

LOT 2A: ADDRESS: 21060 E 45th St S, LOT 2A

A TRACT OF LAND BEING A PART OF LOT TWO (2), BLOCK FIVE (5), SUN CITY IV, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88°49'24" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR 84.19 FEET; THENCE SOUTH 26°10'36" EAST FOR 58.48 FEET; THENCE NORTH 88°49'24" EAST FOR 46.86 FEET; THENCE SOUTH 67°20'36" EAST FOR 25.90 FEET; THENCE SOUTH FOR 01°-19'56" EAST FOR 242.56 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 88°49'18" WEST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 179.28 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01°19'56" WEST ALONG THE WEST LINE OF SAID LOT 2 FOR 306.03 FEET TO THE POINT OF BEGINNING.

LOT 2B: ADDRESS: 21060 E 45th St S, LOT 2B

A TRACT OF LAND BEING A PART OF LOT TWO (2), BLOCK FIVE (5), SUN CITY IV, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88°49'24" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR 84.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°49'24" EAST ALONG THE NORTH LINE OF SAID LOT 2 FOR 245.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 01°20'36" EAST ALONG THE EAST LINE OF SAID LOT 2 FOR 306.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°49'18" WEST ALONG THE SOUTH LINE OF SAID LOT 2 FOR 150.52 FEET; THENCE NORTH 01°19'56" WEST FOR 242.56 FEET; THENCE NORTH 67°20'36" WEST FOR 25.90 FEET; THENCE SOUTH 88°49'24" WEST FOR 46.86 FEET; THENCE NORTH 26°10'36" WEST FOR 58.48 FEET TO THE POINT OF BEGINNING.

TRACT 2A AND 2B DESCRIPTIONS PREPARED BY JOHN L. LIBBY, JR., PLS 1806 ON MARCH 5, 2025.

BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) NORTH ZONE AND THE NORTH LINE OF LOT 2, BLOCK 5, SUN CITY IV BEING NORTH 88°49'24" EAST.