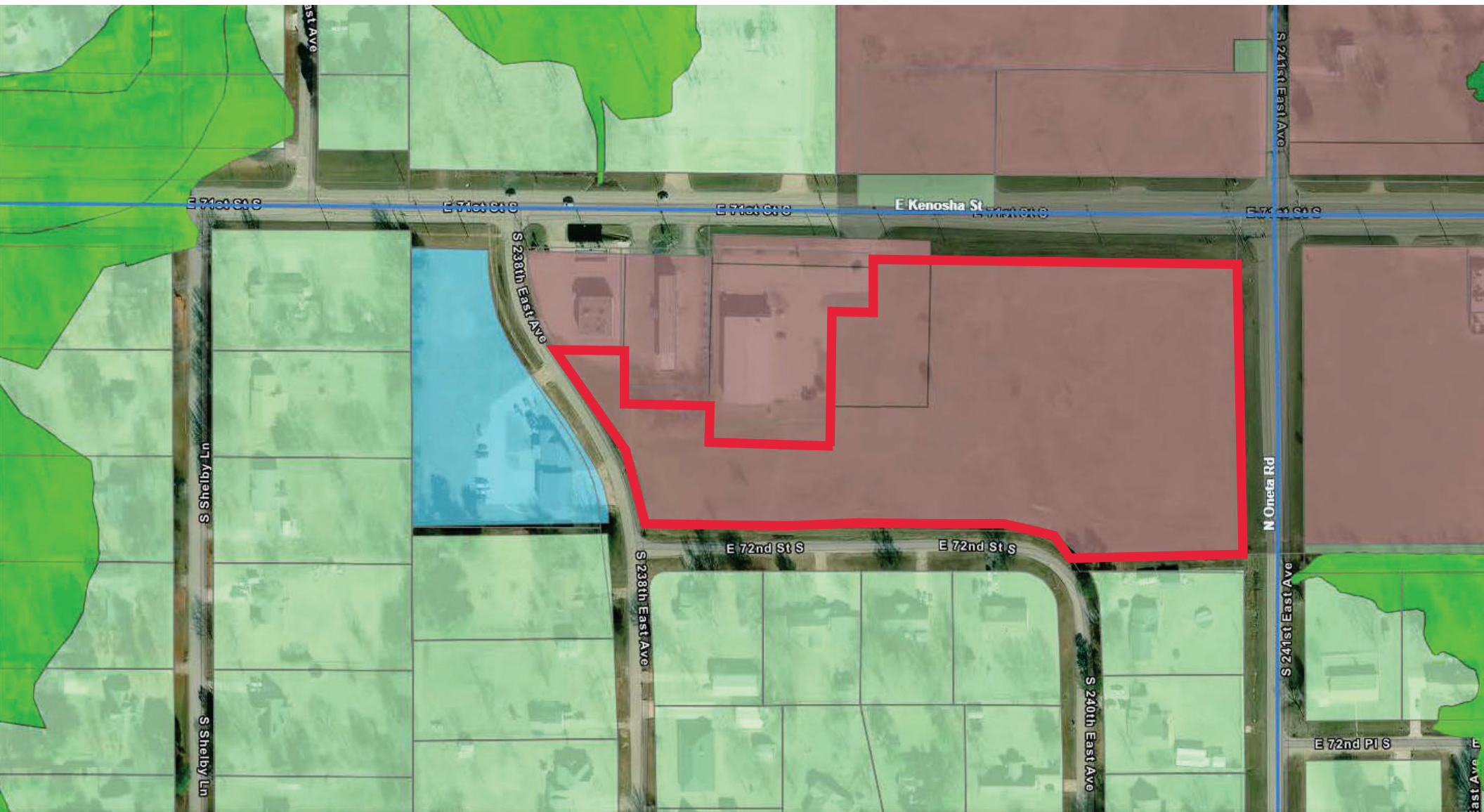


Requesting area outlined in red be changed to Land Use Intensity
Level 6 Regional Commercial/Employment



| LEGEND | |
|--|---------------------------------------|
| B/L = BUILDING LINE | BK = BOOK |
| U/E = PUBLIC UTILITY EASEMENT | PG = PAGE |
| PD/E = PRIVATE DRAINAGE EASEMENT | M.A.E. = MUTUAL ACCESS EASEMENT |
| R/W = RIGHT OF WAY | |
| ESMT = EASEMENT | |
| A/E = ACCESS EASEMENT | |
| C/A = COMMON AREA | |
| LSB = LANDSCAPE BUFFER | |
| AI = AREA INLET | PP DIP = POWER POLE WITH DIP |
| BM = BENCHMARK | PP XFMR = POWER POLE WITH TRANSFORMER |
| CHXF = CHISELED X FOUND | R/W = RIGHT OF WAY |
| CONC = CONCRETE | SDMH = STORM LINE MANHOLE |
| CPED = CABLE PEDESTAL | SS = SANITARY SEWER |
| DIP = DOWN IN PIPE | SSMH = SANITARY SEWER MANHOLE |
| EM = ELECTRIC METER | TC = TOP CURB |
| ESMT = EASEMENT | TMH = TELECOMMUNICATION MANHOLE |
| FH = FIRE HYDRANT | TSLP = TRAFFIC LIGHT POLE |
| FO = FIBER OPTIC | TSP = TRAFFIC SIGNAL PULL BOX |
| GM = GAS METER | TR = TOP RIM |
| GMKR = GAS LINE MARKER | UC = UNDERGROUND CABLE |
| IPF = IRON PIN FOUND | UG = UNDERGROUND GAS LINE |
| IPFYC = IRON PIN FOUND WITH YELLOW CAP | UE = UNDERGROUND ELECTRIC |
| IPSYC = IRON PIN SET WITH YELLOW CAP | UT = UNDERGROUND TELEPHONE |
| LP = LIGHT POLE | U/E = UTILITY EASEMENT |
| MB = MAIL BOX | WL = WATERLINE |
| MKR = MARKER | WM = WATER METER |
| NF = NAIL FOUND | WV = WATER VALVE |
| OE = OVERHEAD ELECTRIC | XFMR = TRANSFORMER |
| PP = POWER POLE | |

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641

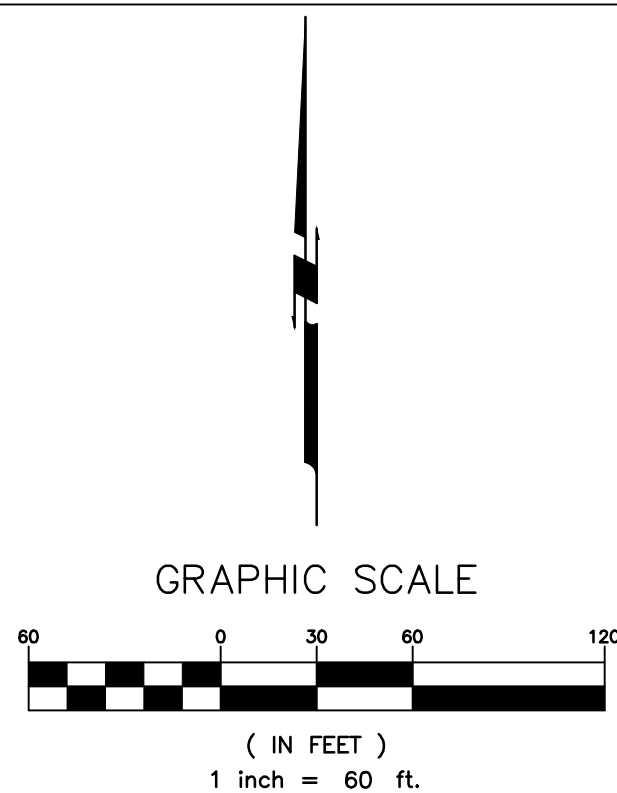
DEVELOPER:
KENOSHA DEVELOPMENT LLC
825 N. BROADWAY AVE., SUITE 300
OKLAHOMA CITY, OK 73102

SURVEYOR:
TANNER CONSULTING, LLC
5323 SOUTH LEWIS AVENUE
TULSA, OK 74105

PRELIMINARY PLAT OF FOREST RIDGE RETAIL

BEING A PART OF THE NORTH HALF (N/2) OF THE EAST HALF (E/2) OF THE
NORTHEAST QUARTER (NE/4), OF SECTION NINE (9), TOWNSHIP EIGHTEEN (18) NORTH,
RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, CITY OF BROKEN ARROW,
WAGONER COUNTY, OKLAHOMA

GROSS AREA: 7.50 ACRES
ZONING: CH
NUMBER OF COMMERCIAL LOTS: 6
NUMBER OF COMMON AREA LOTS: 2
GROSS COMMON AREA: 1.18 ACRES



LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE NORTH HALF OF THE EAST HALF OF THE
NORTHEAST QUARTER(N/2 E/2 NE/4) OF SECTION NINE (9), TOWNSHIP EIGHTEEN (18)
NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY,
STATE OF OKLAHOMA, SAID TRACT BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9;

THENCE SOUTH 89°06'33" WEST AND ALONG THE NORTH LINE OF THE N/2 E/2 NE/4, FOR
A DISTANCE OF 94.29 FEET;

THENCE SOUTH 0°53'27" EAST AND PERPENDICULAR TO SAID NORTH LINE, FOR A DISTANCE
OF 70.00 FEET TO A POINT ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF EAST
KENOSHA STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE SOUTH 46°11'45" EAST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 35.54
FEET TO A POINT ON THE PRESENT WEST RIGHT-OF-WAY LINE OF ONETA ROAD;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE COURSES:
SOUTH 1°30'03" EAST, FOR A DISTANCE OF 405.74 FEET;

THENCE SOUTH 31°30'03" EAST FOR A DISTANCE OF 40.00 FEET;

THENCE SOUTH 1°32'25" EAST FOR A DISTANCE OF 3.81 FEET;

THENCE SOUTH 88°40'19" WEST FOR A DISTANCE OF 237.70 FEET;

THENCE ALONG A 120.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN
INITIAL TANGENT BEARING OF NORTH 31°19'38" WEST, A CENTRAL ANGLE OF 60°00'06", A
CHORD BEARING AND DISTANCE OF NORTH 61°19'41" WEST, FOR 120.00 FEET, FOR AN ARC
DISTANCE OF 125.67 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 88°40'19" WEST FOR A DISTANCE OF 571.89 FEET TO A POINT ON THE
PRESENT EAST RIGHT-OF-WAY LINE OF SOUTH BUSHNELL BOULEVARD;

THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR COURSES: NORTH
2°54'32" WEST FOR A DISTANCE OF 1.65 FEET TO A POINT OF CURVATURE;

THENCE ALONG A 291.36 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, HAVING AN
INITIAL TANGENT BEARING OF NORTH 2°56'08" WEST, A CENTRAL ANGLE OF 32°41'56", A
CHORD BEARING AND DISTANCE OF NORTH 19°17'06" WEST FOR 164.03 FEET, FOR AN ARC
DISTANCE OF 166.28 FEET TO A POINT OF TANGENCY;

THENCE NORTH 35°36'28" WEST FOR A DISTANCE OF 148.55 FEET TO A POINT OF
CURVATURE;

THENCE ALONG A 270.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF
1°39'42", A CHORD BEARING AND DISTANCE OF NORTH 34°46'38" WEST FOR 7.83 FEET, FOR
AN ARC DISTANCE OF 7.83 FEET ;

THENCE NORTH 89°06'33" EAST FOR A DISTANCE OF 107.88 FEET TO A POINT ON THE
WESTERLY LINE OF TRACT B, 'COMMERCIAL ADDITION', A SUBDIVISION IN THE CITY OF BROKEN
ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL RECORDED
PLAT THEREOF, AS FILED IN CABINET 1-208 IN THE WAGONER COUNTY CLERK'S OFFICE;

THENCE SOUTH 1°30'03" EAST AND ALONG THE WEST LINE OF SAID TRACT B FOR A
DISTANCE OF 61.57 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B;

THENCE NORTH 89°06'33" EAST ALONG THE SOUTH LINE OF TRACT B FOR A DISTANCE OF
134.57 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B, THE SAME BEING A POINT ON
THE WESTERLY LINE OF LOT 1, BLOCK 1, DOLLAR GENERAL KENOSHA & ONETA CENTRE, A
SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA,
ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE SOUTH 1°30'03" EAST AND ALONG THE WESTERLY LINE OF SAID LOT 1 FOR A
DISTANCE OF 59.42 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 89°06'33" EAST AND ALONG THE SOUTHERLY LINE OF SAID LOT 1 FOR
187.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1;

THENCE ALONG THE EAST LINE OF SAID LOT 1 FOR THE FOLLOWING THREE (3) COURSES:
NORTH 1°30'03" WEST FOR A DISTANCE 190.99 FEET;

THENCE NORTH 89°06'33" EAST FOR A DISTANCE OF 60.00 FEET;

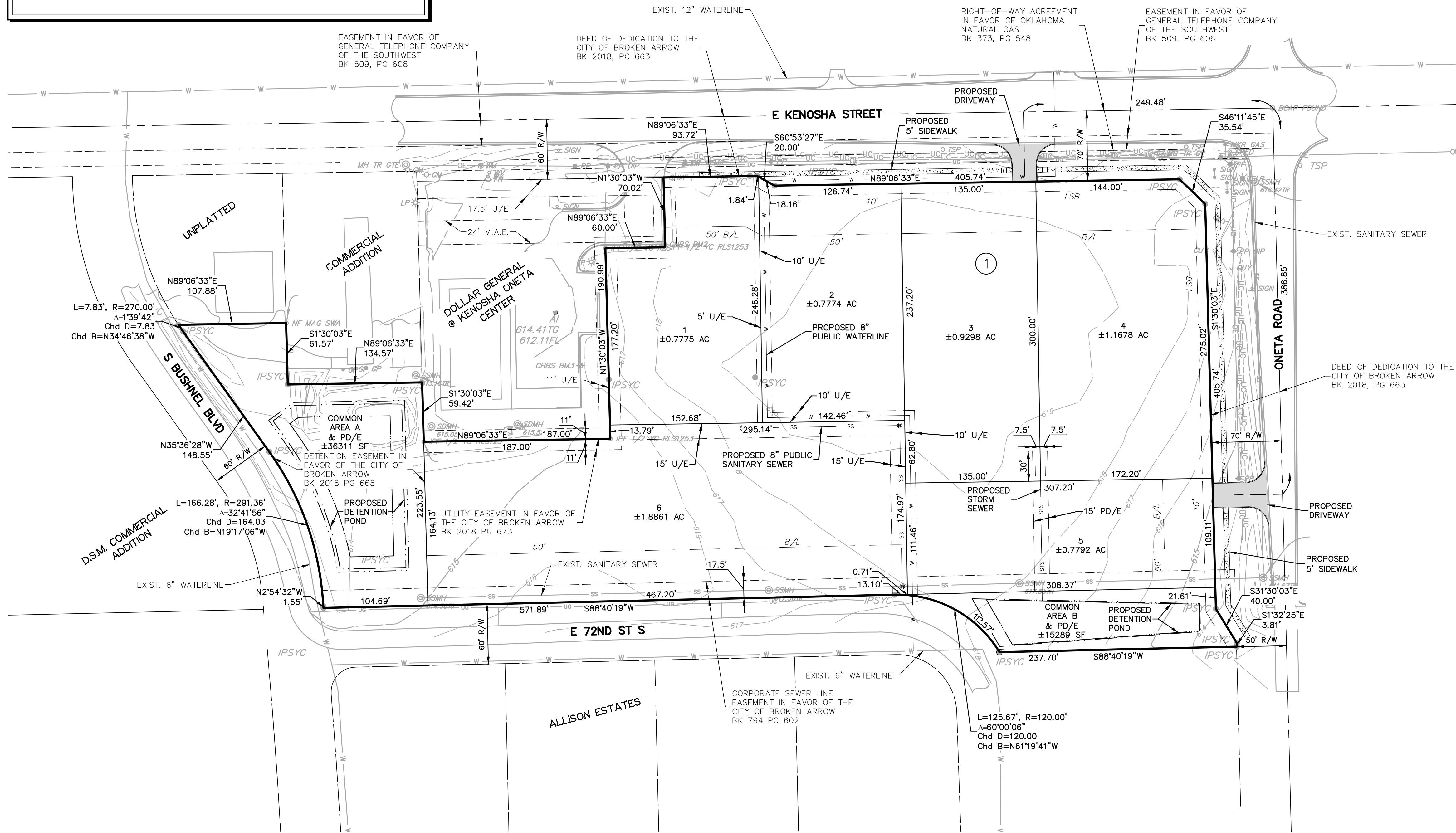
THENCE NORTH 1°30'03" WEST FOR A DISTANCE OF 70.02 FEET TO A POINT ON THE
PRESENT SOUTH RIGHT-OF-WAY LINE OF EAST KENOSHA STREET;

THENCE ALONG SAID SOUTH LINE FOR THE FOLLOWING THREE (3) COURSES: NORTH
89°06'33" EAST AND PARALLEL WITH THE NORTH LINE OF THE N/2 E/2 NE/4, FOR A
DISTANCE OF 93.72 FEET;

THENCE SOUTH 60°53'27" EAST FOR A DISTANCE OF 20.00 FEET;

THENCE NORTH 89°06'33" EAST AND PARALLEL TO THE NORTH LINE OF THE N/2 E/2 NE/4,
FOR A DISTANCE OF 405.74 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 326,798 SQUARE FEET OR 7.502 ACRES.



GRUBBS CONSULTING, LLC
CIVIL ENGINEERING & LAND PLANNING
1800 S. SARA ROAD
YUKON, OK 73099
Phone: (405) 265-0641
Fax: (405) 265-0649
GRUBBS CONSULTING, LLC CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/26