LECAL DESCRIPTION NORTH TRAC T:
Being a tract of land in the Northwest Quarter (NW/4) of Section Sixteen (16), Township Elighteen (18) North, Range Fourteen (16) and Meridian, Tulsa County, State of Oktahoma according to the United States Government Survey thereof, said tract of Being a tract of land in the Northwest Quarter (NW/4) of Section Sixteen (16), Township Eighteen (18) North, Range Fourteen (East, Indian Meridien, Tulsa County, State of Oklahoma according to the United States Government Survey thereof, said tract of 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 Flat No. 6002, Tulsa County, L=5.87; R=630.00 D=00°32'02" COMMENCING at a 3/8 inch iron rod with cap marked "CA4479" found for the northwest corner of Let 1, Block 1 of the AMENDED PLAT OF BASS PRO AT THE VILLAGE OF STONEWOOD HILLS as recorded in Plat No. 6002, Tules County, THENCE with the westerly line of said Lot 1, Block 1, AMENDED PLAT OF BASS PRO South 20° 2° 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 THENCE with the westerly line of said Lot 1, South 20° 24' 33" West a distance of 371.13 feet to a 5/8-inch fron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set in the southwesterly right of your line of the southwesterly right of the southwesterly right of your line of the your line of the your line of the southwesterly right of your line of the you THENCE with said southwesterly right-of-way line North 69° 12' 33" West a distance of 22.54 feet to a 5%-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CAB 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° 56' 52" West 100.77 feet; 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 conti 5/8-inch iron ro he right, an are distance of 104.68 feet to a 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" four differ the southwest corner of said Lot 1, Block 1, AMENDED PLAT OF BASS and being in the northeasterly right-of-way line of the Borken Arrow Expressway; THENCE conti Underground D=46°18'08 THENCE South Facility Path Cox 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 can marked "WHITE 181059". CH=S08°27'52"W 117.95" THENCE North Communications 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 BNN EXPRESS HOTEL & SUITES AT THE VILLAGE AT STOKE WOOD HILLS, recorded in Plat No. 5965, Plate County, State of Oklahoran. THENCE South COAX 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 South 39° 18' 57" West a distance of 128.04 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CAll 6737" set in the northeasterly right-of-way line of the Broken Arrow Expressway; 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 with said northeasterly right-of-way line, North 33° 02' 43" West a distance of 44.43 feet to a found with cap marked "WHITE L81052", 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 it. "ROUTE 66 SURVEYING LLC CAS 6'73" set for the southwest concer of Lot 1, Block 1, RUNT'S BAR-B-QUE AT THE VILLAGE AT STONE WOOD HILLS recorded in Plat No. 0037, Juda County, State OfChibman; THENCE continuing with said northeasterly right-of-way line, North 47° 17° 42° West a distance of 91.76 feet to 3%-inch iron rod with cap marked "CA4479 found for the southeast corner of Lot 1, Block 1, HOLIDAY NN EXPRESS HOTEL & SUITES AT THE VILLAGE AT STONE WOOD HILLS, recorded in Plat No. 5965, Tules County, State of Okishoms; THENCE with the southerly line of said Lot 1, Block 1, RUNT'S BAR-B-QUE, North 56° 51' 49" East a distance of 276.57 feet to a 58-inch iron rod with cap matrice "ROUTE 66 SURVEYING LLC CAS 6737" ast for the southesst corner of said Lot 1, Block 1, RUNT'S BAR-B-Que, said corner being in the southerly right-fo-way hine of West Albany Street, THENCE with the easterly line of said Lot 1, Block 1, HOLIDAY INN EXPRESS, North 17° 04' 15" East a distance of 200, 13 feet to a found 3/8 inch iron rod with cap marked "CA4479". THENCE, with said southerly right-of-way line, South 33° 08' 04" East a distance of 34.48 fact to a 5/8-inch iron rod with cap marked "ROUTE 65 04/RWEYING LLC O.A.# 6737" set for the beginning of a curve to the left having a midus of 630.00 feet, a control engle of 00° 3° 02", and a chord bearing and distance of South 3'2" 40° D'East 5.57 feet. 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 THENCE continuing with said southerly right-of-way line and said curve to the left an are distance of 5.87 feet to a 578-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 southwesterly right-of-way line of 582 Fro 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 continuing with said easterly line, North 16° 37° 15" West a distance of 102.07 feet to a 5/8-inch iron rod with ear "ROUTE 66 SURVEYING LLC CA# 6737" set for the southwest comer of Lot 1, Block 1, RUNN'S BAR-B-QUE AT THE VILLAGE AT STONE WOOD HILLS recorded in Plat No. 6053, Tulsa County, State of Oklahoma; THENCE with the southerly line of said Lot 1, Block 1, RUNT'S BAR-B-QUE, North 50° 51' 40° East a distance of 276.57 feet to a 58°-lach iron rod with cap marked "ROUTE 66 SURVEYING LLC CAN 6737" rat for the southeast comer of said Lot 1, Block 1 RUNT'S BAR-B-QUe, said comer being in the southerst yight-Growy line of West Ajbuny Steet; THENCE with said southwesterly 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 southwesterly right-of-way line, South 14° 41' 12" East a distance of 413.89 feet to a 5/6-inch iror ord with cup marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the beginning of a curve to the left having a radius of 11000 feet, a countrial nagle of 5°4 3" 12", and a chord bearing and distance of 8004th 4°5 5°2 Ties 1100.70 feet. 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 red with cap marked "ROUTE 65 SURVEYING LLC CAS 6737" set for the beginning of a curve to the left having a minus of 630.00 feet, a central angle of 00° 32' 02", and a cherol bearing and distance of 500.35° 24' 00" East 537 feet, THENCE continuing with said southwesterly right-of-way line and said curve to the left an are 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 and said curve to the left an are distance of 5.87 feet to a 5/8-inch iron rod with cap marked "ROUTE 66 SURVEYING LLC CAB 6737" set for the interaction of said 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 68' 27.52" West 17.95 feet; THENCE continuing with said southwesterly right-of-way line, South 69° 12; 33" East a distance of 22.54 feet to the POINT OF THENCE with said southwesterly right-of-way line and said curve to the left an are 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; Containing an area of 210,445 square feet or 4.83 acres, more or less. ROLAND INVESTMENTS, LTD. THENCE continuing with said southwesterly right-of-way line, South 14° 41' 12" East a distance of 409.56 feet to the POINT OF LEGAL DESCRIPTION SOUTH TRACT : Being a tract of land in the Northwest Quarter (NIW4) of Section Sixteen (16), Township Eighteen (18) North, Range Fourteen East, Indian Meridian, Tulas County, State of Oklahoms according to the United States Government Survey thereof, said tract or land beins more neglicioshy described as Chilled States Government Survey thereof, said tract or DOC, No. 2001086488 ining an area of 127,270 square feet or 2.92 scres, more or less. 210,445 S.F. 4.83 AC 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, Tules County, State of Oklahows. Basis of bearings is the Oklahoma State Plane Coordinate System NAD83 (1993) and elevations are NAVD88 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 expensions of which are prepared. THENCE with the westerly line of said Lot 1, South 20* 24* 33" West a distance of 371.13 feet to a 5/8-inch fron rod with cap marked "ROUTE 66 SURVEYING LLC CA# 6737" set for the POINT OF BEGINNING; D=54%1'227 3. The subject tract has ingress/egress from Bass Pro Drive, a dedicated right-of-way 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 CAS 6737": 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 - Unshaded" as shown on FRRM Map Number 40143C03 September 30, 2016 shown as "Areas determined to be outside the 0.2% unusual chance of floodplain". 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 fest to a 3/8 inch iron rod with cep marked "CA4479" found for the southwest corner of said Lot 1 and being in the northeasterity right-of-way line of the Broken Arrow Expressway; The subject property is zoned CH - Commercial Heavy District Lot Area - Noon
 Minimum Lot Frontage (R) - 100 THENCE with said northeasterity right-of-way line, North 33° 02' 43" West a distance of 400,00 feet to cop marked "ROUTE 66 SURVEYING LLC CA# 6737"; Cox would Request a THENCE North 39° 18' 575" East a distance of 128,04 feet to a set 5/8-inch iron rod with cop marked "FACILITY PACIFIC CAS 6737". operty in serve district - 0 sight None Schedule A (Table 5.4.1) mutual U/E Access for all THENCE North 66° 27' 57" East a distance of 82.82 feet to a set 5/8-inch iron rod with cap marked LLC CA# 6737", Cox om, plus I space per employee on largest shift, plus I space per 300 square feet of meeting of Utilites along lot Split THENCE South 23° 32' 03" East a distance of 12.44 feet to a set 5/8-inch iron rod with cap marked "RO Communications LLC CA# 6737": THENCE North 77° 53' 05" East a distance of 56.10 feet to a 5/8-inch fron red with cap marked "ROUT Fiber Optics CA# 6737" set in the southwesterly right-of-way line of Bass Pro Drive; THENCE with said southwesterly right-of-way line, South 14" 41' 12" East a distance of 4.33 feet to a 5%-inch iron rod with eap marked "ROUTE 66 SURVEYING LLC OAS 6737" set for the beginning of a curve to the left having a redus of 110.00 feet, a central engle of 5"3" 12" 2", and a borto bearing and distance of South 4"5 55" 25" act 10.77 feet, This survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahon
of Licensure for Professional Professi THENCE continuing with said southwesterly 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 southwesterly right-of-way line, South 69° 12; 33" East a distance of 22.54 feet to the POINT OF BENCHMARK:

"TUL II-3" ALUMINUM CAP-FLUSH-SET IN CONCRETE STAMPED "TUL II", SET EAST OF S. 161ST E. AVE, AND IN
HE MEDIAN BETWEEN B.A. EXPRESSWAY, AND EAST BOUND OFF RAMP TO S. 161ST E. AVE. MONUMENT IS ON
THE SOUTH SIDE OF HELL AT PEAK. Containing an area of 83,175 square feet or 1.91 acres, more or loss. LEGEND POWER POLE SET CORNER MARKED ELECTRIC METER This is to certify that this map or plat and the survey on which it is based were made in acc "ROUTE 66 SURVEYING CA6737" CONTROL MONUMENT Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and actems 1, 2, 3, 4, 5, 6 (a), 8, 9, 11, 13, 16, 17 and 18 of Table A thereof. The field world TRANSFORMER WATER VALVE LIGHT POLE WATER METER FIRE HYDRANT ACCENT LIGHT FLOOD LIGHT IRRIGATION CONTROL VALVE

GRATE INLET

CLEANOUT

FENCE LINE

LANDSCAPING

STORM SEWER MANHOLE

OVERHEAD POWER LINES

SANITARY SEWER MANHOLE

GAS METER

FLAGPOLE

WATER SPIGOT

BOLLARD

TELEPHONE PEDESTAL

COMMUNICATIONS HANDHOLE/VAULT

SURVEYING,

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