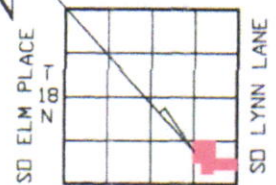


PLAT OF PROPOSED COMPOSITE DESCRIPTION

SUBJECT TRACT

LOCATION MAP

E 91st STREET
R-14-E



SECTION 23
EAST 101st STREET
(NEW ORLEANS)

NW CORNER
SE/4 SE/4 SE/4

○ IRON PIN FOUND
● IRON PIN SET

FENCE

LEGEND

EASEMENT LINE

POWER LINE

GAS LINE

(ALL FACILITIES IN LEGEND MAY NOT APPEAR ON PLAT)

S 88°36'38"W 450.32'

N 1°14'43"W 540.06'

15.18 ACRES
MORE OR LESS

S 1°15'54"E 659.97' (WEST LINE SE/4 SE/4 SE/4)

N 88°37'52"E
261.78'

S 1°14'43"E 330.02'

N 88°37'52"E 330'

121.88'
N 1°14'43"W

N 88°37'15"E 726'

THIS PLAT REVISED OCTOBER 19, 2017

BASIS OF BEARINGS : OKLAHOMA STATE PLANE (NAD83)
WITH THE EAST LINE OF THE SE/4 OF SECTION 23
BEING N 1°14'43"W OBSERVED

NOTE : NO BOUNDARY CORNERS WERE SET AS PART OF THIS PLAT

NOTE : NO ABSTRACT OR TITLE OPINION WAS PROVIDED FOR THE
PREPARATION OF THIS PLAT AND DESCRIPTION.

POINT
OF
BEGINNING

S 88°37'15"W 868.26'

CONCRETE
SLAB

METAL
BUILDING
759 S.F.

ONE STORY
BRICK & FRAME
DWELLING
3396 S.F.

328.20'

17.5' U/E

25.25' R/W

24.75' STATUTORY R/W

N 1°14'43"W 780' (LYNN LANE)

DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF COMPRISED OF A COMPOSITE OF DESCRIPTIONS FOUND IN DOC. #2011052234 AND DOC. #20120399849 AND DOC. #2017046326 DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT ON THE EAST LINE OF THE SE/4 OF THE SE/4 OF SAID SECTION 23 ON A NAD83 (OKLAHOMA STATE PLANE) BEARING OF N 1°14'43"W 780 FEET NORTH OF THE SOUTHEAST CORNER THEREOF, THENCE S 88°37'15"W FOR 868.26 FEET, THENCE N 1°14'43"W FOR 540.06 FEET TO THE NORTH LINE OF SAID SE/4 SE/4, THENCE S 88°36'38"W ALONG SAID NORTH LINE FOR 450.32 FEET TO THE NORTHWEST CORNER THEREOF, THENCE S 1°15'54"E ALONG THE WEST LINE THEREOF FOR 659.97 FEET, THENCE N 88°37'52"E FOR 261.78 FEET, THENCE S 1°14'43"E FOR 330.02 FEET, THENCE N 88°37'52"E FOR 330 FEET, THENCE N 1°14'43"W FOR 121.88 FEET, THENCE N 88°37'15"E FOR 726 FEET TO THE EAST LINE OF SAID SE/4 SE/4, THENCE N 1°14'43"W ALONG SAID EAST LINE FOR 24.75 FEET TO THE POINT OF BEGINNING, CONTAINING 15.18 ACRES MORE OR LESS. SUBJECT TO ROADWAY AND UTILITY EASEMENTS ALONG THE EAST LINE THEREOF AND SHOWN ON A DEED OF DEDICATION.

THIS PLAT OF DESCRIPTION MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, WITNESS MY HAND AND SEAL THIS 19th DAY OF OCTOBER 2017

Jack D. Ramsey
JACK D. RAMSEY R.L.S. 387



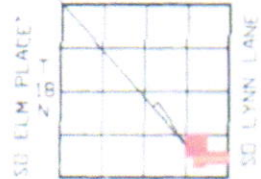
SOUTHEAST CORNER OF
SECTION 23 T-18-N R-14-E
CONTROLLING CORNER

RAMSEY SURVEYING SERVICE
P.O. BOX 366 BIXBY, OKLAHOMA 74008
918 366 4520 918 740 1124
OKLAHOMA CERTIFICATE OF AUTHORIZATION
NUMBER 2112 EXPIRES JUNE 30, 2019
ramseysurvey6666@gmail.com

EXISTING TRACTS

SUBJECT TRACT LOCATION MAP

E 91st STREET
R-14-E



SECTION 23
EAST 101st STREET
(NEW ORLEANS)

NW CORNER
SE/4 SE/4 SE/4

IRON PIN FOUND

IRON PIN SET

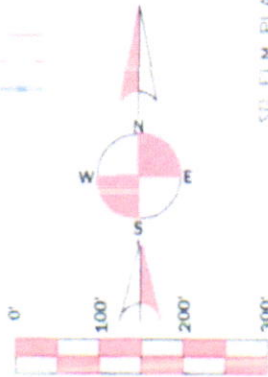
FENCE

EASEMENT LINE

POWER LINE

GAS LINE

(ALL FACILITIES IN LEGEND MAY NOT APPEAR ON PLAT)



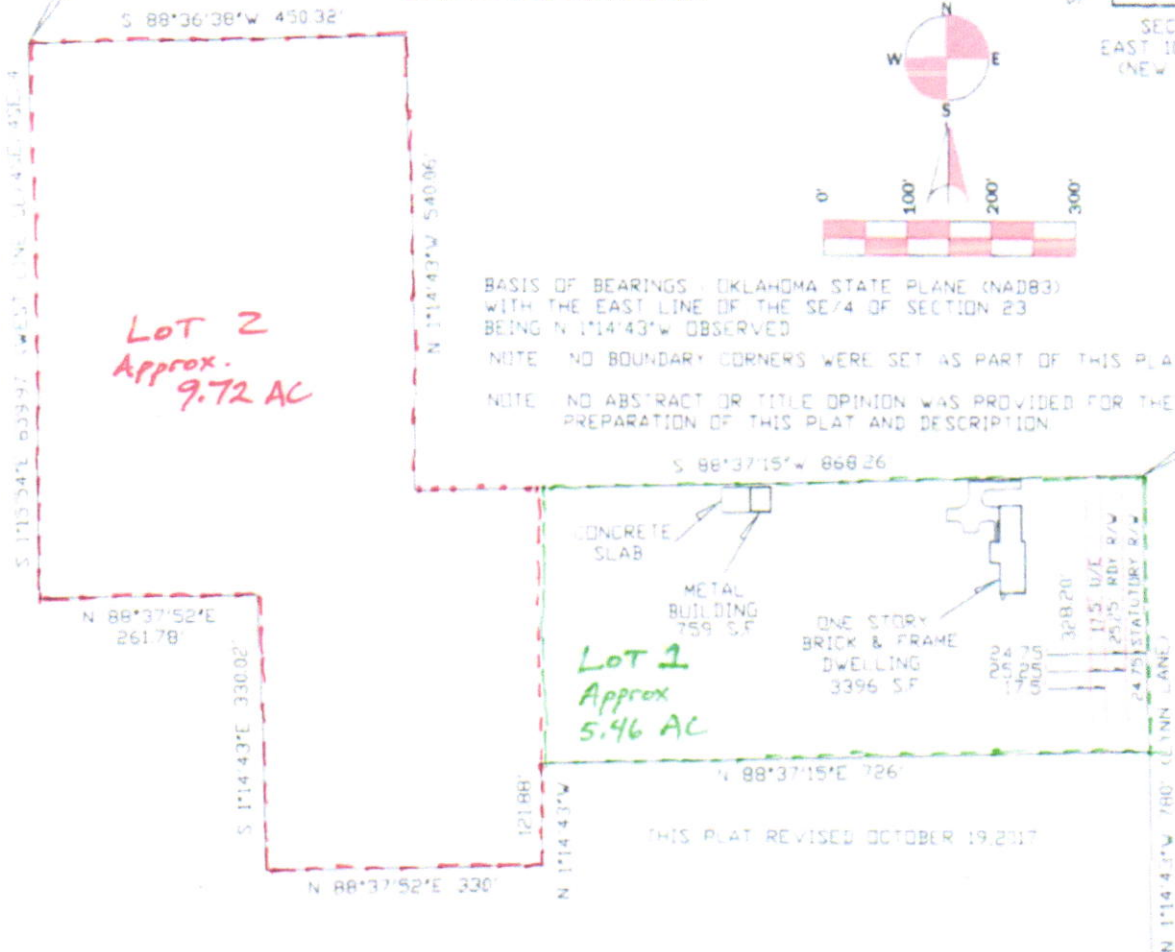
Lot 2
Approx.
9.72 AC

BASIS OF BEARINGS - OKLAHOMA STATE PLANE (NAD83)
WITH THE EAST LINE OF THE SE/4 OF SECTION 23
BEING N 1°14'43"W OBSERVED

NOTE NO BOUNDARY CORNERS WERE SET AS PART OF THIS PLAT

NOTE NO ABSTRACT OR TITLE OPINION WAS PROVIDED FOR THE
PREPARATION OF THIS PLAT AND DESCRIPTION

POINT
OF
BEGINNING



Lot 1
Approx
5.46 AC

THIS PLAT REVISED OCTOBER 19, 2017

**SEE ATTACHED LEGAL
DESCRIPTIONS FOR LOT 1 + LOT 2**

THIS PLAT OF DESCRIPTION MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE
OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION
FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, WITNESS MY HAND AND SEAL
THIS 19th DAY OF OCTOBER 2017

Jack D. Ramsey
JACK D. RAMSEY R.L.S. 387



SOUTHEAST CORNER OF
SECTION 23 T-18-N R-14-E
CONTROLLING CORNER

RAMSEY SURVEYING SERVICE
P.O. BOX 366 BIXBY, OKLAHOMA 74008
918 366 4520 918 740 1124
OKLAHOMA CERTIFICATE OF AUTHORIZATION
NUMBER 2112 EXPIRES JUNE 30, 2019
ramseysurvey6868@gmail.com

Lot 1

The North 328.2 feet of the South 780 feet of the East 726 feet of the SE/4 SE/4 of section 23, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the US Government Survey Thereof. Property Address - 10000 South Lynn Lane, Broken Arrow, OK 74011.

Lot 2

The Northeast Quarter of the Southeast Quarter of the Southeast Quarter (NE/4 SE/4 SE/4) of Section 23, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the US Government Survey thereof, LESS the South 120 feet of the NE/4 SE/4 SE/4 of said Section, Township and Range

AND

The Northwest Quarter of the Southeast Quarter of the Southeast Quarter (NW/4 SE/4 SE/4) of Section 23, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according the US Government Survey thereof, LESS 0.181 acres and being more particularly described as Beginning at the Southeast Corner of the NW/4 SE/4 SE/4; Thence West along the South line of said NW/4 SE/4 SE/4 a distance of 66 feet; Thence North parallel to the East line of said NW/4 SE/4 SE/4 a distance of 120 feet; Thence East and parallel to the South line of said NW/4 SE/4 SE/4 a distance of 66 feet; Thence South and on the east line of said NW/4 SE/4 SE/4 a distance of 120 feet to the Place of Beginning

AND

The North Half of the East 5 acres of the West 9 acres of the South half of the Southeast Quarter of the Southeast Quarter (S/2 SE/4 SE/4) of Section 23, Township 18 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the US government Survey Thereof. LESS AND EXCEPT A tract of land being the North 540 feet of the East 868.26 feet of the North Half of the Southeast Quarter (N/2 SE/4) of Section 23, Township 18 North, Range 14 East of the Indian Base of the Meridian, Tulsa County, State of Oklahoma, Along with a 30 foot easement for road and utilities along the South 30 feet thereof, containing 10.78 acres of land, more or less.

*SE/4
of the Southeast Quarter*