

64

SISEMORE & ASSOCIATES, INC., 2020



Scale 1"=50'

BASIS OF BEARINGS: OKLAHOMA STATE PLANE

Legend

B/L BUILDING LINE
EA/E EMERGENCY ACCESS EASEMENT
LS/E LANDSCAPE EASEMENT
MA/E MUTUAL ACCESS EASEMENT
OD/E OVERLAND DRAINAGE EASEMENT
U/E UTILITY EASEMENT

R 14 E

ALBANY STREET

NORTH ELM PLACE

2

NORTH LYNN LANE

KENOSHA STREET

Location Map

NOT TO SCALE

To Be Conveyed Exhibit

Part of Lot 2, Block 1

North Rose Business Park



6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421

PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/21

(www.sw-assoc.com)



**SISEMORE
& ASSOCIATES**

Engineering • Land Surveying
Land Planning • 3D Scanning • UAV Mapping
6111 E. 32nd Place Tulsa, OK. 74135 (918)-665-3600

LEGAL DESCRIPTION
(TO BE CONVEYED TRACT)

A TRACT OF LAND THAT IS THE WEST 23.83 FEET OF LOT TWO (2), BLOCK ONE (1), NORTH ROSE BUSINESS PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER SAID LOT 2; THENCE SOUTH 88°32'07" WEST ALONG THE NORTHERLY LINE OF SAID LOT 2 FOR 152.67 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND, SAID POINT BEING 23.83 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 01°12'00" EAST PARALLEL WITH AND 23.83 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 2 FOR 152.49 FEET TO A POINT THAT IS 23.83 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 88°32'07" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 FOR 23.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01°12'00" WEST ALONG THE WESTERLY LINE OF SAID LOT 2 FOR 152.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88°32'07" EAST ALONG THE NORTHERLY LINE OF SAID LOT 2 FOR 23.83 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINING 3,634 SQUARE FEET OR 0.083 ACRES, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM

CERTIFICATION

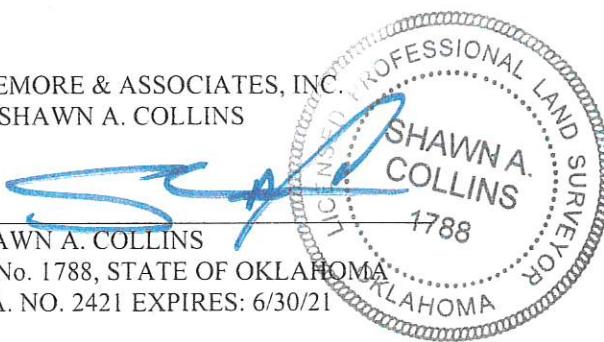
I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

06.10.2020

DATE

SISEMORE & ASSOCIATES, INC.
BY SHAWN A. COLLINS

SHAWN A. COLLINS
LS No. 1788, STATE OF OKLAHOMA
C. A. NO. 2421 EXPIRES: 6/30/21



Parcel Map Check Report

Parcel Name: To Be Conveyed Tract

Segment# 1: Line

Course: S1° 12' 00"E

Length: 152.49'

Segment# 2: Line

Course: S88° 32' 07"W

Length: 23.83'

Segment# 3: Line

Course: N1° 12' 00"W

Length: 152.49'

Segment# 4: Line

Course: N88° 32' 07"E

Length: 23.83'

Perimeter: 352.65'

Area: 3,634.37 Sq. Ft.

Error Closure: 0.0000

Course: N0° 00' 00"E

Error North: 0.00000

East: 0.00000

Precision 1: 352,650,000.000

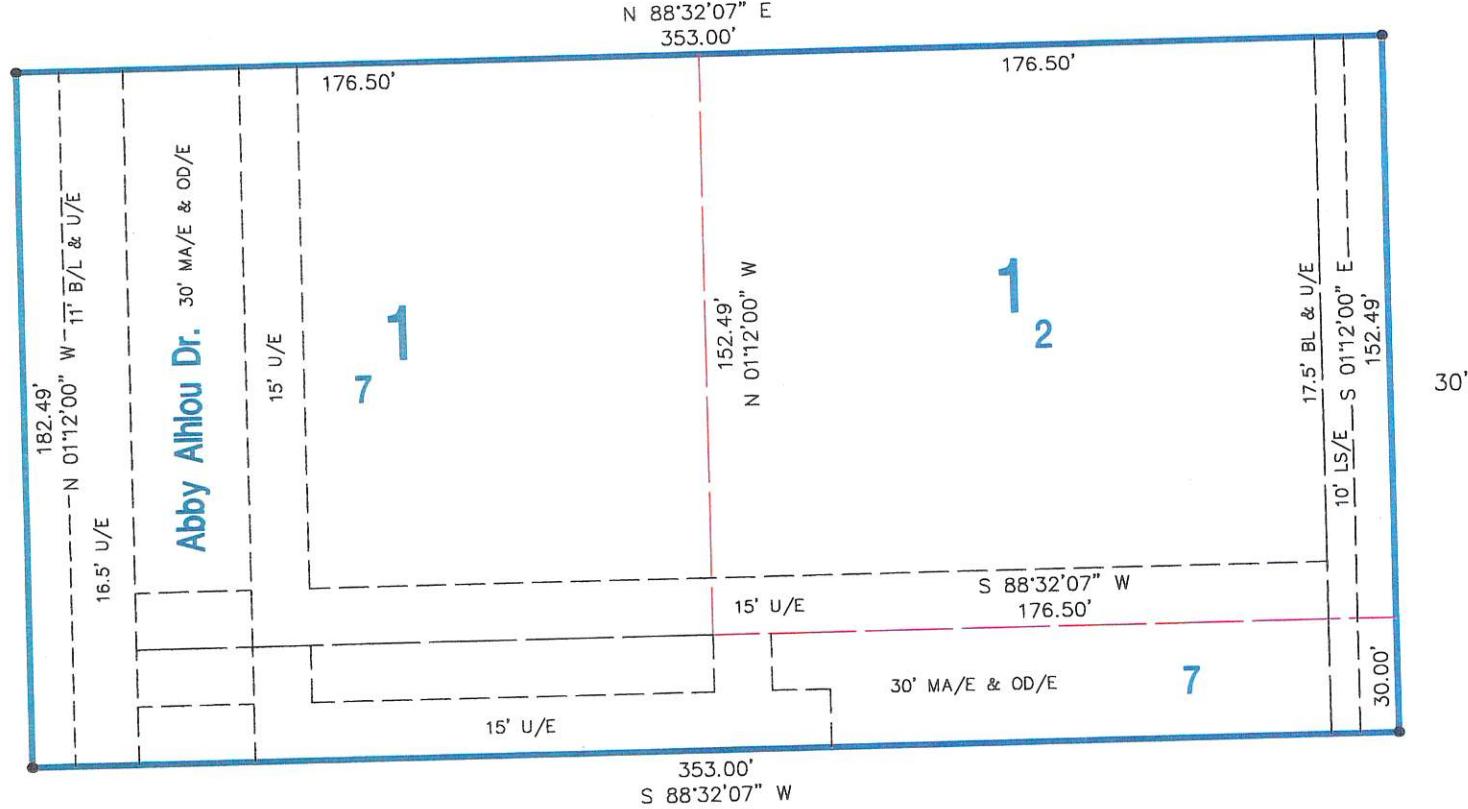


Scale 1"=50'

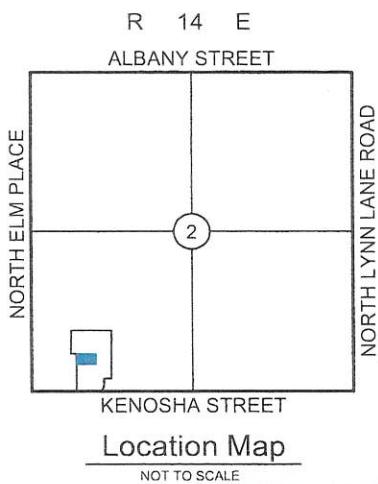
BASIS OF BEARINGS: OKLAHOMA STATE PLANE
DATE: 6/10/2020 ORDER #: 16705.22 FILE#:1814.0200

Legend

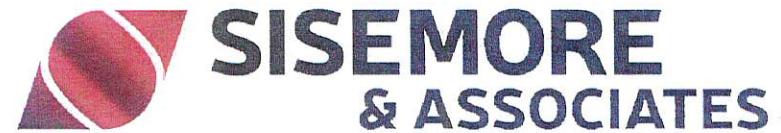
B/L	BUILDING LINE
EA/E	EMERGENCY ACCESS EASEMENT
LS/E	LANDSCAPE EASEMENT
MA/E	MUTUAL ACCESS EASEMENT
OD/E	OVERLAND DRAINAGE EASEMENT
U/E	UTILITY EASEMENT



North Birch Avenue



Overall Exhibit
Lots 2 & 7, Block 1
North Rose Business Park



Surveying ~ Civil Engineering ~ Land Planning

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LEGAL DESCRIPTION
(OVERALL TRACT)

LOTS TWO (2) AND SEVEN (7), BLOCK ONE (1), NORTH ROSE BUSINESS PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SAID TRACT OF LAND CONTAINING 64,419 SQUARE FEET OR 1.479 ACRES, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM

CERTIFICATION

I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

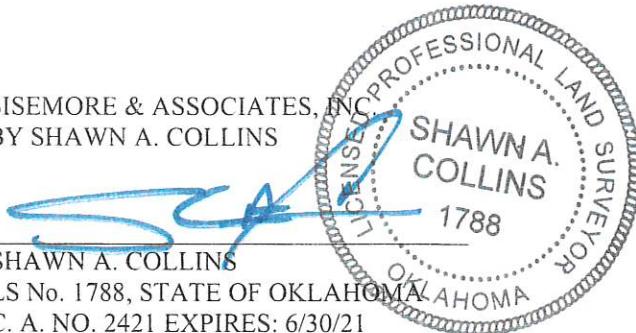
06.10.2020

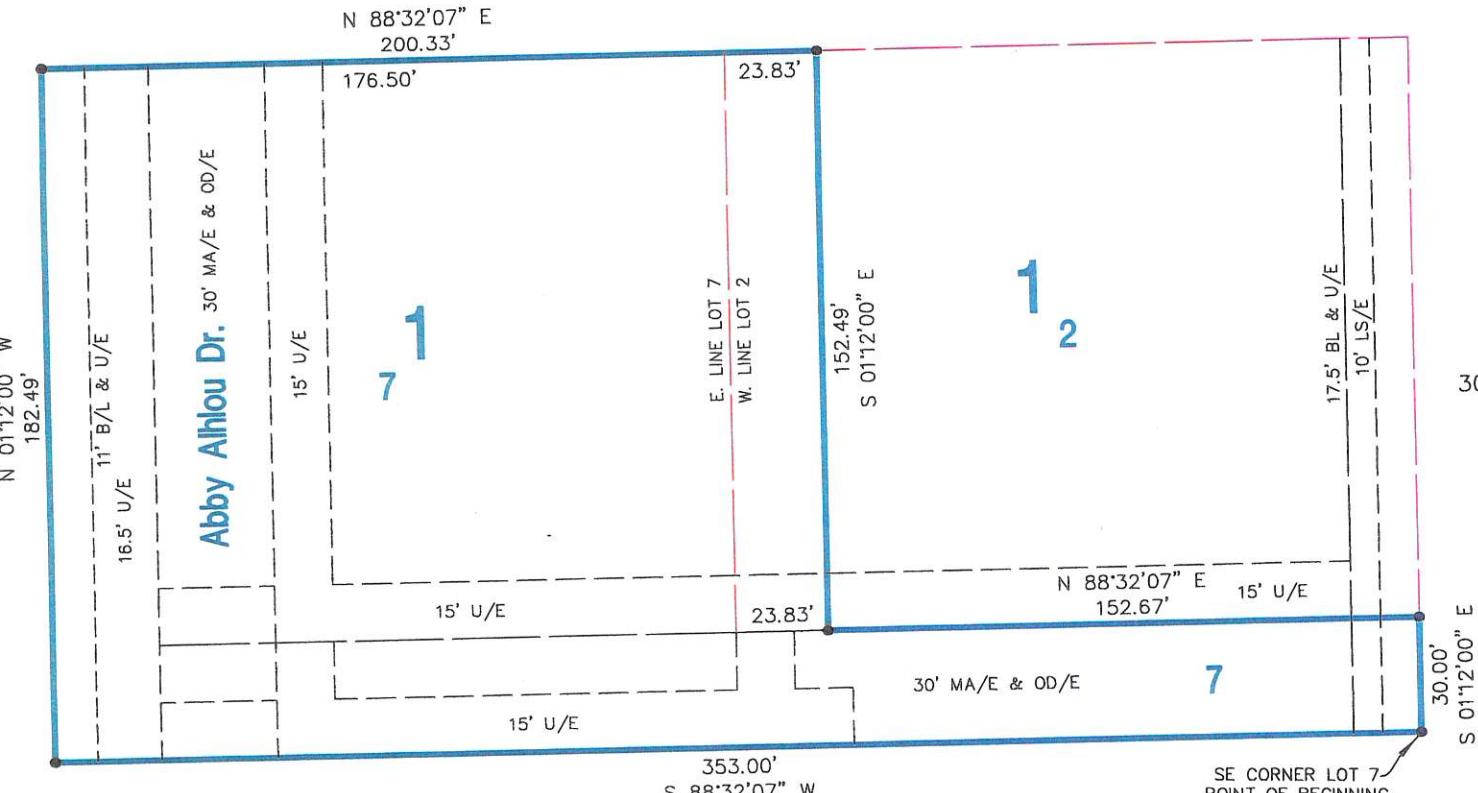
DATE

SISEMORE & ASSOCIATES, INC.
BY SHAWN A. COLLINS

SHAWN A. COLLINS

LS No. 1788, STATE OF OKLAHOMA
C. A. NO. 2421 EXPIRES: 6/30/21





Scale 1"=50'

BASIS OF BEARINGS: OKLAHOMA STATE PLANE
DATE: 6/10/2020 ORDER #: 16705.22 FILE#:1814.0200

Legend

B/L	BUILDING LINE
EA/E	EMERGENCY ACCESS EASEMENT
LS/E	LANDSCAPE EASEMENT
MA/E	MUTUAL ACCESS EASEMENT
OD/E	OVERLAND DRAINAGE EASEMENT
U/E	UTILITY EASEMENT

A location map showing the intersection of Albany Street and Kenosha Street. The intersection is marked with a circle containing the number 2. To the west is North Elm Place, and to the east is North Lynn Lane Road. A small blue rectangle is located in the bottom-left corner of the map area.

Combined Exhibit

Lot 7 & Part of Lot 2, Block 1 North Rose Business Park



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LEGAL DESCRIPTION
(COMBINED TRACT)

LOT SEVEN (7) AND THE WEST 23.83 FEET OF LOT TWO (2), BLOCK ONE (1), NORTH ROSE BUSINESS PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 88°32'07" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 7 FOR 353.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 01°12'00" WEST ALONG THE WESTERLY LINE OF SAID LOT 7 FOR 182.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE NORTH 88°32'07" EAST ALONG THE NORTHERLY LINE OF SAID LOTS 7 AND 2 FOR 200.33 FEET TO A POINT THAT IS 23.83 FEET EASTERLY OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 01°12'00" EAST PARALLEL WITH AND 23.83 FEET EASTERLY OF THE WESTERLY LINE OF SAID LOT 2 FOR 152.49 FEET TO ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE NORTH 88°32'07" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 2 FOR 152.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 01°12'00" EAST ALONG THE EASTERN LINE OF SAID LOT 7 FOR 30.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINING 41,138 SQUARE FEET OR 0.944 ACRES, MORE OR LESS.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM

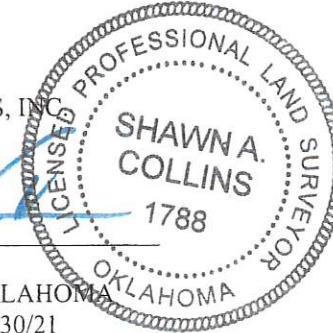
CERTIFICATION

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LS No. 1788, STATE OF OKLAHOMA
C. A. NO. 2421 EXPIRES: 6/30/21



Parcel Map Check Report

Parcel Name: Combined Tract

Segment# 1: Line

Course: S88° 32' 07"W

Length: 353.00'

Segment# 2: Line

Course: N1° 12' 00"W

Length: 182.49'

Segment# 3: Line

Course: N88° 32' 07"E

Length: 200.33'

Segment# 4: Line

Course: S1° 12' 00"E

Length: 152.49'

Segment# 5: Line

Course: N88° 32' 07"E

Length: 152.67'

Segment# 6: Line

Course: S1° 12' 00"E

Length: 30.00'

Perimeter: 1,070.98'

Area: 41,138.73 Sq. Ft.

Error Closure: 0.0000

Course: S82° 52' 30"E

Error North: 0.00000

East: 0.00000

Precision 1: 1,070,982,000.00