



Scale 1"=50'

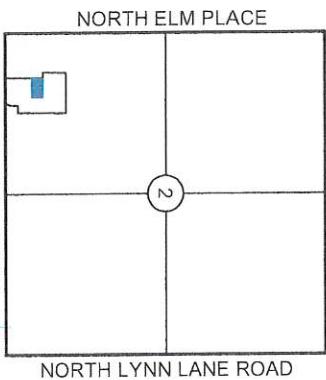
BASIS OF BEARINGS: OKLAHOMA STATE PLANE

DATE: 6/10/2020

ORDER #: 16705.22 FILE#:1814.0200

B/L	BUILDING LINE
E/A/E	EMERGENCY ACCESS EASEMENT
L/S/E	LANDSCAPE EASEMENT
M/A/E	MUTUAL ACCESS EASEMENT
O/D/E	OVERLAND DRAINAGE EASEMENT
U/E	UTILITY EASEMENT

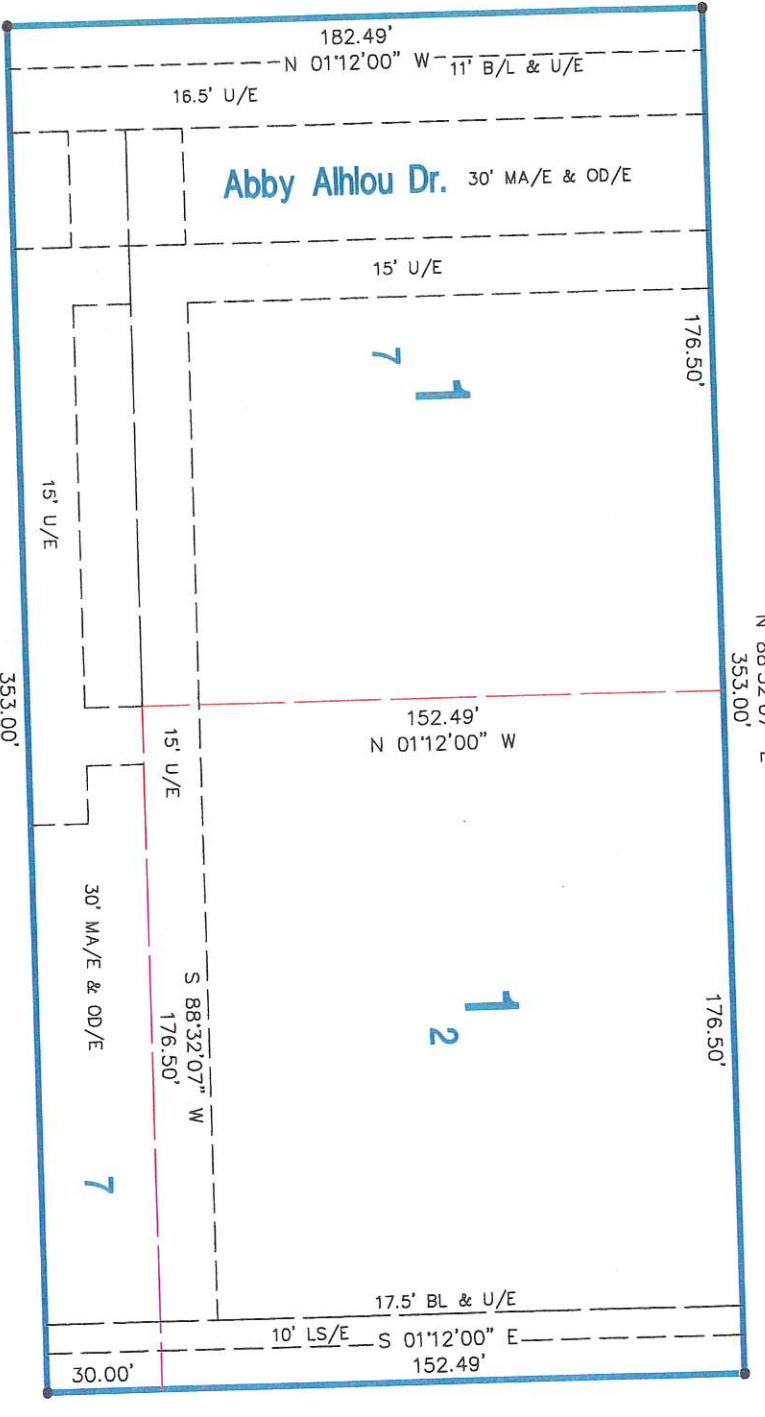
Legend



Location Map
NOT TO SCALE

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



North Birch Avenue



**SISEMORE
& ASSOCIATES**

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

**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

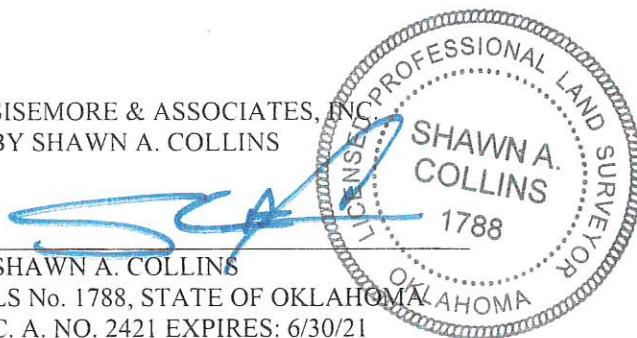
I, SHAWN A. COLLINS, OF SISEMORE & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS. THIS LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR LEGAL DESCRIPTIONS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

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 #: 1670522 FILE#:1814.0200

Location N
NOT TO SCALE

6111 EAST 32nd PLACE
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PHONE: (918) 665-3600
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To Be Conveyed Exhibit
Part of Lot 2, Block 1
North Rose Business Park

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

A map showing the intersection of North Elm Place and North Lynn Lane Road. North Elm Place is a one-way street running east-west, with a blue block symbol at its western end. North Lynn Lane Road is a one-way street running north-south, with a circle containing the number 2 at its intersection with North Elm Place. A vertical legend on the left lists 'ONE WAY', 'BLOCK', 'CIRCLE', and 'NUMBER' with corresponding symbols.

North Rose Business Park

11' B/L & U/E
16.5' U/E

Abby Alhlou Dr. 30' MA/E & OD/E

15' U/E

7 1

N 01°12'00" W 152.49'
E. LINE LOT 7
W. LINE LOT 2

S 88°32'07" W 23.83'

152.67' E
S 01°12'00" E

POINT OF BEGINNING
POINT OF COMMENCEMENT

NE CORNER LOT 2

15' U/E

7 1

17.5' BL & U/E
10' LS/E

30' MA/E & OD/E

30'

North Birch Avenue



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

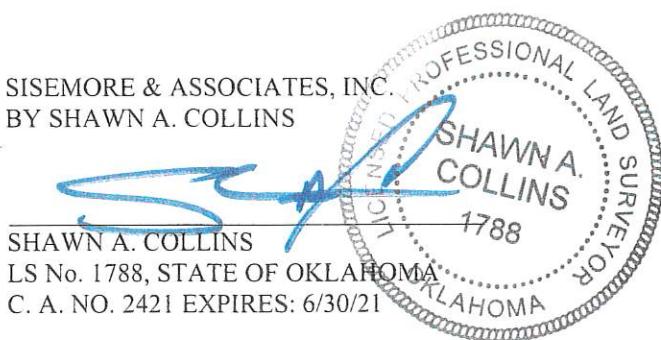
CERTIFICATION

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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#: 814.0200

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 ELM PLACE

R 14 E
ALBANY STREET
2

NORTH LYNN LANE ROAD

T 18 N

KENOSHA STREET

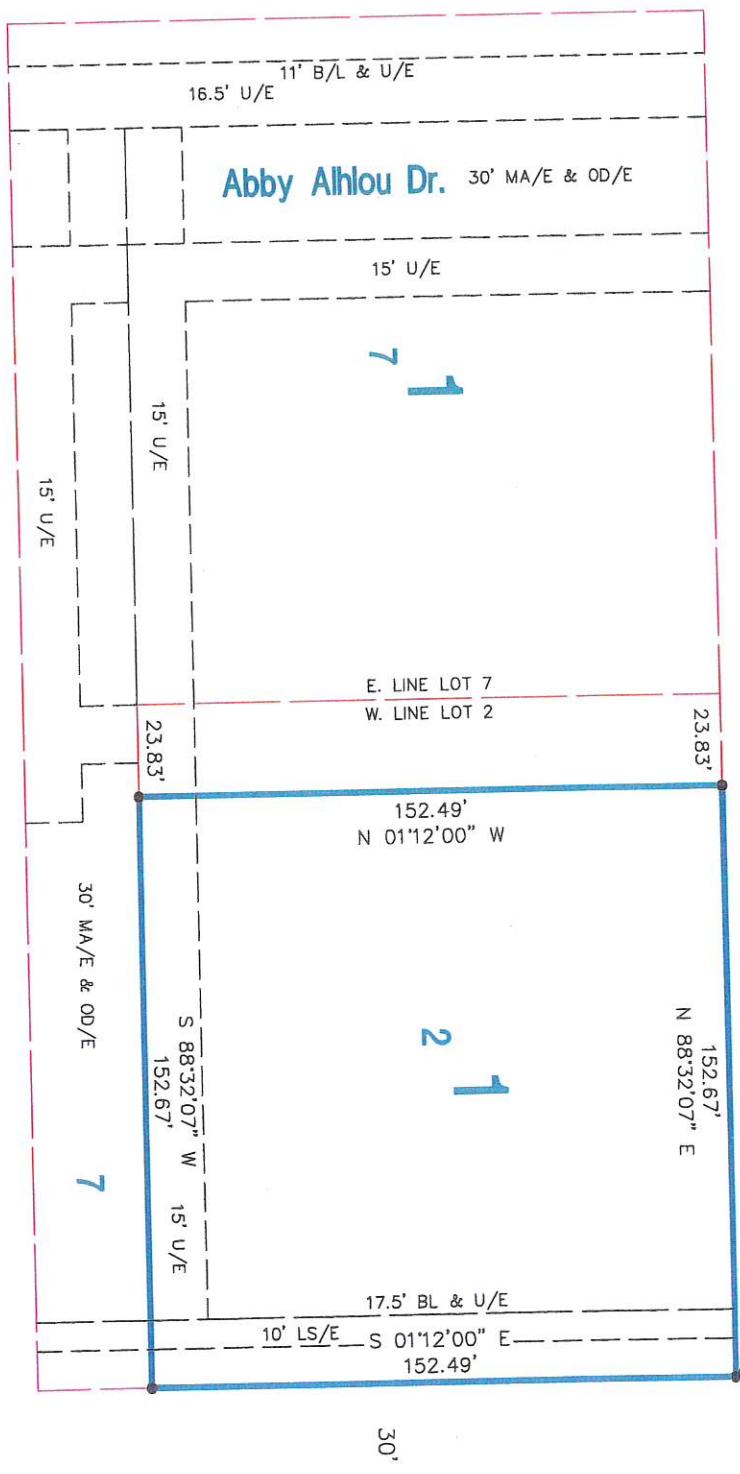
NOT TO SCALE

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Part of Lot 2, Block 1
North Rose Business Park

NE CORNER LOT 2
 POINT OF BEGINNING



North Birch Avenue



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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 $01^{\circ}12'00''$ EAST ALONG THE EASTERLY LINE OF SAID LOT 2 FOR 152.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH $88^{\circ}32'07''$ 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 $01^{\circ}12'00''$ 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 $88^{\circ}32'07''$ 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

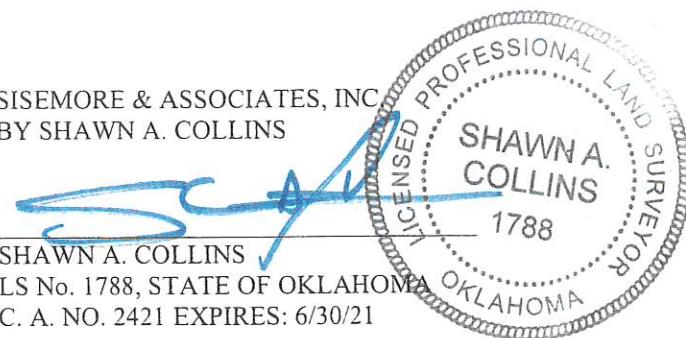
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BY SHAWN A. COLLINS

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