

Sheet 1 of 2

Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2021



Tulsa Engineering & Planning Associates, Inc.
9810 East 42nd Street, Suite 100, Tulsa, OK 74146
Phone: 918-252-9621 Fax: 918-340-5999



Exhibit "A"

Lot Split Undivided Tract

Exhibit "A"

Lot Split Undivided Tract Description


Part of Lot Two (2), Block One (1), I.D.C. Center II, an Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat thereof, described as follows: Commencing at the Southwest corner of Lot 1, Block 1, I.D.C. Center II; Thence N 0°00'12" W along the West line of said Lots 1 & 2, a distance of 432.51 feet to the Point of Beginning; Thence N 0°00'12" W, along the West line of said Lot 2, a distance of 132.49 feet to a point, said point being 176 feet South of the Northwest corner of said Lot 2; Thence due East a distance of 545.03 feet to a point on the East line of said Lot 2, 176 feet South of the Northeast corner thereof; Thence due South, along the East line of said Lot 2, a distance of 132.49 feet to a point which is 432.51 feet North of the Southeast corner of said Lot 2; Thence due West a distance of 545.03 feet to the Point of Beginning. Plat No. 3991. [As taken from Parcel "A" contained within Warranty Deed, Book 5409, Page 94, as recorded in the files of the Tulsa County Clerk's office.]

Containing 72211 square feet or, 1.6577 acres.

CERTIFICATE:

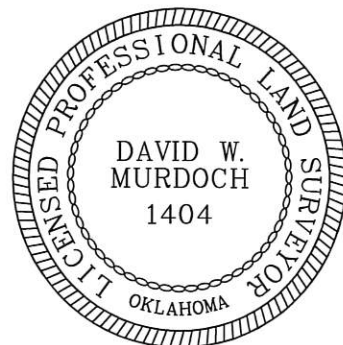
I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Witness my hand and official seal this 10th day of March, 2021
Tulsa Engineering & Planning Associates, Inc.



David W. Murdoch, P.L.S. No. 1404

E-mail: d.murdoch@tulsaengineering.com
Telephone: (918) 340-5328



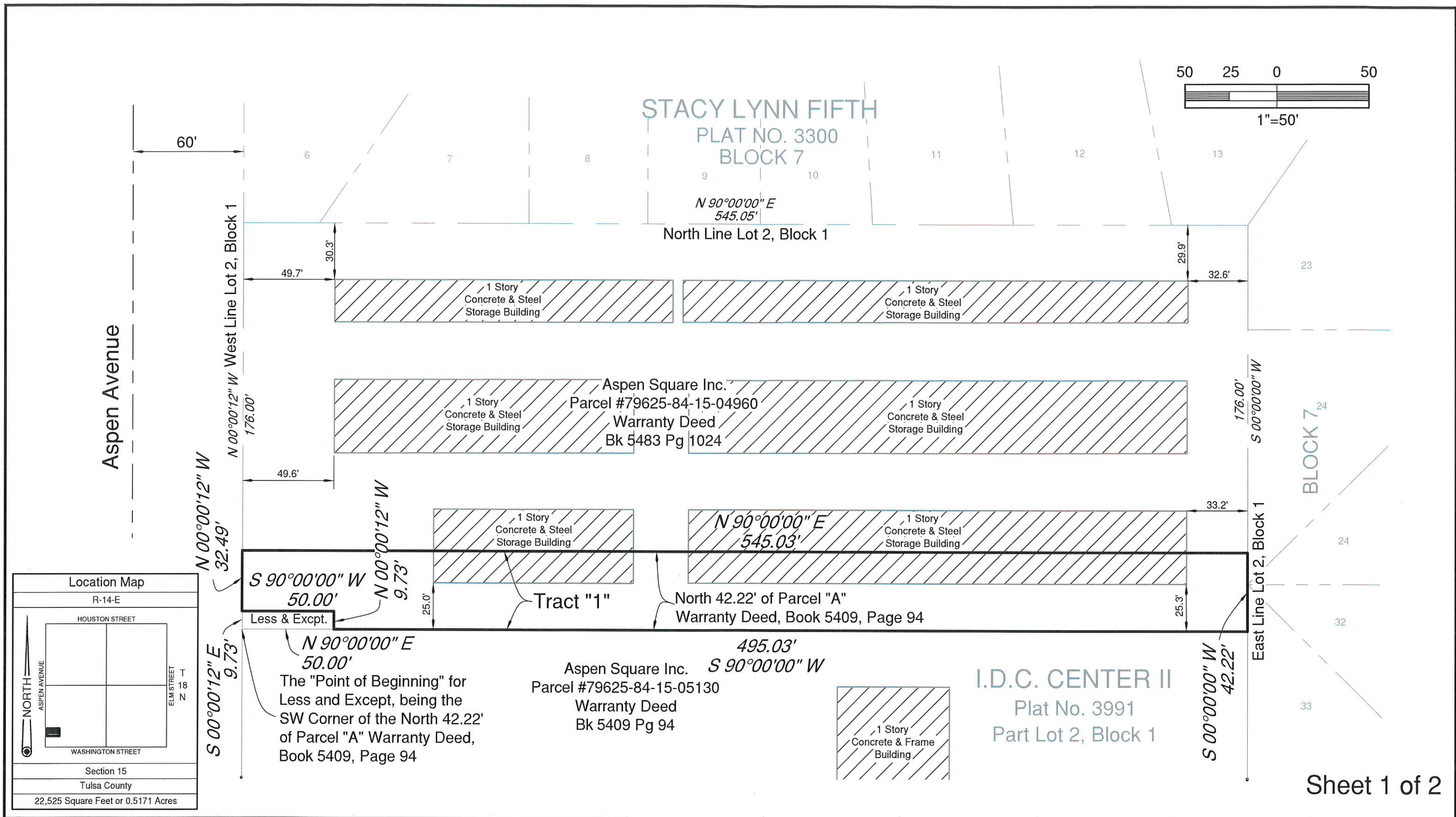
LOT SPLIT UNDIVIDED TRACT

Sheet 2 of 2



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Civil Engineering • Land Surveying • Land Planning
Certificate of Authorization No. CA 551 P.E./L.S. Renewal Date June 30, 2021

Job No: 20-022
Scale: N/A
Date: 3/10/2021



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Exhibit "B"
Lot Split Tract 1 & 2

Exhibit "B" (2)

Lot Split Tract 1 Description

The North 42.22 feet of Parcel "A" contained within Warranty Deed, recorded in Book 5409, Page 94, as recorded in the files of the Tulsa County Clerk's office,

Less and Except the following described tract:

Beginning at the SW corner of said North 42.22 feet; Thence N 90°00'00" E a distance of 50.00 feet; Thence N 00°00'12" W, parallel to the West line of said I.D.C. Center II, a distance of 9.73 feet; Thence S 90°00'00" W a distance of 50.00 feet to the West line of said I.D.C. Center II; Thence S 0°00'12" E along said West line, a distance of 9.73 feet to the "Point of Beginning".

Containing 22,525 square feet or 0.5171 acres.

CERTIFICATE:

I, David W. Murdoch, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Witness my hand and official seal this 10th day of March, 2021

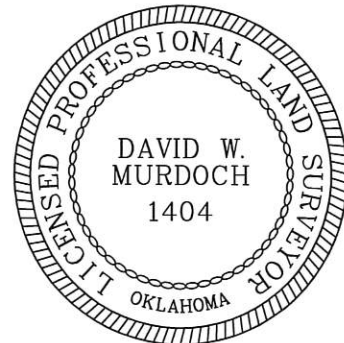
Tulsa Engineering & Planning Associates, Inc.



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LOT SPLIT TRACT 1

Sheet 2 of 2



Tulsa Engineering & Planning Associates

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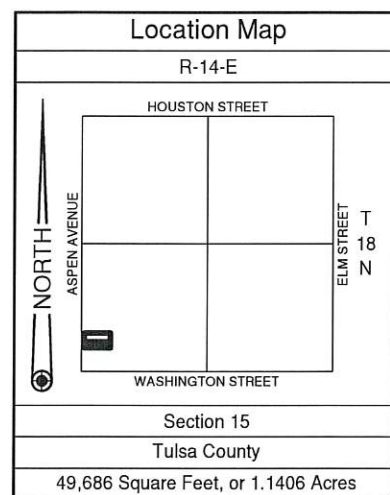
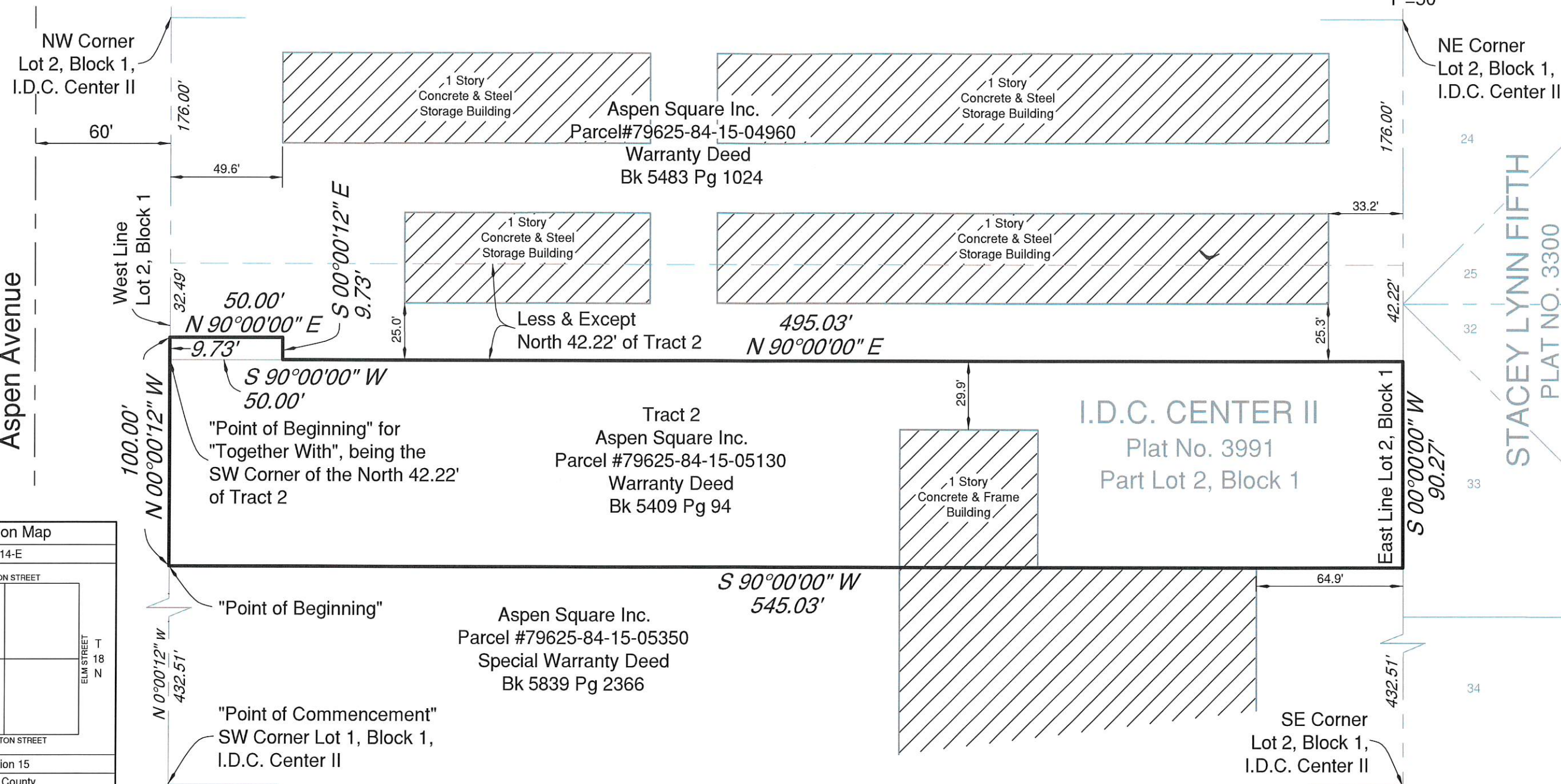
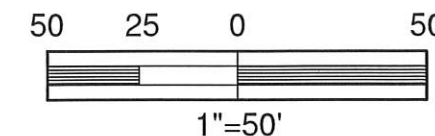
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Exhibit "C"
Lot Split Tract & 1

Lot Split Tract 2 Description

Exhibit "C" (1)

Part of Lot Two (2), Block One (1), I.D.C. Center II, an Addition to the City of Broken Arrow, Tulsa County, State of Oklahoma, according to the recorded plat thereof, described as follows: Commencing at the Southwest corner of Lot 1, Block 1, I.D.C. Center II; Thence N 0°00'12" W along the West line of said Lots 1 & 2, a distance of 432.51 feet to the Point of Beginning; Thence N 0°00'12" W, along the West line of said Lot 2, a distance of 132.49 feet to a point, said point being 176 feet South of the Northwest corner of said Lot 2; Thence due East a distance of 545.03 feet to a point on the East line of said Lot 2, 176 feet South of the Northeast corner thereof; Thence due South, along the East line of said Lot 2, a distance of 132.49 feet to a point which is 432.51 feet North of the Southeast corner of said Lot 2; Thence due West a distance of 545.03 feet to the Point of Beginning. Plat No. 3991. [As taken from Parcel "A" contained within Warranty Deed, Book 5409, Page 94, as recorded in the files of the Tulsa County Clerk's office.]

Less and Except the North 42.22' thereof;

Together with the following described Tract:

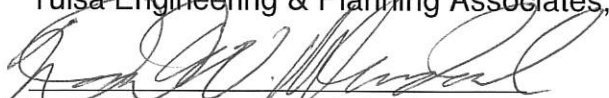
Beginning at the SW corner of said North 42.22 feet; Thence N 00°00'12" W, along the West line of said I.D.C. Center II, a distance of 9.73 feet; Thence N 90°00'00" E a distance of 50.00 feet; Thence S 0°00'12" E parallel to said West line, a distance of 9.73 feet; Thence S 90°00'00" W a distance of 50.00 feet to the "Point of Beginning".

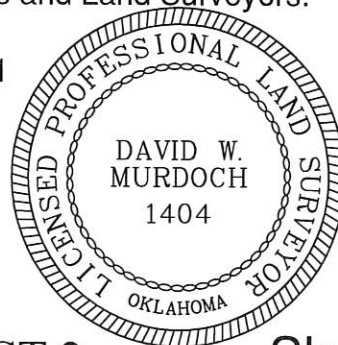
Containing 49,686 square feet, or 1.1406 acres.

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Witness my hand and official seal this 10th day of March, 2021
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LOT SPLIT TRACT 2

Sheet 2 of 2



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