

PRELIMINARY PLAT ASPEN CREEK MARKETPLACE

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 14 EAST,
BROKEN ARROW, TULSA COUNTY, OKLAHOMA

TITLE COMMITMENT DESCRIPTION

A tract of land lying in the East Half (E/2) of the Southeast Quarter (SE/4) of Section Thirty-three (33), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at the Northeast corner of said Southeast Quarter (SE/4); thence South 01°18'48" East along the East line of said Section Thirty-three (33), a distance of 2071.90 feet to the Point of Beginning; thence South 88°41'12" West a distance of 30.00 feet; thence North 07°40'14" West a distance of 720.47 feet; thence South 89°33'12" West a distance of 1134.83 feet; thence North 76°14'38" West a distance of 69.37 feet to a point on the West line of the East Half (E/2) of the Southeast Quarter (SE/4); thence South along the West line of the East Half (E/2) of the Southeast Quarter (SE/4) to the Southwest corner thereof; thence East along the South line of the East Half (E/2) of the Southeast Quarter (SE/4) to the Southeast corner thereof; thence North along the East line of the East Half (E/2) of the Southeast Quarter (SE/4) to the Point of Beginning.

LESS AND EXCEPT: A strip, piece or parcel of land lying in part of the SE/4 SE/4 of Section 33, township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, Oklahoma, said parcel of land being described by metes and bounds as follows: Commencing at the Southeast corner of said SE/4, thence N 01°18'35" W along the East line of said SE/4 a distance of 24.75 feet, thence S 88°37'47" W a distance of 24.75 feet to the point of beginning, said point being on the intersection of the Northernly and Westerly Section line statutory right of way lines; thence continuing S 88°37'50" W along said statutory right of way line a distance of 325.21 feet, thence N 01°22'10" W a distance of 20.25 feet; thence N 88°37'50" E a distance of 275.02 feet; thence N 43°39'37" E a distance of 35.32 feet; thence N 01°18'35" W a distance of 686.87 feet to a point on the West present right of way line of Aspen Avenue; thence S 07°39'55" E along said present right of way line a distance of 180.67 feet; thence N 88°41'25" E along said present right of way line a distance of 5.25 feet to a point on said West statutory right of way line, thence S 01°18'35" E along said West statutory right of way line a distance of 525.29 feet to point of beginning.

SURVEYOR'S RECOMMENDED DESCRIPTION

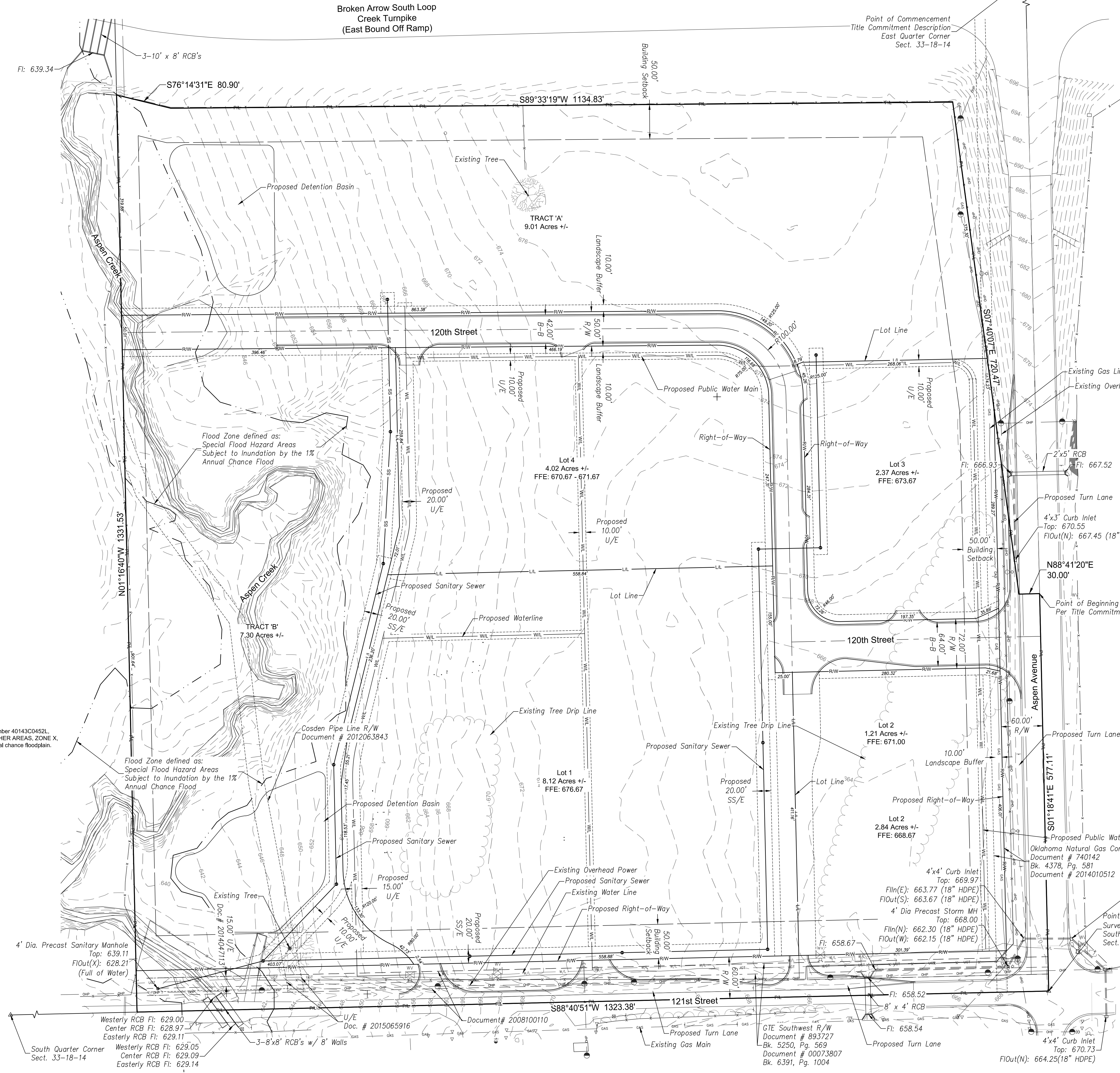
A tract of land in the East Half of the SE Quarter of Section 33-18-14, in Tulsa County, Broken Arrow, Oklahoma being more particularly described as follows:

Beginning at the Southeast corner of said Southeast Quarter; thence South 88°40'51" West, along the South line of said Southeast Quarter, a distance of 1323.38 feet to the West line of the East Half of said Southeast Quarter; thence North 01°16'40" West, along said West line, a distance of 1331.53 feet to the South Right of Way line of the highway as recorded in Document No. CJ-99-44; thence South 76°14'31" East, along said South Right of Way line, a distance of 80.90 feet; thence continuing along said Right of Way line South 89°33'19" West, a distance of 1134.83 feet to the West Right of Way line of Aspen Ave; thence South 07°40'07" East, along said West line a distance of 720.47 feet; thence North 88°41'19" East, a distance of 30.00 feet to a point on the East line of said Southeast Quarter; thence South 01°18'41" East, along said East line, a distance of 577.11 feet to the point of beginning. Less that part being taken or used for road Right of Way.

LOT TABLE

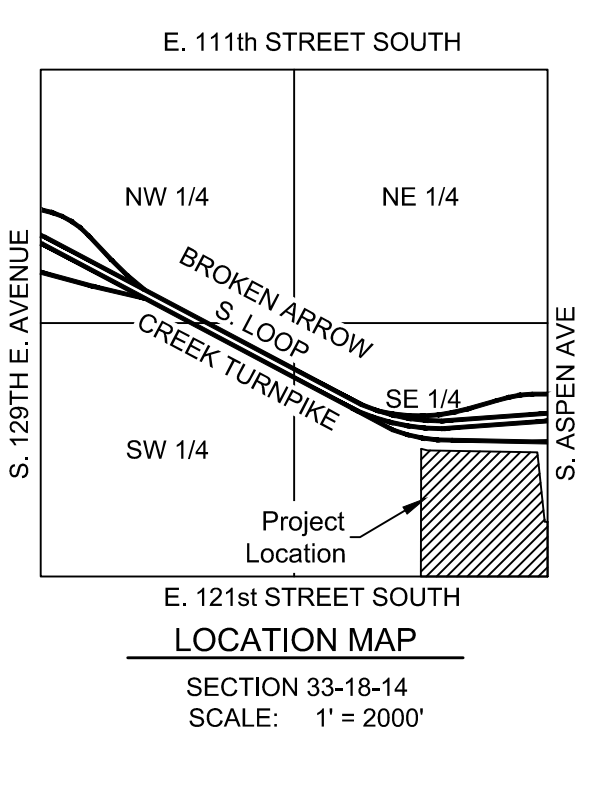
Lot	Proposed Use	Lot Size *
1	Grocery Store	8.12 Acres
2	Restaurant	2.84 Acres
3	Gas Station	2.37 Acres
4	Retail	4.02 Acres
Tract 'A'	Future Development	9.01 Acres
Tract 'B'	Detention/ Drainage	7.30 Acres

* Lot Sizes are to Proposed Right-of-Way



FLOOD PLAIN NOTE
According to the F.E.M.A. Flood Insurance Rate Map Number 40143C0452L, effective October 16, 2012 this tract graphically lies in OTHER AREAS, ZONE X, defined as areas determined to be outside the 0.2% annual chance floodplain. Except where otherwise noted.

- Legend:**
- ▲ FOUND SECTION CORNER AS NOTED
 - FOUND MONUMENT AS NOTED
 - SET 1/2" X 24" REBAR WITH 1/4" X 1/4" X 2 1/4" CAP
 - U/E UTILITY EASEMENT
 - SS/E SANITARY SEWER EASEMENT
 - D/E DRAINAGE EASEMENT
 - B/S BUILDING SETBACK LINE
 - (P) PLATTED
 - L LENGTH OF CURVE
 - R RADIUS OF CURVE
 - CL CHORD LENGTH
 - CB CHORD BEARING
 - Δ DELTA ANGLE



BROKEN ARROW PRELIMINARY PLAT

Prepared For:
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March 09, 2016

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