

**LEGAL DESCRIPTION UNDIVIDED TRACT :**  
 Being a tract of land in the Northwest Quarter (NW/4) of Section Sixteen (16), Township Eighteen (18) North, Range Fourteen (14) East, Indian Meridian, Tulsa County, State of Oklahoma according to the United States Government Survey thereof, said tract of land being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod with cap marked "CA4479" found for the northwest corner of Lot 1, Block 1 of the AMENDED PLAT OF BASS PRO AT THE VILLAGE OF STONE WOOD HILLS as recorded in Plat No. 6002, Tulsa County, State of Oklahoma;

THENCE with the westerly line of said Lot 1, Block 1, AMENDED PLAT OF BASS PRO South 20° 24' 33" West a distance of 371.13 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the POINT OF BEGINNING;

THENCE, continuing with said westerly line, South 20° 24' 33" West a distance of 371.13 feet to a set 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737";

THENCE, continuing with said westerly line, South 69° 35' 27" East a distance of 50.00 feet to a found 3/8 inch iron rod with cap marked "CA4479";

THENCE continuing with said westerly line, South 20° 24' 33" West a distance of 333.14 feet to a 3/8 inch iron rod with cap marked "CA4479" found for the southwest corner of said Lot 1, Block 1, AMENDED PLAT OF BASS and being in the northeasterly right-of-way line of the Broken Arrow Expressway;

THENCE with said northeasterly right-of-way line, North 33° 02' 43" West a distance of 444.43 feet to a found 3/8-inch iron rod with cap marked "WHITE L81052";

THENCE continuing with said northeasterly right-of-way line, North 47° 17' 42" West a distance of 91.76 feet to a 3/8-inch iron rod with cap marked "CA4479" found for the southeast corner of Lot 1, Block 1, HOLIDAY INN EXPRESS HOTEL & SUITES AT THE VILLAGE AT STONE WOOD HILLS, recorded in Plat No. 5965, Tulsa County, State of Oklahoma;

THENCE with the easterly line of said Lot 1, Block 1, HOLIDAY INN EXPRESS, North 17° 04' 15" East a distance of 206.13 feet to a found 3/8 inch iron rod with cap marked "CA4479";

THENCE continuing with said easterly line, North 25° 13' 16" West a distance of 147.68 feet to a found 3/8 inch iron rod with cap marked "CA4479";

THENCE continuing with said easterly line, North 16° 37' 15" West a distance of 102.07 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the southwest corner of Lot 1, Block 1, RUNT'S BAR-B-QUE AT THE VILLAGE AT STONE WOOD HILLS recorded in Plat No. 6003, Tulsa County, State of Oklahoma;

THENCE with the southerly line of said Lot 1, Block 1, RUNT'S BAR-B-QUE, North 59° 51' 49" East a distance of 276.57 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the southeast corner of said Lot 1, Block 1, RUNT'S BAR-B-QUE, said corner being in the southerly right-of-way line of West Albany Street;

THENCE, with said southerly right-of-way line, South 33° 08' 04" East a distance of 34.48 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 00° 32' 02", and a chord bearing and distance of South 33° 24' 05" East 5.87 feet;

THENCE continuing with said southerly right-of-way line and said curve to the left an arc distance of 5.87 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the intersection of said southerly right-of-way line with the southerly right-of-way line of Bass Pro Drive and the beginning of a curve to the left having a radius of 150.00 feet, a central angle of 46° 18' 08", and a chord bearing and distance of South 08° 27' 52" West 117.95 feet;

THENCE with said southerly right-of-way line and said curve to the left an arc distance of 121.22 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the end of curve;

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 413.89 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the beginning of a curve to the left having a radius of 110.00 feet, a central angle of 54° 31' 22", and a chord bearing and distance of South 41° 50' 52" East 100.77 feet;

THENCE continuing with said southerly right-of-way line and said curve to the left an arc distance of 104.68 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the end of curve;

THENCE continuing with said southerly right-of-way line, South 69° 12' 33" East a distance of 22.54 feet to the POINT OF BEGINNING.

Containing an area of 210,445 square feet or 4.83 acres, more or less.

**LEGAL DESCRIPTION SOUTH TRACT :**  
 Being a tract of land in the Northwest Quarter (NW/4) of Section Sixteen (16), Township Eighteen (18) North, Range Fourteen (14) East, Indian Meridian, Tulsa County, State of Oklahoma according to the United States Government Survey thereof, said tract of land being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod with cap marked "CA4479" found for the northwest corner of Lot 1, Block 1 of the AMENDED PLAT OF BASS PRO AT THE VILLAGE OF STONEWOOD HILLS as recorded in Plat No. 6002, Tulsa County, State of Oklahoma;

THENCE with the westerly line of said Lot 1, Block 1, AMENDED PLAT OF BASS PRO South 20° 24' 33" West a distance of 371.13 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the POINT OF BEGINNING;

THENCE, continuing with said westerly line, South 20° 24' 33" West a distance of 371.13 feet to a set 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737";

THENCE, continuing with said westerly line, South 69° 35' 27" East a distance of 50.00 feet to a found 3/8 inch iron rod with cap marked "CA4479";

THENCE continuing with said westerly line, South 20° 24' 33" West a distance of 333.14 feet to a 3/8 inch iron rod with cap marked "CA4479" found for the southwest corner of said Lot 1, Block 1 and being in the northeasterly right-of-way line of the Broken Arrow Expressway;

THENCE with said northeasterly right-of-way line, North 33° 02' 43" West a distance of 400.00 feet to a found 3/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737";

THENCE North 39° 18' 57" East a distance of 128.04 feet to a set 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737";

THENCE South 23° 32' 03" East a distance of 12.44 feet to a set 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737";

THENCE North 77° 53' 05" East a distance of 56.10 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set in the southerly right-of-way line of Bass Pro Drive;

THENCE with said southerly right-of-way line, South 14° 41' 12" East a distance of 4.33 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the beginning of a curve to the left having a radius of 110.00 feet, a central angle of 54° 31' 22", and a chord bearing and distance of South 41° 50' 52" East 100.77 feet;

THENCE continuing with said southerly right-of-way line and said curve to the left an arc distance of 104.68 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the end of curve;

THENCE continuing with said southerly right-of-way line, South 69° 12' 33" East a distance of 22.54 feet to the POINT OF BEGINNING.

Containing an area of 83,175 square feet or 1.91 acres, more or less.

**LEGAL DESCRIPTION NORTH TRAC T:**  
 Being a tract of land in the Northwest Quarter (NW/4) of Section Sixteen (16), Township Eighteen (18) North, Range Fourteen (14) East, Indian Meridian, Tulsa County, State of Oklahoma according to the United States Government Survey thereof, said tract of land being more particularly described as follows:

COMMENCING at a 3/8 inch iron rod with cap marked "CA4479" found for the northwest corner of Lot 1, Block 1 of the AMENDED PLAT OF BASS PRO AT THE VILLAGE OF STONEWOOD HILLS as recorded in Plat No. 6002, Tulsa County, State of Oklahoma;

THENCE with the westerly line of said Lot 1, Block 1, AMENDED PLAT OF BASS PRO South 20° 24' 33" West a distance of 371.13 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set in the southerly right-of-way line of Bass Pro Drive;

THENCE with said southerly right-of-way line North 69° 12' 33" West a distance of 22.54 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the beginning of a curve to the right having a radius of 110.00 feet, a central angle of 54° 31' 22", and a chord bearing and distance of North 41° 50' 52" East 100.77 feet;

THENCE continuing with said southerly right-of-way line and said curve to the right, an arc distance of 104.68 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the end of curve;

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 4.33 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the beginning of a curve to the left having a radius of 110.00 feet, a central angle of 54° 31' 22", and a chord bearing and distance of South 41° 50' 52" East 100.77 feet;

THENCE continuing with said southerly right-of-way line and said curve to the left, an arc distance of 104.68 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the end of curve;

THENCE continuing with said southerly right-of-way line, South 69° 12' 33" East a distance of 22.54 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.

**NOTES:**

1. Basis of bearings is the Oklahoma State Plane Coordinate System NAD83 (1993) and elevations are NAVD83 based on Aerial Data Systems Control Points TUL 11 and BA 38.
2. Visible utilities, utilities marked by utility companies and utilities from plans are shown, there may be others the existence and locations of which are unknown.
3. The subject tract has ingress/egress from Bass Pro Drive, a dedicated right-of-way.
4. There are no visible encroachments except as shown on the face of this survey.
5. By graphic plotting only, the subject tract lies in "Zone X - Unstaked" as shown on FIRM Map Number 401430385M Revised September 30, 2016 shown as "Areas determined to be outside the 0.2% annual chance of floodplain".
6. The subject property is zoned CH - Commercial Heavy District.  
 Lot Area - None  
 Minimum Lot Frontage (ft) - 100  
 Building Coverage Ratio - None

7. This survey was performed without benefit of title commitment. This surveyor has not abstracted the subject tract.

8. This survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

**BENCHMARK:**  
 TUL 11 - 3" ALUMINUM CAP-FLUSH-SET IN CONCRETE STAMPED "TUL 11", SET EAST OF S. 161ST E. AVE, AND IN THE MEDIAN BETWEEN B.A. EXPRESSWAY, AND EAST BOUND OFF RAMP TO S. 161ST E. AVE. MONUMENT IS ON THE SOUTH SIDE OF HILL AT PEAK.  
 N: 397,307.683  
 E: 2,619,804.817  
 ELEV: 815.129

Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE with the southerly line of said Lot 1, Block 1, RUNT'S BAR-B-QUE, North 59° 51' 49" East a distance of 276.57 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the southeast corner of said Lot 1, Block 1, RUNT'S BAR-B-QUE, said corner being in the southerly right-of-way line of West Albany Street;

THENCE, with said southerly right-of-way line, South 33° 08' 04" East a distance of 34.48 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the beginning of a curve to the left having a radius of 630.00 feet, a central angle of 00° 32' 02", and a chord bearing and distance of South 33° 24' 05" East 5.87 feet;

THENCE continuing with said southerly right-of-way line and said curve to the left an arc distance of 5.87 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the intersection of said southerly right-of-way line with the southerly right-of-way line of Bass Pro Drive and the beginning of a curve to the left having a radius of 150.00 feet, a central angle of 46° 18' 08", and a chord bearing and distance of South 08° 27' 52" West 117.95 feet;

THENCE with said southerly right-of-way line and said curve to the left an arc distance of 121.22 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the end of curve;

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

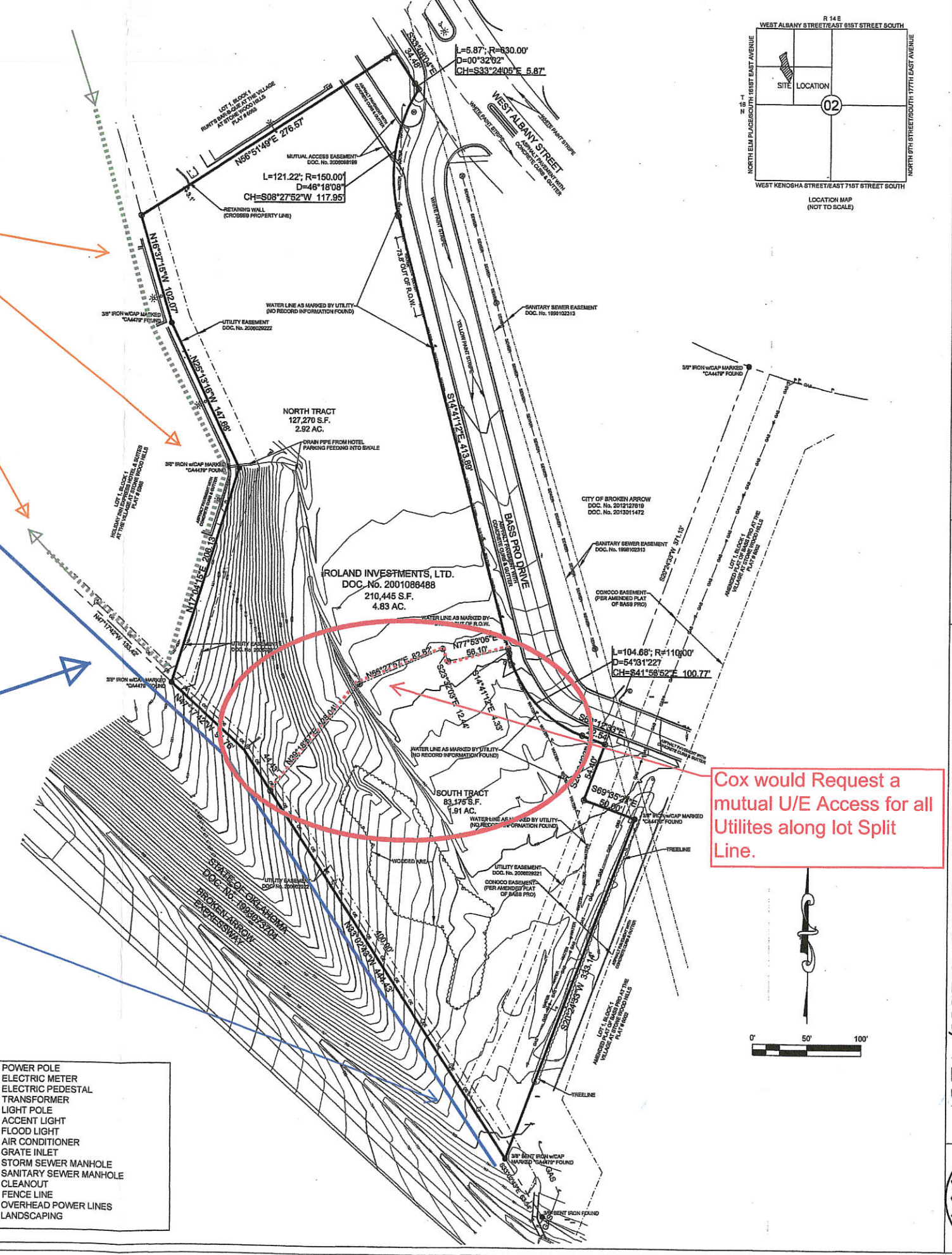
Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.

THENCE continuing with said southerly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF BEGINNING.

Containing an area of 127,270 square feet or 2.92 acres, more or less.



**Current Underground Facility Path Cox Communications Coax**

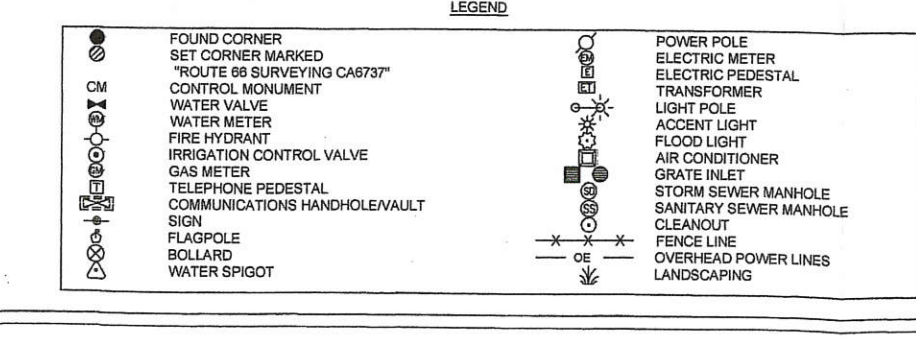
**Current Over Head Aerial Facility Path Cox Communications Fiber Optics**

**Cox would Request a mutual U/E Access for all Utilities along lot Split Line.**

**Certification**  
 To Anish Hotels Group and Roland Investments, Ltd.  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 8, 9, 11, 13, 16, 17 and 18 of Title A thereof. The field work was completed on April 28, 2017.

*John L. Libby, Jr.*  
 John L. Libby, Jr., PLS #1806  
 Signature Date

**JOHN L. LIBBY, JR.**  
 1806  
 OKLAHOMA



**ROUTE 66 SURVEYING, LLC**  
 4845 S SHERIDAN RD, SUITE 508  
 TULSA, OK 74145  
 (918) 845-8633

OKLAHOMA CERTIFICATE OF AUTHORIZATION NO. 6737  
 FIRM REGISTRATION NO. 18039311  
 www.route66surveying.com

REVISIONS	NO.	DATE	DESCRIPTION
	1	11/17	
	2	11/17	
	3	11/17	
	4	11/17	
	5	11/17	
	6	11/17	
	7	11/17	
	8	11/17	
	9	11/17	
	10	11/17	

**ALTA/NSPS LAND TITLE SURVEY**  
 part of  
**SECTION 2, T-18-N, R-14-E**  
**BASS PRO DRIVE, BROKEN ARROW, OK**

**Route 66 SURVEYING**