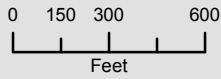


300' Radius



Subject Tract

BAL-1080



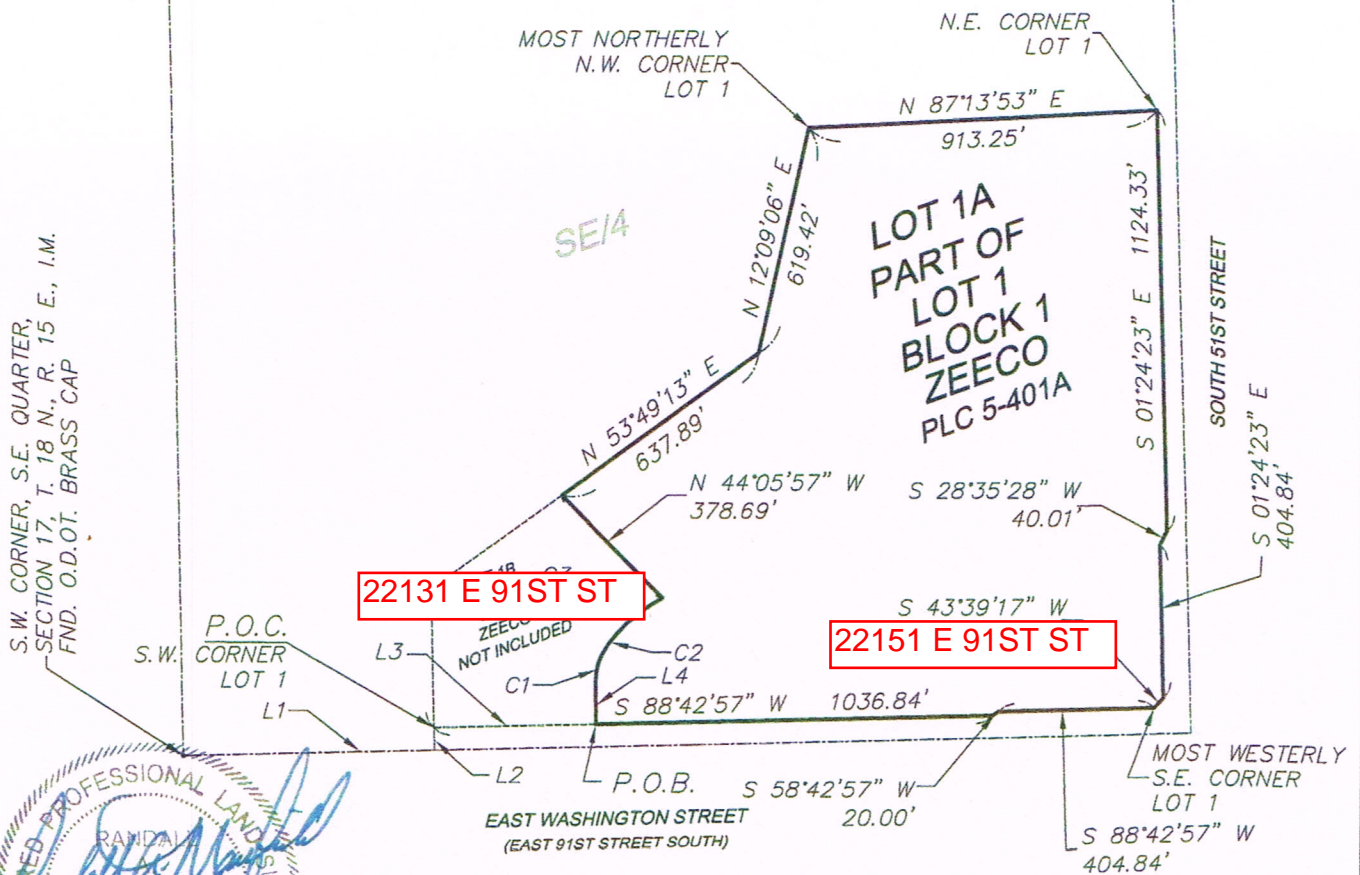
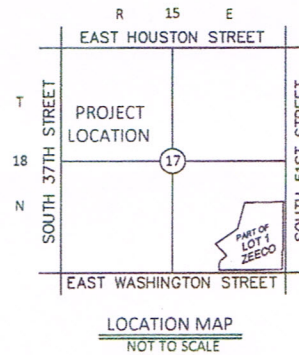
17 18-15



LOT 1A



Line Table		
Line #	Direction	Length
L1	N 88°42'57" E	657.44
L2	N 01°23'07" W	60.00
L3	N 88°42'57" E	425.44
L4	N 00°32'47" W	114.35



Curve Table						
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	162.53'	72.30'	025°29'21"	36.76'	N 12°11'54" E	71.71'
C2	275.97'	68.74'	014°16'19"	34.55'	N 34°54'45" E	68.57'
C3	476.66'	150.40'	018°04'41"	75.83'	N 51°29'02" E	149.77'

EXHIBIT
NOT TO SCALE



DODSON - THOMPSON - MANSFIELD, PLLC

20 NE 38th Street
Oklahoma City, OK 73105
Phone: 405-801-7402
Fax: 405-801-7421
email: randym@dtm-ok.com

Surveying - Engineering - Planning

CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2016

LOT 1A DESCRIPTION

A tract of land being a part of Lot One (1), Block One (1), ZEECO, a subdivision of part of the Southeast Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, City of Broken Arrow, Wagoner County, Oklahoma, recorded as PLC 5-401A, being more particularly described as follows:

COMMENCING at the southwest corner of said Lot 1, being a point on the north right of way line of East Washington Street, North $88^{\circ}42'57''$ East 657.44 feet and North $01^{\circ}23'07''$ West 60.00 feet distant from the southwest corner of said Southeast Quarter;

THENCE North $88^{\circ}42'57''$ East, along the south line of said Lot 1 and said north right of way line, a distance of 425.44 feet to the POINT OF BEGINNING;

THENCE North $00^{\circ}32'47''$ West a distance of 114.35 feet to a point of curvature;

THENCE northerly along a curve to the right having a radius of 162.53 feet (said curve subtended by a chord which bears North $12^{\circ}11'54''$ East a distance of 71.71 feet) for an arc distance of 72.30 feet to a point of compound curvature;

THENCE northeasterly along a curve to the right having a radius of 275.97 feet (said curve subtended by a chord which bears North $34^{\circ}54'45''$ East a distance of 68.57 feet) for an arc distance of 68.74 feet to a point of compound curvature;

THENCE northeasterly along a curve to the right having a radius of 476.66 feet (said curve subtended by a chord which bears North $51^{\circ}29'02''$ East a distance of 149.77 feet) for an arc distance of 150.40 feet;

THENCE North $44^{\circ}05'57''$ West a distance of 378.69 feet to a point on the northwest line of said Lot 1;

THENCE along the northwest line of said Lot 1, the following Two (2) courses:

1. North $53^{\circ}49'13''$ East a distance of 637.89 feet;
2. North $12^{\circ}09'06''$ East a distance of 619.42 feet to the most northerly northwest corner of said Lot 1;

THENCE North $87^{\circ}13'53''$ East, along the north line of said Lot 1, a distance of 913.25 feet to the northeast corner of said Lot 1, also being a point on the west right of way line of South 51st Street;

THENCE along the east line of said Lot 1 and said west right of way line, the following Four (4) courses:

1. South $01^{\circ}24'23''$ East a distance of 1,124.33 feet;
2. South $28^{\circ}35'28''$ West a distance of 40.01 feet;
3. South $01^{\circ}24'23''$ East a distance of 404.84 feet;
4. South $43^{\circ}39'17''$ West a distance of 35.32 feet to the most westerly southeast corner of said Lot 1, also being a point on the north right of way line of said East Washington Street;

THENCE along the south line of said Lot 1 and said north right of way line, the following Three (3) courses:

1. South $88^{\circ}42'57''$ West a distance of 404.84 feet;
2. South $58^{\circ}42'57''$ West a distance of 20.00 feet;
3. South $88^{\circ}42'57''$ West a distance of 1,036.84 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,959,878 square feet or 44.9926 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83 North Zone) using North $88^{\circ}42'57''$ East as the south line of the Southeast Quarter of Section 17, Township 18 North, Range 15 East.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613
Dodson-Thompson-Mansfield PLLC
20 N.E. 38th Street - OKC, OK 73105



LOT 1A CLOSURE REPORT

POINT OF BEGINNING

Northing=379,408.955, Easting=2,640,348.093

North 00°32'47" West, 114.35 feet

Northing=379,523.300, Easting=2,640,347.002

Curve P.C.

379,524.850, 2,640,509.525 Radius Point

379,593.391, 2,640,362.154 Curve P.T. Curve P.C. (non-tangent)

379,464.782, 2,640,606.325 Radius Point

379,649.615, 2,640,401.395 Curve P.T. Curve P.C. (non-tangent)

379,327.928, 2,640,753.136 Radius Point

379,742.884, 2,640,518.582 Curve P.T.

North 44°05'57" West, 378.69 feet

Northing=380,014.835, Easting=2,640,255.051

North 53°49'13" East, 637.89 feet

Northing=380,391.395, Easting=2,640,769.936

North 12°09'06" East, 619.42 feet

Northing=380,996.936, Easting=2,640,900.324

North 87°13'53" East, 913.25 feet

Northing=381,041.048, Easting=2,641,812.508

South 01°24'23" East, 1,124.33 feet

Northing=379,917.057, Easting=2,641,840.103

South 28°35'28" West, 40.01 feet

Northing=379,881.926, Easting=2,641,820.956

South 01°24'23" East, 404.84 feet

Northing=379,477.208, Easting=2,641,830.892

South 43°39'17" West, 35.32 feet

Northing=379,451.653, Easting=2,641,806.511

South 88°42'57" West, 404.85 feet

Northing=379,442.580, Easting=2,641,401.762

South 58°42'57" West, 20.00 feet

Northing=379,432.195, Easting=2,641,384.670

South 88°42'57" West, 1,036.84 feet

Northing=379,408.958, Easting=2,640,348.091

Closing back to POINT OF BEGINNING.

CLOSURE:

Closing line: North 38°57'34" West, 0.00 feet

Latitude: 0.00 feet

Departure: 0.00 feet

Perimeter: 6,021.23 feet

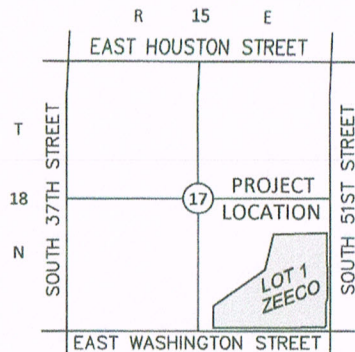
Error: 1:1,737,387

AREA:

Mapcheck: 1,959,878.48 square feet, or 44.9926 acres

Full precision: 1,959,875.02 square feet, or 44.9925 acres





LOCATION MAP
NOT TO SCALE



UNPLATTED

N 53°49'13" E
422.64'
N.W. LINE LOT 1

S 44°05'57" E
378.69'

PART OF
LOT 1
BLOCK 1
ZEECO
PLC 5-401A

MOST WESTERLY
N.W. CORNER
LOT 1

PART OF
LOT 1
BLOCK 1
ZEECO
PLC 5-401A

R=476.66'
L=150.40'
=18°04'41"
T=75.83'
CB=S 51°29'02" W
CL=149.77'

R=275.97'
L=68.74'
=14°16'19"
T=34.55'
CB=S 34°54'45" W
CL=68.57'

R=162.53'
L=72.30'
=25°29'21"
T=36.76'
CB=S 12°11'54" W
CL=71.71'

PART OF
LOT 1
BLOCK 1
ZEECO
PLC 5-401A

S 00°32'47" E
114.35'

S. LINE LOT 1 &
NORTH R.O.W. LINE

S 88°42'57" W
425.44'

EAST WASHINGTON STREET
(EAST 91ST STREET SOUTH)

366.03'
N 01°23'07" W

W. LINE LOT 1

P.O.B.
S.W. CORNER
LOT 1

N 01°23'07" W
60.00'

N 88°42'57" E
657.44'

S.W. CORNER
S.E. QUARTER
SECTION 17
T. 18 N., R. 15 E., I.M.

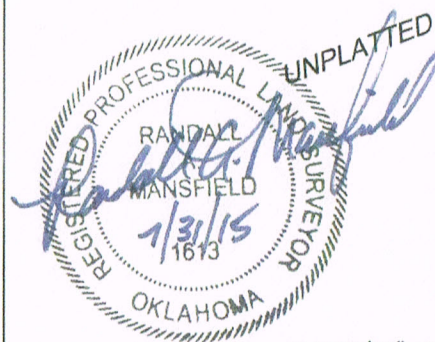


EXHIBIT
NOT TO SCALE



DODSON - THOMPSON - MANSFIELD, PLLC

20 NE 38th Street Phone: 405-601-7402 email: randym@dtm-ok.com
Oklahoma City, OK 73105 Fax: 405-601-7421

Surveying - Engineering - Planning

CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2016

LOT 1B DESCRIPTION

A tract of land being a part of Lot One (1), Block One (1), ZEECO, a subdivision of part of the Southeast Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Meridian, City of Broken Arrow, Wagoner County, Oklahoma, recorded as PLC 5-401A, being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 1, being a point on the north right of way line of East Washington Street, North $88^{\circ}42'57''$ East 657.44 feet and North $01^{\circ}23'07''$ West 60.00 feet distant from the southwest corner of said Southeast Quarter;

THENCE North $01^{\circ}23'07''$ West, along the west line of said Lot 1, a distance of 366.03 feet to the most westerly northwest corner of said Lot 1;

THENCE North $53^{\circ}49'13''$ East, along the northwest line of said Lot 1, a distance of 422.64 feet;

THENCE South $44^{\circ}05'57''$ East a distance of 378.69 feet to a point on a curve;

THENCE southwesterly along a non tangent curve to the left having a radius of 476.66 feet (said curve subtended by a chord which bears South $51^{\circ}29'02''$ West a distance of 149.77 feet) for an arc distance of 150.40 feet to a point of compound curvature;

THENCE southwesterly along a curve to the left having a radius of 275.97 feet (said curve subtended by a chord which bears South $34^{\circ}54'45''$ West a distance of 68.57 feet) for an arc distance of 68.74 feet to a point of compound curvature;

THENCE southerly along a curve to the left having a radius of 162.53 feet (said curve subtended by a chord which bears South $12^{\circ}11'54''$ West a distance of 71.71 feet) for an arc distance of 72.30 feet;

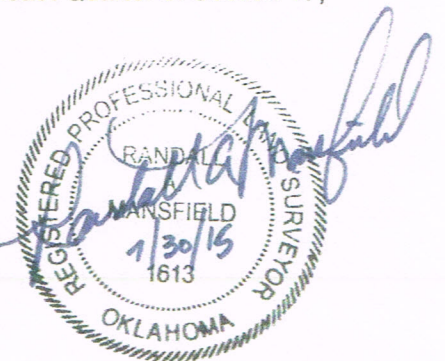
THENCE South $00^{\circ}32'47''$ East a distance of 114.35 feet to a point on the south line of said Lot 1, also being a point on the north right of way line of said East Washington Street;

THENCE South $88^{\circ}42'57''$ West, along the south line of said Lot 1 and said north right of way line, a distance of 425.44 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 243,372 square feet or 5.5870 acres, more or less.

The basis of bearings for this legal description was the Oklahoma State Plane Coordinate System (NAD83 North Zone) using North $88^{\circ}42'57''$ East as the south line of the Southeast Quarter of Section 17, Township 18 North, Range 15 East.

Prepared by: Randall A. Mansfield, Professional Land Surveyor No. 1613
Dodson-Thompson-Mansfield PLLC
20 N.E. 38th Street - OKC, OK 73105



LOT 1 B CLOSURE REPORT

POINT OF BEGINNING

Northing=379,399.420, Easting=2,639,922.760

North 01°23'07" West, 366.03 feet

Northing=379,765.343, Easting=2,639,913.912

North 53°49'13" East, 422.64 feet

Northing=380,014.836, Easting=2,640,255.054

South 44°05'57" East, 378.69 feet

Northing=379,742.885, Easting=2,640,518.585

Curve P.C. (non-tangent)

379,327.927, 2,640,753.138 Radius Point

379,649.616, 2,640,401.398 Curve P.T. Curve P.C. (non-tangent)

379,464.782, 2,640,606.327 Radius Point

379,593.392, 2,640,362.157 Curve P.T. Curve P.C. (non-tangent)

379,524.850, 2,640,509.527 Radius Point

379,523.301, 2,640,347.005 Curve P.T.

South 00°32'47" East, 114.35 feet

Northing=379,408.956, Easting=2,640,348.095

South 88°42'57" West, 425.44 feet

Northing=379,399.421, Easting=2,639,922.762

Closing back to POINT OF BEGINNING.

CLOSURE:

Closing line: North 43°51'03" East, 0.00 feet

Latitude: 0.00 feet

Departure: 0.00 feet

Perimeter: 1,998.59 feet

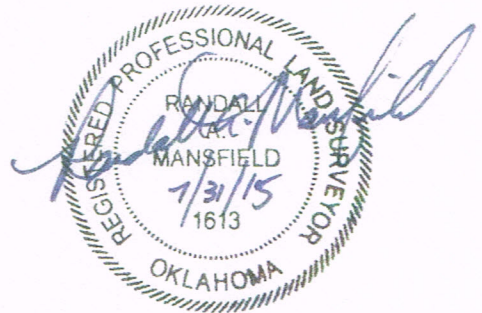
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AREA:

Mapcheck: 243,371.86 square feet, or 5.5870 acres

Full precision: 243,373.06 square feet, or 5.5871 acres

END OF POINT LISTING.



Zeeco

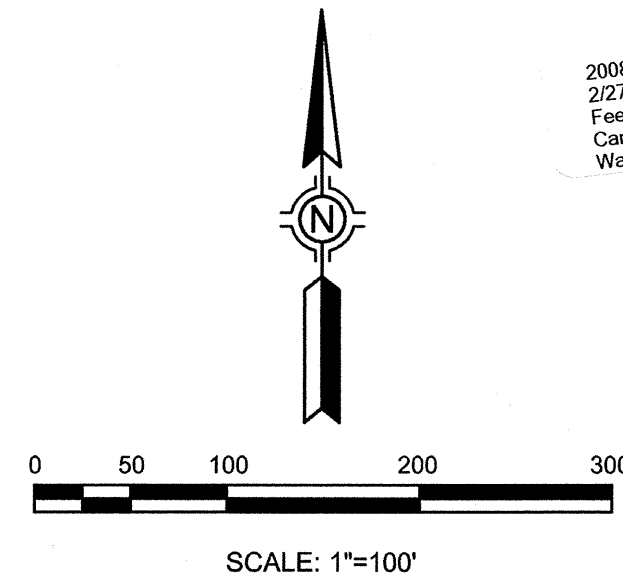
A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 15 EAST,
CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA.

PLAT No.

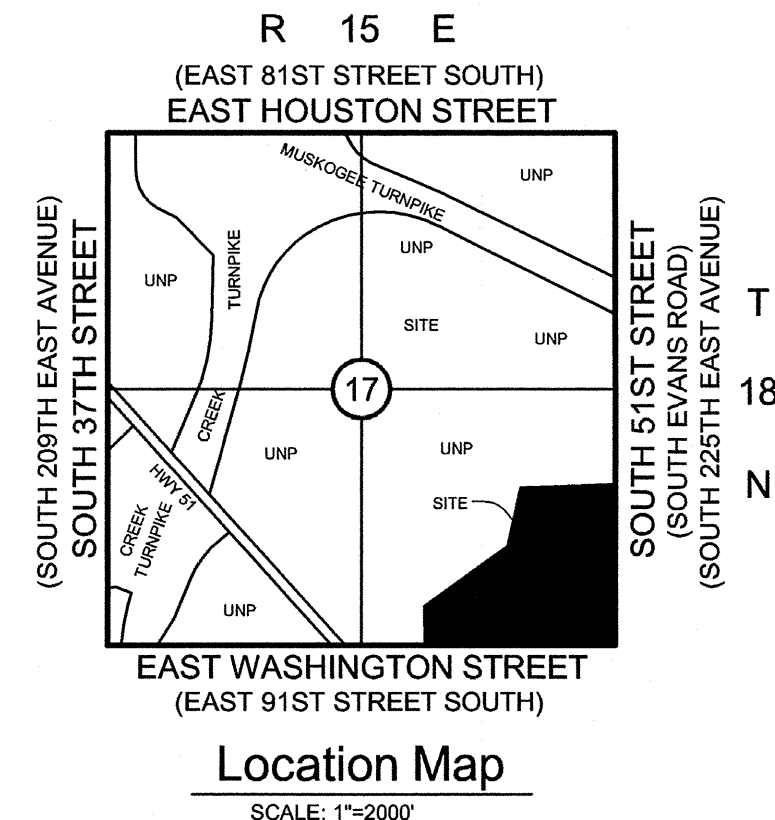
PLC5-401A

Owner:
Zink Wagoner Real Estate, LLC
An Oklahoma Limited Liability Company
22151 E. 91st Street
Broken Arrow, Oklahoma 74014
Phone: (918) 258-8551
Contact: Mr. Tom Butchko

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2009
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: gweisz@sw-assoc.com



2008-2791 Book: 1737 pg: 401
2/27/2009 11:37 AM pgs: 401 - 401
Fees: \$84.00 Doc: \$0.00
Carolyn M. Kusler, County Clerk
Wagoner County - State of Oklahoma



Subdivision Statistics:

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
SUBDIVISION CONTAINS 55.454 TOTAL ACRES (2,415,581 SF)
LOT ONE (1), BLOCK ONE (1) CONTAINS 50.574 TOTAL ACRES (2,202,996 SF)
R/W BEING DEDICATED BY PLAT CONTAINS 4.880 ACRES (212,585 SF)

Legend:

U/E = UTILITY EASEMENT
B/L = BUILDING SETBACK LINE
R.W.D. = RURAL WATER DISTRICT
R/W = RIGHT-OF-WAY
ACC = ACCESS
LNA = LIMITS OF NO ACCESS
P.O.B. = POINT OF BEGINNING
22151 = STREET ADDRESS

Monumentation:

3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS.

Basis of Bearing:

THE BEARING BASE FOR THIS PLAT IS BASED UPON THE EAST LINE
LINE OF THE SE/4 OF SEC. 17, T-18-N, R-15-E BEING S 1°10'25" E'.

Benchmark:

3/8" IRON PIN LOCATED APPROXIMATELY 814' WEST OF
THE SOUTHEAST CORNER OF SECTION 17, T-18-N, R-15-E.
NGVD 1929 DATUM
ELEVATION=720.98

Notes:

1. ADDRESS SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.
2. STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-60706-31.

STATE OF OKLAHOMA)
COUNTY OF WAGONER) SS

I, _____, Wagoner County Clerk, in and for the
County and State above named, do hereby certify that
the foregoing is a true and correct copy of a like instrument
now on file in my office.

Dated the ____ day of _____, 20____
_____, Wagoner County Clerk

Carolyn M. Kusler
Deputy

CERTIFICATE

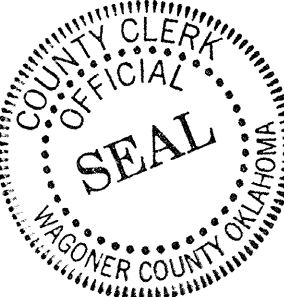
I hereby certify that all real estate taxes involved in this plat have
been paid as reflected by the current tax rolls. Security as required
has been provided in the amount of \$ 4,323.88
per trust receipt no. 5 to be applied to 2009 taxes.

This certificate is NOT to be construed as payment of 2008
taxes in full but is given in order that this plat may be filed on record
2009 taxes may exceed the amount of the security deposit.

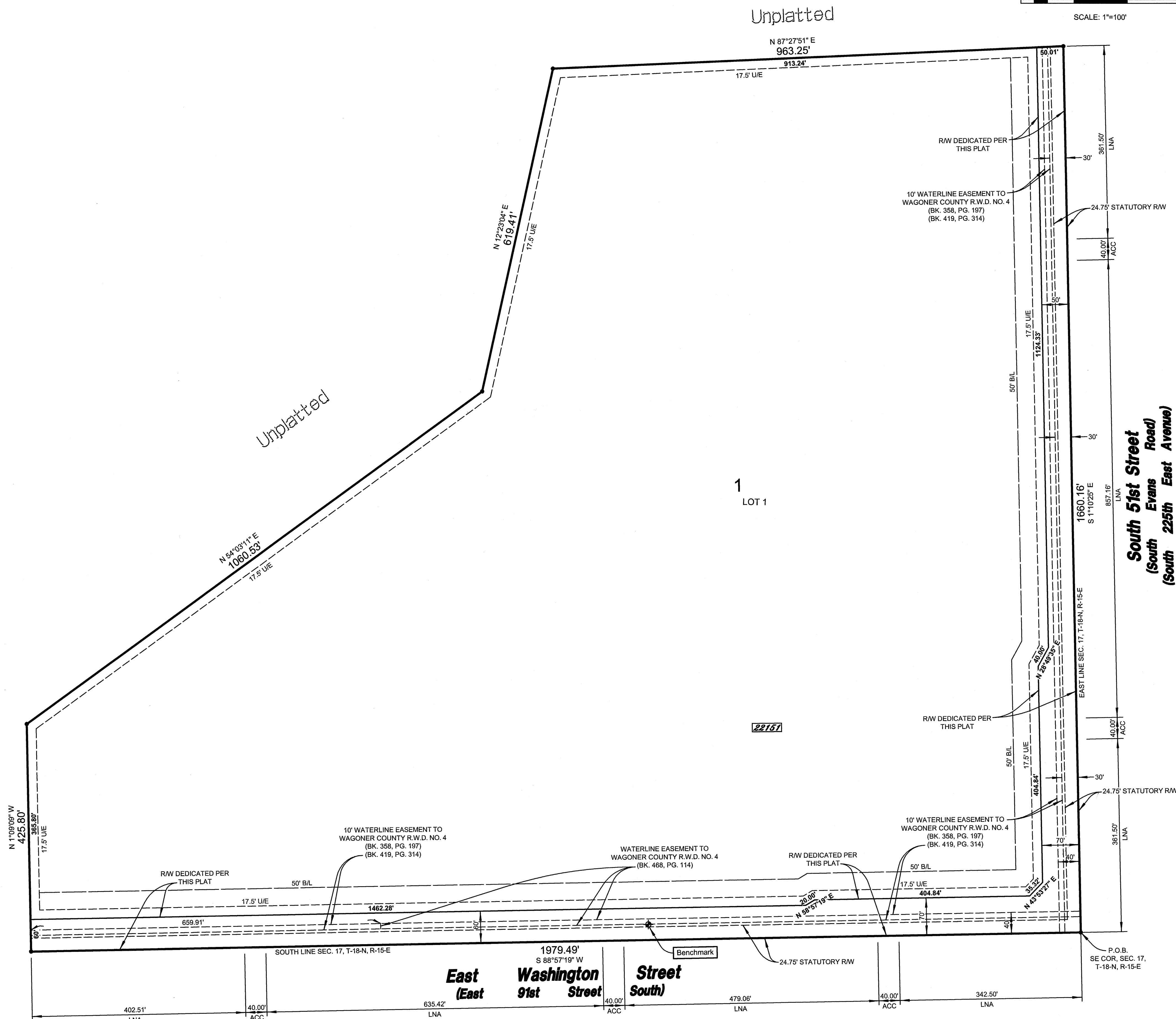
Dated 2-27-09

Wagoner County Treasurer
Flora Marshall

Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
By *Kathy Glines*
DEPUTY



Unplatted



APPROVED 12-17-07 by the City
Council of the City of Broken Arrow,
Oklahoma.
Mary E. Bayer
Mayor
Attest: City Clerk *J. 2-19-08*