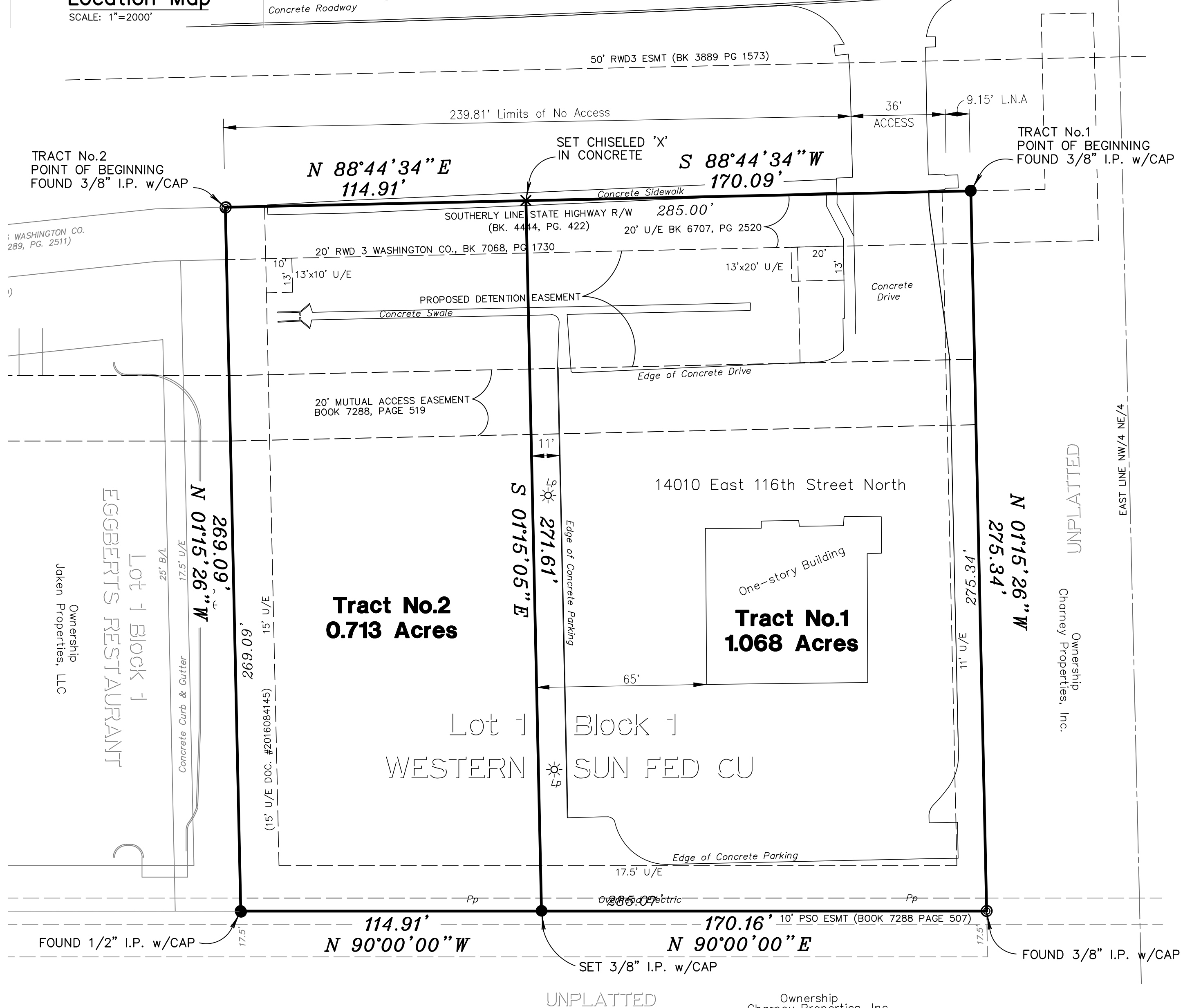
- IP IRON PIN
- L.N.A. LIMITS OF NO ACCESS
- LP LIGHT POLE
- R/W RIGHT OF WAY
- X FENCE LINE
- U/E UTILITY EASEMENT

'WESTERN SUN FED CU' IS ZONED CS

Scale: 1"=30'



State Highway 20 East 116th Street North
Concrete Roadway



Legal Description – Tract No.1 – 1.068 Acres

A tract of land being a part of Lot One (1) in Block One (1) of WESTERN SUN FED CU, according to the recorded plat, thereof, Tulsa County, State of Oklahoma; being more particularly described as follows:

BEGINNING at the NE corner of Lot 1, Block 1, WESTERN SUN FED CU, according to the recorded plat, thereof; THENCE S 88°44'34"W along the north line of said Lot 1 a distance of 170.09 feet; THENCE S 01°15'05"E a distance of 271.61 feet to the south line of said Lot 1; THENCE N 90°00'00"E a distance of 170.16 feet to the SE corner of said Lot 1; THENCE N 01°15'26"W a distance of 275.34 feet to the POINT OF BEGINNING and containing 1.068 acres, more or less.

Legal Description – Tract No.2 – 0.713 Acres

A tract of land being a part of Lot One (1) in Block One (1) of WESTERN SUN FED CU, according to the recorded plat, thereof, Tulsa County, State of Oklahoma; being more particularly described as follows:

BEGINNING at the NW corner of Lot 1, Block 1, WESTERN SUN FED CU, according to the recorded plat, thereof; THENCE N 88°44'34"E along the north line of said Lot 1 a distance of 114.91 feet; THENCE S 01°15'05"E a distance of 271.61 feet to the south line of said Lot 1; THENCE N 90°00'00"W a distance of 114.91 feet to the SW corner of said Lot 1; THENCE N 01°15'26"W a distance of 269.09 feet to the POINT OF BEGINNING, and containing 0.713 acres, more or less.

Legal Description – Base Tract

Lot 1 of Block 1, WESTERN SUN FED CU, according to the recorded plat, thereof, Tulsa County, State of Oklahoma.

Surveyor's Statement

I, KEVIN M. NEWLUN, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY. THE ABOVE PLAT REFLECTS ALL INSTRUMENTS THAT HAVE BEEN DISCLOSED AND FURNISHED AT THE TIME OF SURVEY. NO OPINION IS VERSED AS TO THE OWNERSHIP OF FENCES OR ANY OTHER APPURTENANCES ON SAID PROPERTY. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BENCHMARK SURVEYING & LAND SERVICES, INC.



Kevin M. Newlun
KEVIN M. NEWLUN RLS # 1289

October 10, 2023
DATE OF CERTIFICATION

Notes

- THIS LEGAL DESCRIPTION WAS PREPARED BY KEVIN M. NEWLUN, OKLAHOMA LICENSED PROFESSIONAL SURVEYOR # 1289.
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
- THE BEARING BASE FOR THIS SURVEY IS THE RECORDED PLAT FOR WESTERN SUN FED CU.

Benchmark Surveying and Land Services, Inc.
P.O. BOX 1078
OWASSO, OKLAHOMA 74055
C.A. NO. 2235
PHONE: (918) 274-9081
FAX: (918) 274-5807
EXP. DATE: 6/30/24

REVISIONS	BY	DATE	FILE:	2114.0914	SURVEY BY:	cc	DATE:	10/10/2023
LAST FIELD VISIT	CC	10/10/23	ORDER:	34179	DRAWN BY:	tlg	SCALE:	1"=30'
			BOOK:	70/410	CHECKED BY:	kmn	SHEET	1 OF 1