

PLAT OF SURVEY AND LOT SPLIT EXHIBIT

LOT1-5 BLOCK 48, ORIGINAL TOWN OF BROKEN ARROW

PARENT TRACT

Parcel 78100-84-11-03850 202 W. Commercial Street S., Broken Arrow 74012 Owner Name 222 INVESTMENTS LLC Warranty Deed, Doc.#2014026758

Parent Tract Legal Description:

Lots One (1), Two (2), Three (3), Four (4) & Five (5), Block Forty-Eight (48), ORIGINAL TOWN OF BROKEN ARROW, Tulsa County, State of Oklahoma, according to the recorded Plat No. B2.

having an area of 17500 Square Feet or 0.4017 Acres

Lot Split City Tract

Lot Five (5), Block Forty-Eight (48) and the North 63.0 feet of Lots One (1), Two (2), Three (3), Four (4), Block Forty-Eight (48), ORIGINAL TOWN OF BROKEN ARROW, Tulsa County, State of Oklahoma.

having an area of 9800 Square Feet or 0.2250 Acres

Lot Split Remainder Tract

The South 77.0 feet of Lots One (1), Two (2), Three (3), Four (4), Block Forty-Eight (48), ORIGINAL TOWN OF BROKEN ARROW, Tulsa County, State of Oklahoma.

having an area of 7700 Square Feet or 0.1768 Acres

This Plat of Survey meets the Oklahoma Minimum Standards for the practice of Land Surveying in the State of Oklahoma. Prepared by Russell M. Muzika, Ok. PLS No. 1603 April 23, 2024

GEODECA LLC
P.O. Box 33012
Tulsa Oklahoma 741
(918) 949 4065

F.O. Box 33012 Tulsa Oklahoma 74153 (918) 949 4065 CA # 5524 renewal date 6/30/2024

Tulsa County Section 11, T-18-N, R-14-E Kenosha St. (E. 71st Street S.) 80, West Commercial Street Sidewalk Easement Doc2019070832 -Houston St. (E. 81st Street S.) 60' 25 %" REBAR "CA1098 1.8" EAST OF FENCE RIGHT OF WAY " REBAR "CA5524" I.2' South of SIDEWALK CITY TRACT 9800 Square Feet 0.2250 Acres 5 6 South Ash Avenue 1.0' WEST %" REBAR "WITNESS" AT 0.8' WEST OF SIDEWALK 100.00 40.00, 1.13 * REBAR *CA5524 Bearings Shown Oklahoma State Plane I' NORTH & 3.3' WE OF ASPHALT EDGE Zone North (NAD83) Grid PARKING LOT Final Survey Date April 23, 2024 REMAINDER TRACT No Title Work provided 7700 Square Feet 0.1768 Acres 1.0' WEST %" REBAR "WITNESS" AT 0.8' WEST OF SIDEWALK %" REBAR "CA5524" 1.9' NORTH OF ASPHALT EDGE 100.00 25.00 N88°46'42 125.00 175' 20, 19 %" REBAR "CAIO98" SE CORNER LOT 24