

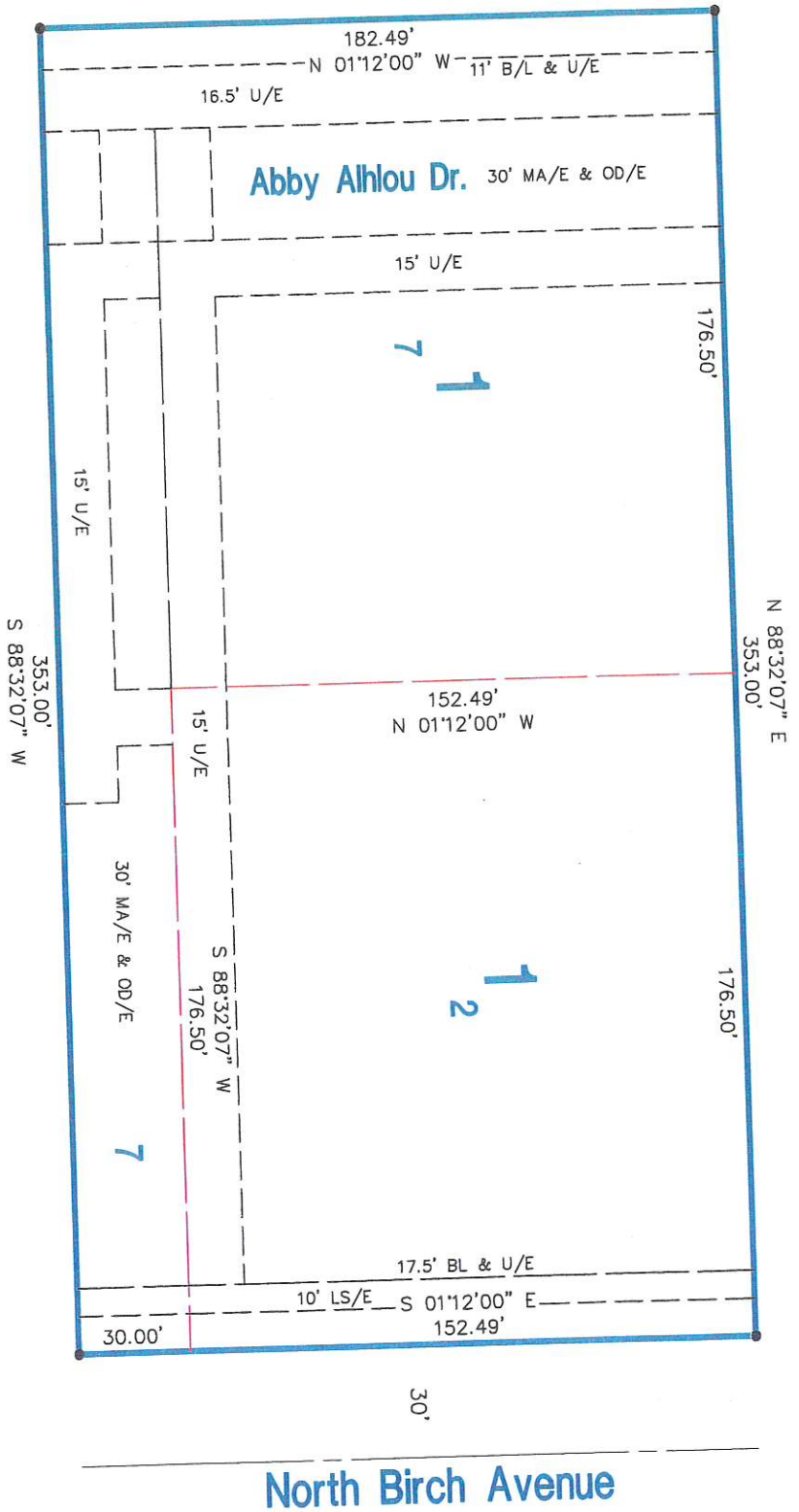
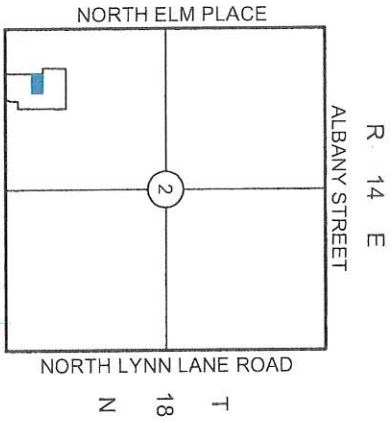
DATE: 6/10/2020
 BASIS OF BEARINGS: OKLAHOMA STATE PLANE
 ORDER #: 1670522 FILE#:1814.0200

Scale 1" = 50'



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



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



SISEMORE
& ASSOCIATES

Surveying ~ Civil Engineering ~ Land Planning

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)

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.

SISEMORE & ASSOCIATES, INC.
BY SHAWN A. COLLINS

06.10.2020
DATE


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



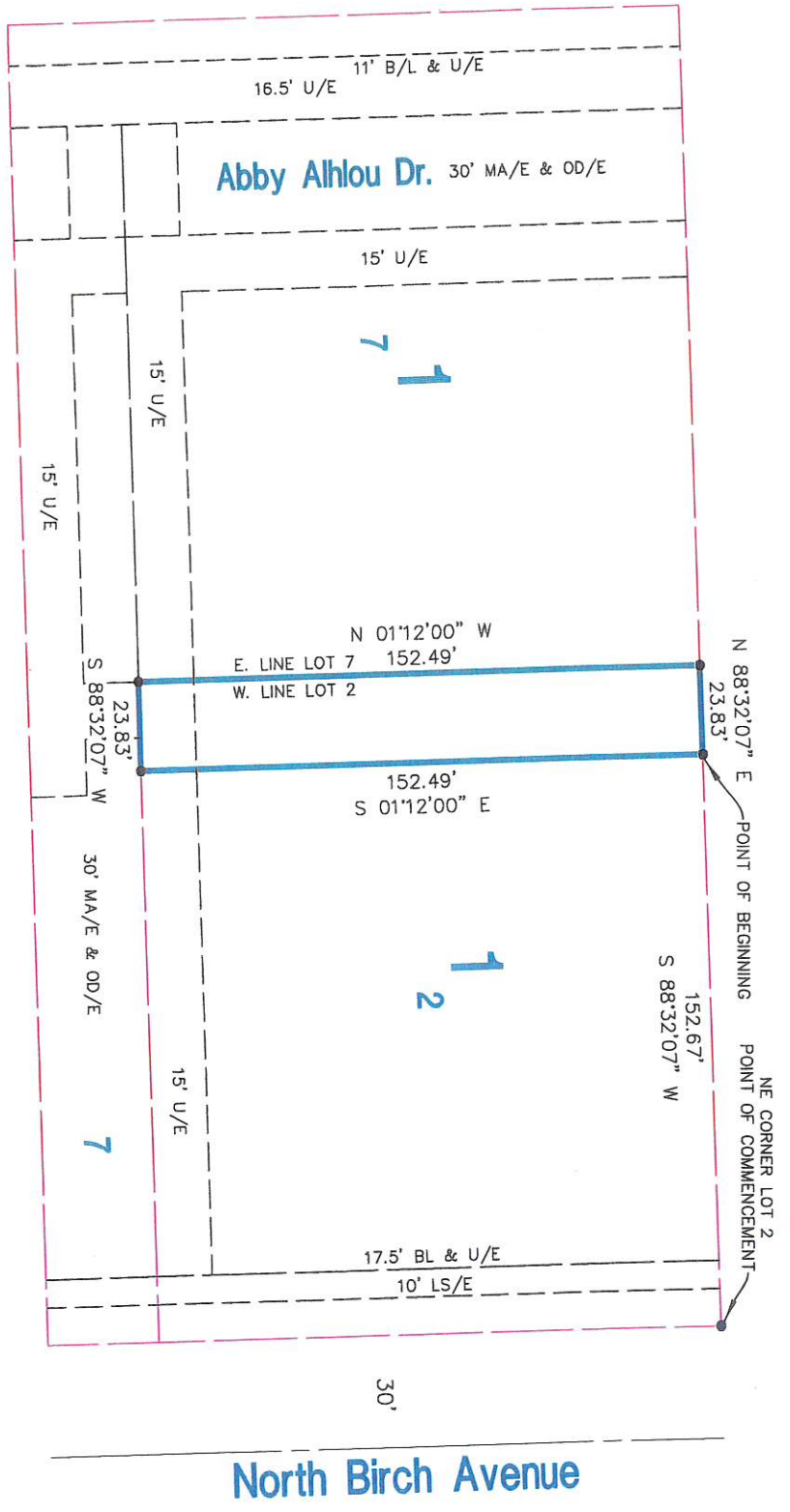
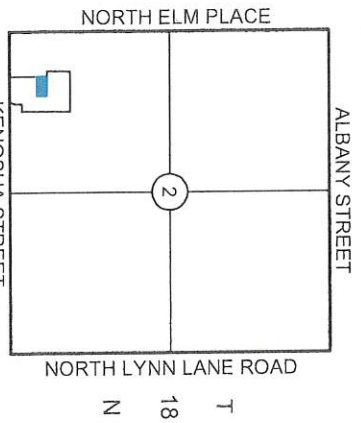
DATE: 6/10/2020 ORDER #: 1670522 FILE#:1814.0200

Scale 1" = 50'



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



To Be Conveyed Exhibit
Part of Lot 2, Block 1
North Rose Business Park



Surveying ~ Civil Engineering ~ Land Planning

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 EXP. DATE 6/30/21
 (www.s.w.-assoc.com)

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.

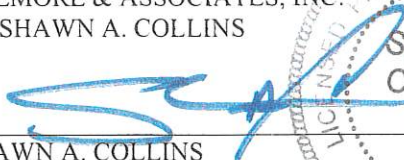
BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM

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

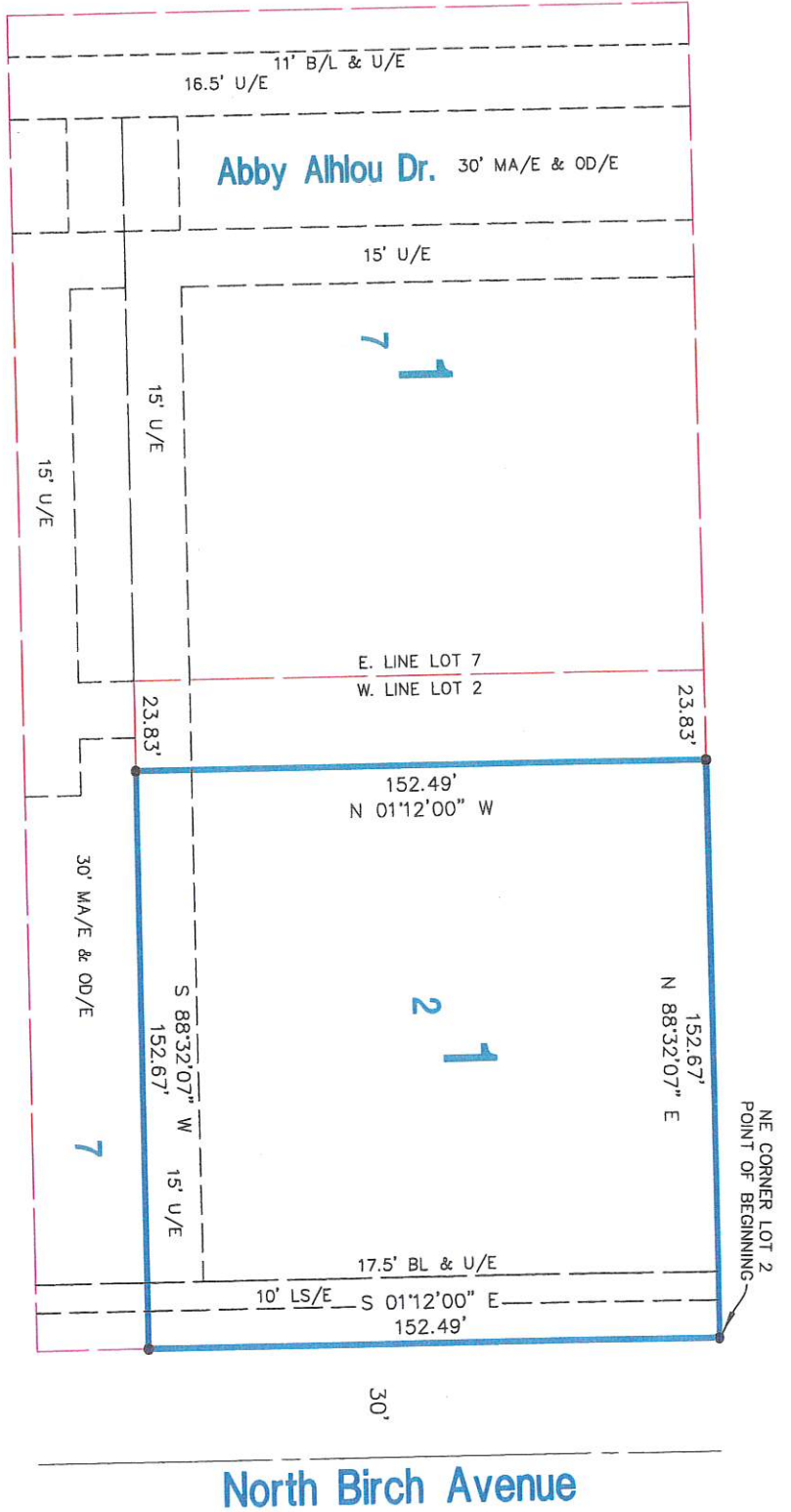
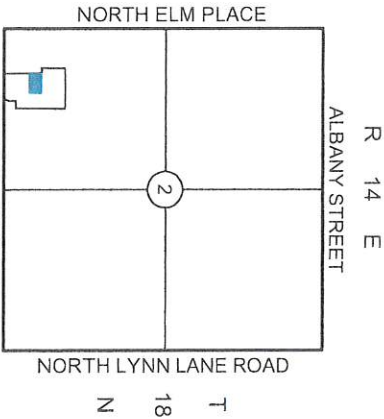


Scale 1" = 50'

DATE: 6/10/2020 ORDER #: 1670522 FILE#: 18140200

Legend

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



Remainder Exhibit

Part of Lot 2, Block 1

North Rose Business Park



SISEMORE & ASSOCIATES

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 C.A. NO. 2421

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

LEGAL DESCRIPTION
(REMAINDER TRACT)

LOT TWO (2), BLOCK ONE (1), LESS THE WEST 23.83 FEET THEREOF, 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:

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

SAID TRACT OF LAND CONTAINING 23,280 SQUARE FEET OR 0.534 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: Remainder Tract

Segment# 1: Line

Course: S1° 12' 00"E

Length: 152.49'

Segment# 2: Line

Course: S88° 32' 07"W

Length: 152.67'

Segment# 3: Line

Course: N1° 12' 00"W

Length: 152.49'

Segment# 4: Line

Course: N88° 32' 07"E

Length: 152.67'

Perimeter: 610.32'

Area: 23,280.00 Sq. Ft.

Error Closure: 0.0000

Course: N0° 00' 00"E

Error North: 0.00000

East: 0.00000

Precision 1: 610,314,000.00