

EXHIBIT B2

LEGAL DESCRIPTION

(PUBLIC UTILITY ESMT. ALONG S. 225TH E. AVE.)

Legal Description

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE N 01° 24' 21" W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 659.28 FEET, TO NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SAID SECTION THIRTY-TWO (32); THENCE S 88° 41' 03" W, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SAID SECTION THIRTY-TWO (32), A DISTANCE OF 50.00 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF SOUTH 225TH EAST AVENUE (ALSO KNOWN AS EVANS ROAD) AND THE POINT OF BEGINNING; THENCE S 01° 24' 21" E, ALONG THE SAID WEST RIGHT OF WAY AND PARALLEL WITH AND 50.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 283.38 FEET; THENCE S 28° 35' 39" W, CONTINUING ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 30.00 FEET, TO A POINT THAT IS 65.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4); THENCE S 01° 24' 21" E, CONTINUING ALONG THE SAID WEST RIGHT OF WAY AND PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 250.59 FEET; THENCE S 88° 35' 39" W, PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 22.50 FEET; THENCE N 01° 24' 21" W, PARALLEL WITH AND 87.50 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 250.59 FEET; THENCE N 28° 35' 39" E A DISTANCE OF 40.00 FEET, TO A POINT THAT IS 67.50 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4); THENCE N 01° 24' 21" W, PARALLEL WITH AND 67.50 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 274.75 FEET, TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SAID SECTION THIRTY-TWO (32); THENCE N 88° 41' 03" E, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4 SE/4) OF SAID SECTION THIRTY-TWO (32), A DISTANCE OF 17.50 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.26 ACRES / 11,203.84 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON SEPTEMBER 24, 2019 BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 01° 24' 21" W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Surveyor's Statement

I, ALBERT JONES III, CERTIFY 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.



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9.27.19

