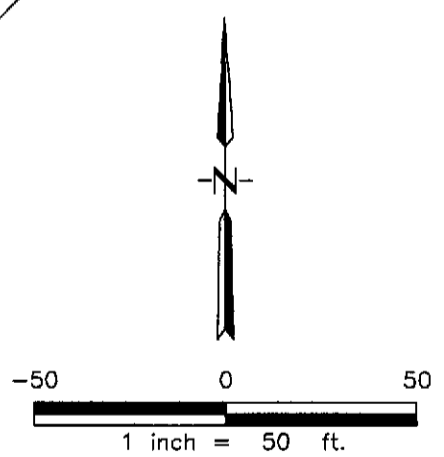
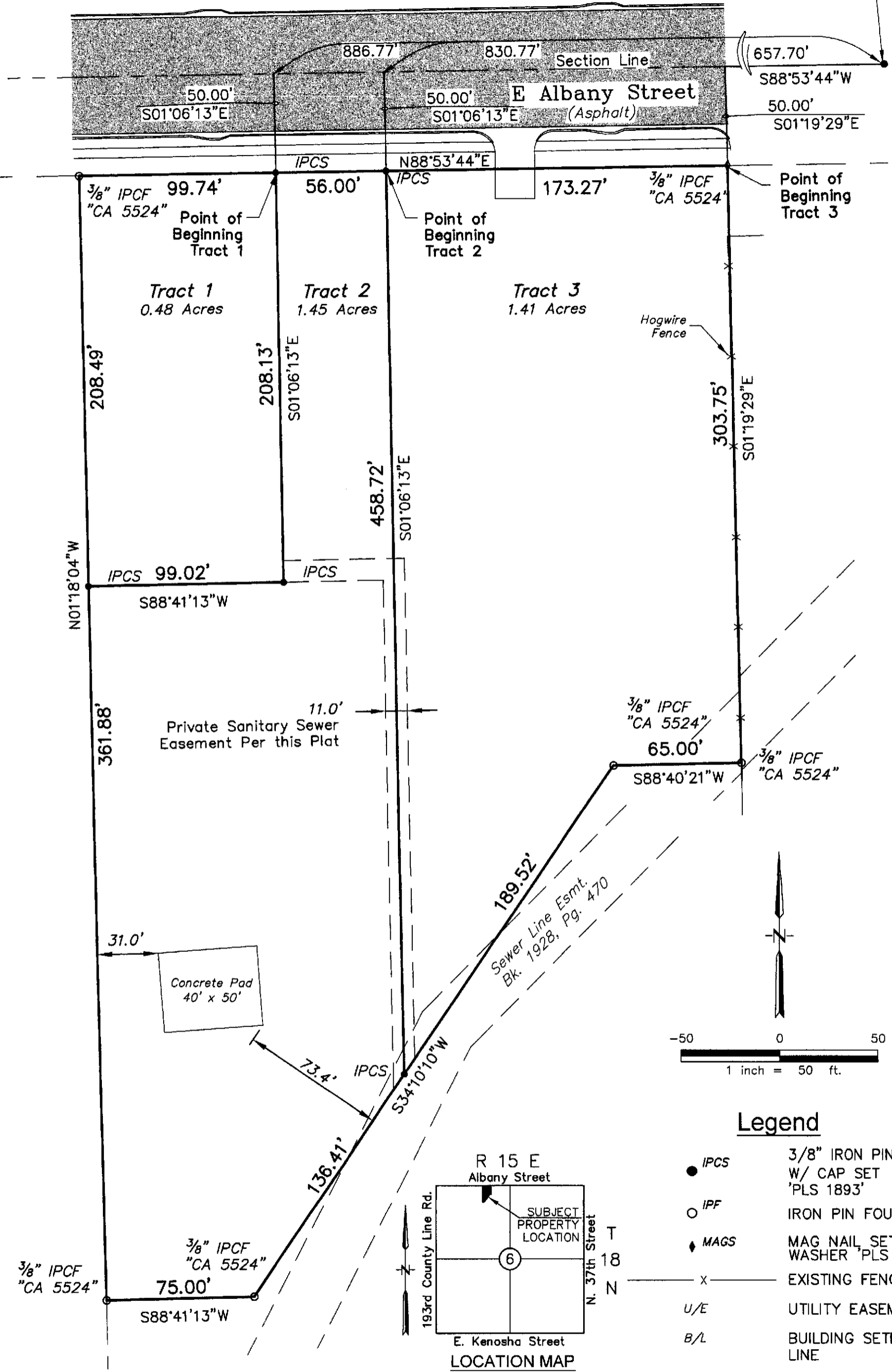


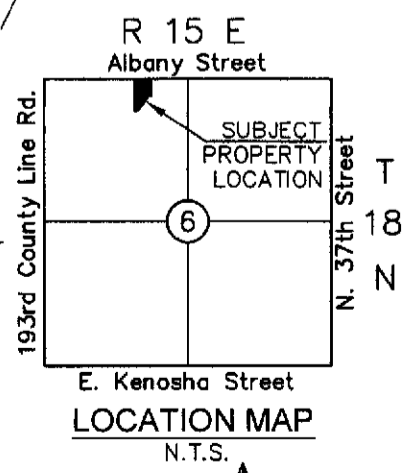
LOT SPLIT PLAT

Point of Commencement
NE Corner, Gov't Lot 3
Sec. 6, T18N, R15E

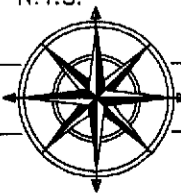


Legend

- **IPCS** 3/8" IRON PIN W/ CAP SET 'PLS 1893'
- **IPF** IRON PIN FOUND
- ◆ **MAGS** MAG NAIL SET W/ WASHER 'PLS 1893'
- x — EXISTING FENCE
- U/E UTILITY EASEMENT
- B/L BUILDING SETBACK LINE



TROUT LAND SURVEYING, LLC



918.734.3423 - 807 N. Birch St. Jenks, OK 74037
CA 7312 (LS) Exp. 6-30-2027

DATUM: NAD83; PROJECTION: UTM; UNIT: METERS; SCALE: 1:50000; DATE: 12/18/2016; TIME: 12:08:52 PM; EPSG: 31470; DRAWN: JWF; CHECKED: JWF

LOT SPLIT PLAT

Parent Tract Legal Description: GENERAL WARRANTY DEED, DOC.#202510197

A tract of land that is a part of the West 10 acres of East 29.97 acres of Lot 3 of Section 6, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows: Commencing at the Northeast Corner of Government Lot 3; Thence along the North line of Section 6, S 88°53'47" W a distance of 657.70 feet; Thence along the East Line of the West 10 acres of the East 29.97 acres of Lot 3, S 01°19'39" E a distance of 50.00 feet to the Point of Beginning; Thence continuing S 01°19'39" E a distance of 303.75 feet; Thence S 88°40'21" W a distance of 65.00 feet; Thence S 34°10'10" W a distance of 325.93 feet; Thence S 88°41'13" W a distance of 75.0 feet; Thence along the West Line of the East 29.97 acres of Lot 3, N 01°18'47" W a distance of 570.37 feet; Thence N 88°53'47" E a distance of 329.11 to the Point of Beginning.

Parent Tract 1 Legal Description:

A tract of land in the Government Lot Three (3), Section Six (6), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, more particularly described as follows:
 COMMENCING at the Northeast corner of said Government Lot Three (3), thence S88°53'44"W along the North line of said Section Six (6) a distance of 886.77 feet to a point; thence S01°06'13"E a distance of 50.00 feet to a point on the South Right-of-Way line of East Albany Street, being the POINT OF BEGINNING; thence continuing S01°06'13"E for 208.13 feet; thence S88°41'13"W for 99.02 feet; thence N01°18'04"W for 208.49 feet to a point on said South Right of Way line of East Albany Street, thence along said Right of Way line a distance of 99.74 feet to the POINT OF BEGINNING.

Parent Tract 2 Legal Description:

A tract of land in the Government Lot Three (3), Section Six (6), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, more particularly described as follows:
 COMMENCING at the Northeast corner of said Government Lot Three (3), thence S88°53'44"W along the North line of said Section Six (6) a distance of 830.77 feet to a point; thence S01°06'13"E a distance of 50.00 feet to a point on the South Right-of-Way line of East Albany Street, being the POINT OF BEGINNING; thence continuing S01°06'13"E for 458.72 feet; thence S34°10'10"W for 136.41 feet; thence S88°41'13"W for 75.00 feet; thence N01°18'04"W for 361.88 feet; thence N88°41'13"E for 99.02 feet; thence N01°06'13"W for 208.13 feet to a point on said South Right of Way line of East Albany Street; thence N88°53'44"E along said South Right of Way line a distance of 56.00 feet to the POINT OF BEGINNING.

Parent Tract 3 Legal Description:

A tract of land in the Government Lot Three (3), Section Six (6), Township Eighteen (18) North, Range Fifteen (15) East of the Indian Base and Meridian, Wagoner County, more particularly described as follows:
 COMMENCING at the Northeast corner of said Government Lot Three (3), thence S88°53'44"W along the North line of said Section Six (6) a distance of 657.70 feet to a point; thence S01°19'29"E a distance of 50.00 feet to the South Right-of-Way line of East Albany Street, said point being the POINT OF BEGINNING; thence continuing S01°19'29"E for 303.75 feet; thence S88°40'41"W for 65.00 feet; thence S34°10'10"W for 189.52 feet; thence N01°06'13"W for 458.72 feet to a point on said South Right of Way line of East Albany Street; thence N88°53'44"E along said South Right of Way line for 173.27 feet to the POINT OF BEGINNING.

<p>Mapcheck 1: Tract 1 Closure Summary Precision, 1 part in: 888778.13' Error distance: 0.00' Error direction: S17° 09' 08"E Area: 20701.78 Sq. Ft. Square area: 20701.779 Perimeter: 615.38' Point of Beginning Easting: 2631628.57' Northing: 399098.40' Side 1: Line Direction: S01° 06' 13"E Angle: [-001.1036 (d)] Deflection angle: [178.8964 (d)] Distance: 208.13' Easting: 2631632.58' Northing: 398890.31' Side 2: Line Direction: S88° 41' 13"W Angle: [-090.2094 (d)] Deflection angle: [089.7906 (d)] Distance: 99.02' Easting: 2631533.58' Northing: 398888.04' Side 3: Line Direction: N01° 18' 04"W Angle: [-089.9880 (d)] Deflection angle: [090.0120 (d)] Distance: 208.49' Easting: 2631528.85' Northing: 399096.47' Side 4: Line Direction: N88° 53' 44"E Angle: [-089.8034 (d)] Deflection angle: [090.1966 (d)] Distance: 99.74' Easting: 2631628.57' Northing: 399098.40'</p>	<p>Mapcheck 2: Tract 2 Closure Summary Precision, 1 part in: 1865426.31' Error distance: 0.00' Error direction: N48° 22' 45"W Area: 63147.48 Sq. Ft. Square area: 63147.477 Perimeter: 1395.16' Point of Beginning Easting: 2631684.56' Northing: 399099.48' Side 1: Line Direction: S01° 06' 13"E Angle: [-001.1036 (d)] Deflection angle: [178.8964 (d)] Distance: 458.72' Easting: 2631693.39' Northing: 398640.84' Side 2: Line Direction: S34° 10' 10"W Angle: [-144.7269 (d)] Deflection angle: [035.2731 (d)] Distance: 136.41' Easting: 2631616.78' Northing: 398527.97' Side 3: Line Direction: S88° 41' 13"W Angle: [-125.4825 (d)] Deflection angle: [054.5175 (d)] Distance: 75.00' Easting: 2631541.80' Northing: 398526.26' Side 4: Line Direction: N01° 18' 04"W Angle: [-089.9880 (d)] Deflection angle: [090.0120 (d)] Distance: 361.88' Easting: 2631533.58' Northing: 398888.04'</p>	<p>Side 5: Line Direction: N88° 41' 13"E Angle: [-090.0120 (d)] Deflection angle: [089.9880 (d)] Distance: 99.02' Easting: 2631632.58' Northing: 398890.31' Side 6: Line Direction: N01° 06' 13"W Angle: [090.2094 (d)] Deflection angle: [-089.7906 (d)] Distance: 208.13' Easting: 2631628.57' Northing: 399098.40' Side 7: Line Direction: N88° 53' 44"E Angle: [-090.0009 (d)] Deflection angle: [089.9991 (d)] Distance: 56.00' Easting: 2631684.56' Northing: 399099.48'</p>	<p>Mapcheck 3: Tract 3 Closure Summary Precision, 1 part in: 1640246.79' Error distance: 0.00' Error direction: S66° 55' 31"E Area: 61310.40 Sq. Ft. Square area: 61310.397 Perimeter: 1190.26' Point of Beginning Easting: 2631857.79' Northing: 399102.82' Side 1: Line Direction: S01° 19' 29"E Angle: [-001.3248 (d)] Deflection angle: [178.6752 (d)] Distance: 303.75' Easting: 2631864.82' Northing: 398799.15' Side 2: Line Direction: S88° 40' 21"W Angle: [-090.0027 (d)] Deflection angle: [089.9973 (d)] Distance: 65.00' Easting: 2631799.83' Northing: 398797.64' Side 3: Line Direction: S34° 10' 10"W Angle: [125.4969 (d)] Deflection angle: [-054.5031 (d)] Distance: 189.52' Easting: 2631693.39' Northing: 398640.84' Side 4: Line Direction: N01° 06' 13"W Angle: [-035.2731 (d)] Deflection angle: [144.7269 (d)] Distance: 458.72' Easting: 2631684.56' Northing: 399099.48' Side 5: Line Direction: N88° 53' 44"E Angle: [-090.0009 (d)] Deflection angle: [089.9991 (d)] Distance: 173.27' Easting: 2631857.79' Northing: 399102.82'</p>
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NOTES:

1. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501, NAD 83 (2011).
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENT OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE, EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.

I, E. DANE TROUT, A REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A TRUE AND ACCURATE SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS, AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

FIELD SURVEY WAS COMPLETED MARCH 2nd, 2026.

WITNESS MY HAND AND SEAL THIS 14th DAY OF MARCH, 2026.