



Sisemore Weisz & Associates, Inc.

Engineering • Land Surveying  
Land Planning • 3D Scanning • UAV Mapping

6111 E. 32<sup>nd</sup> Place Tulsa, OK. 74135 (918)-665-3600

### TRACT "A" LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) AND PART OF THE SOUTHWEST QUARTER (SW/4) IN SECTION TWENTY (20), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE SOUTHWEST CORNER OF THE SE/4 NW/4; THENCE NORTH 01°21'07" WEST ALONG THE WESTERLY LINE OF SAID SE/4 NW/4 AND ALONG THE WESTERLY LINE OF THE NE/4 NW/4 FOR 1593.45 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE M.K.&T. RAILROAD; THENCE SOUTH 68°18'36" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 578.88 FEET; THENCE NORTH 21°41'24" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 25.00 FEET; THENCE SOUTH 68°18'36" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 842.77 FEET TO A POINT ON THE EASTERLY LINE OF THE SE/4 NW/4; THENCE SOUTH 01°21'31" EAST ALONG SAID EASTERLY LINE FOR 989.30 FEET; THENCE SOUTH 88°20'05" WEST FOR 814.30 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 17°34'31", A RADIUS OF 584.00 FEET, A CHORD BEARING OF SOUTH 79°32'50" WEST, A CHORD DISTANCE OF 178.44 FEET, FOR AN ARC LENGTH OF 179.14 FEET; THENCE SOUTH 70°45'34" WEST FOR 110.27 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 18°03'57", A RADIUS OF 504.00 FEET, A CHORD BEARING OF SOUTH 79°47'33" WEST, A CHORD DISTANCE OF 158.26 FEET, FOR AN ARC LENGTH OF 158.92 FEET; THENCE SOUTH 88°49'31" WEST FOR 66.32 FEET TO A POINT ON THE WESTERLY LINE OF THE NE/4 SW/4; THENCE NORTH 01°23'44" WEST ALONG SAID WESTERLY LINE FOR 19.99 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINING 38.734 ACRES OR 1,687,270 SQUARE FEET, MORE OR LESS.

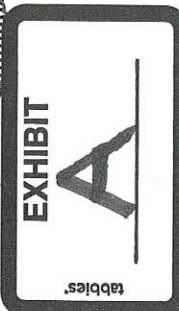
### LEGAL DESCRIPTION CERTIFICATION

I, SHAWN A. COLLINS, OF SISEMORE WEISZ & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

SISEMORE WEISZ & ASSOCIATES, INC.  
BY SHAWN A. COLLINS

02.18.2019  
DATE

SHAWN A. COLLINS  
PLS No. 1788, STATE OF OKLAHOMA  
C. A. NO. 2421 EXPIRES 6/30/19788





Sisemore Weisz & Associates, Inc.

Engineering • Land Surveying  
Land Planning • 3D Scanning • UAV Mapping

6111 E. 32<sup>nd</sup> Place Tulsa, OK. 74135 (918)-665-3600

### TRACT B LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), BAPS ELEMENTARY + BCDC - WEST FLORENCE STREET, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

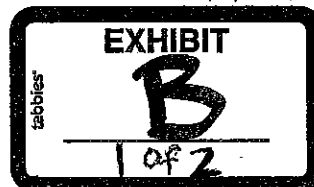
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1; THENCE NORTH 01°22'20" WEST (PLAT BEARING OF NORTH 01°22'25" WEST) ALONG THE WESTERLY LINE OF SAID LOT 1 FOR 2590.69 FEET (PLAT DISTANCE OF 2590.32 FEET) TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88°39'16" EAST (PLAT BEARING OF NORTH 88°38'52" EAST) ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR 1319.04 FEET (PLAT DISTANCE OF 1318.40 FEET) TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 01°24'26" EAST (PLAT BEARING OF SOUTH 01°25'14" EAST) ALONG THE EASTERLY LINE OF SAID LOT 1 FOR 1550.19 FEET; THENCE SOUTH 88°34'35" WEST FOR 477.63 FEET; THENCE SOUTH 01°22'20" EAST FOR 48.30 FEET; THENCE SOUTH 88°34'35" WEST FOR 60.00 FEET; THENCE NORTH 01°22'20" WEST FOR 48.30 FEET; THENCE SOUTH 88°34'35" WEST FOR 421.18 FEET; THENCE SOUTH 20°00'00" WEST FOR 182.42 FEET; THENCE SOUTH 01°22'20" EAST FOR 645.00 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 32°03'48", A RADIUS OF 100.00 FEET, A CHORD BEARING OF SOUTH 17°24'14" EAST, A CHORD DISTANCE OF 55.23 FEET, FOR AN ARC LENGTH OF 55.96 FEET; THENCE SOUTH 33°26'07" EAST FOR 24.41 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 32°03'48", A RADIUS OF 200.00 FEET, A CHORD BEARING OF SOUTH 17°24'14" EAST, A CHORD DISTANCE OF 110.47 FEET, FOR AN ARC LENGTH OF 111.92 FEET; THENCE SOUTH 01°22'20" EAST FOR 43.88 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 88°34'35" WEST ALONG SAID SOUTHERLY LINE FOR 353.33 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINING 2,369,807 SQUARE FEET OR 54.403 ACRES, MORE OR LESS.

### LEGAL DESCRIPTION CERTIFICATION

I, SHAWN A. COLLINS, OF SISEMORE WEISZ & ASSOCIATES, CERTIFY THAT THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS

6111 E. 32nd Place Tulsa, • OK 74135 • Voice (918)665-3600 • Fax (918)665-8888

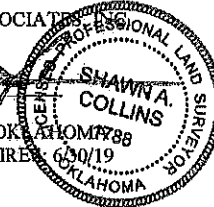


DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND  
SURVEYING OF THE STATE OF OKLAHOMA.

03.05.2019  
DATE

SISEMORE WEISZ & ASSOCIATES, INC.  
BY SHAWN A. COLLINS

SHAWN A. COLLINS  
PLS No. 1788, STATE OF OKLAHOMA  
C. A. NO. 2421 EXPIRE 6/30/19



W:\16484.03\TRACT B LEGAL DESCRIPTION.doc  
3/04/19 agm

