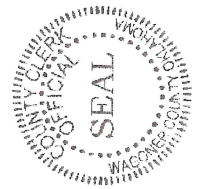
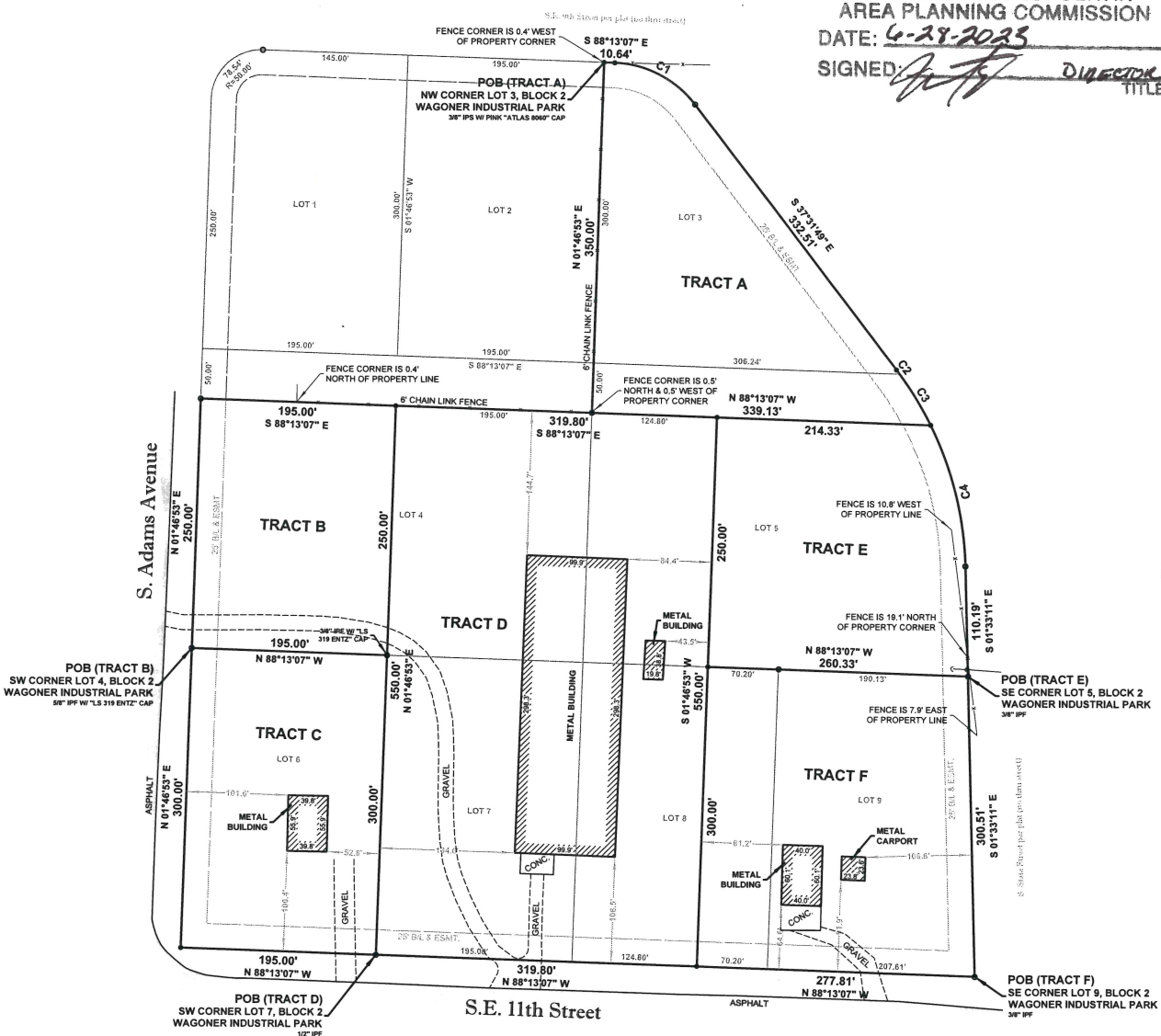


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 Fee: \$ 20.00
 Lori Hendricks, Wagoner County Clerk
 Wagoner County - State of Oklahoma

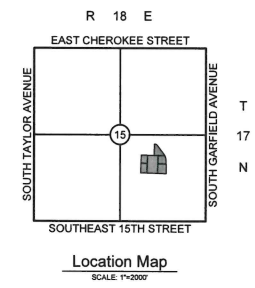


Legend

○	3/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
●	3/8" IPS W/ PINK "ATLAS 806" CAP (UNLESS OTHERWISE NOTED)
□	AIR CONDITIONER UNIT
◆	BENCHMARK
○	BUSH
○	CABLE/TV PEDESTAL
○	DOWN SPOUT
○	DOWN GUY
○	ELECTRIC METER
○	ELECTRIC PEDESTAL-RISER
○	FIRE HYDRANT
○	FLAG POLE
○	GAS METER
○	GAS RISER
○	GAS VALVE
○	GROUND LIGHT
○	GUARD POST
○	IRRIGATION CONTROL VALVE
○	LIGHT POLE
○	MAILBOX
○	POWER POLE
○	SANITARY SEWER CLEANOUT
○	SANITARY SEWER LAMP/POLE
○	SANITARY SEWER MANHOLE
○	SIGN
○	SPRINKLER HEAD
○	STORM DRAIN INLET
○	STORM DRAIN MANHOLE
○	TELEPHONE PEDESTAL
○	TRAFFIC SIGNAL LIGHT POLE
○	TRAFFIC SIGNAL MANHOLE
○	TRANSFORMER
○	UTILITY MANHOLE
○	WATER METER
○	WATER VALVE
○	BOREHOLE
COMP	CORRUGATED METAL PIPE
COMP	CORRUGATED PLASTIC PIPE
CHMS	CHISELED "X" SET
IPF	IRON PIN FOUND
IPS	IRON PIN SET
PKF	PK NAIL FOUND
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
SAT	SATELLITE DISH
TG	TOP OF GRATE
TR	TOP OF RIM
TT	TERMITE TRAP
---	BUILDING SETBACK LINE
---	EASEMENT
---	FENCE LINE
OC	OVERHEAD CABLE
OE	OVERHEAD ELECTRIC
OT	OVERHEAD TELEPHONE
OH	OVERHEAD UTILITIES MISC.
SS	SANITARY SEWER
SD	STORM DRAIN
UC	UNDERGROUND CABLE
UE	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS LINE
UT	UNDERGROUND TELEPHONE
WL	WATERLINE



Approved
 Lot Split
 WAGONER METROPOLITAN
 AREA PLANNING COMMISSION
 DATE: 6-28-2023
 SIGNED: [Signature] DIRECTOR
 TITLE



Boundary Survey with Lot Split
 OF LOTS 3 THROUGH 9, BLOCK 2
 Wagoner Industrial Park
 WAGONER COUNTY, OKLAHOMA

Curve Information

Curve No.	Radius	Length	Central Angle	Chord Bearing	Chord Distance
C1	105.57'	93.39'	50°41'18"	S 82°32'28" E	90.36'
C2	337.28'	5.29'	00°53'02"	S 37°05'11" E	5.29'
C3	337.28'	59.93'	10°10'51"	S 31°33'22" E	59.85'
C4	337.28'	146.64'	24°54'45"	S 14°00'34" E	145.49'

Schedule B, Part II

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND BUILDING SETBACK LINES CONTAINED IN THE DEED OF DEDICATION AND AS SHOWN ON PLAT OF WAGONER INDUSTRIAL PARK, DATED FEBRUARY 26, 1996, FILED FEBRUARY 26, 1996 AS DOCUMENT NO. 1996 1861, AND RECORDED IN BOOK PLCA, PAGE 304; DECLARATION OF COVENANTS AND RESTRICTIONS, DATED FEBRUARY 17, 2006, FILED FEBRUARY (SIC) 17, 2006 AS DOCUMENT NO. 2006-2451 AND RECORDED IN BOOK 1560, PAGE 825 WHICH DOES NOT PROVIDE FOR A FORFEITURE OR REVERSION OF INTEREST, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS. (ABSTRACT PAGE NO. 276, 296) AFFECTS THE SUBJECT TRACT AS SHOWN.

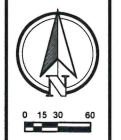
Notes

- COMMITMENT NO: 659738 EFFECTIVE: JUNE 20, 2023
 TO FIRSTTITLE & ABSTRACT SERVICES, LLC; JEFFCO, LLC; 420 MAIN STREET, LLC; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
- THE BASIS OF BEARING IS BASED ON THE NON-ASTRONOMICAL GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 - ZONE NORTH 3501.

Surveyor's Statement

I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS OF THIS DATE.

ALBERT JONES III
 A.B.J.
 PROFESSIONAL LAND SURVEYOR
 OKLAHOMA NO. 1500
 6.26.23



PREPARED FOR: GUY EDWARDS
 CHECKED BY: ARJ
 SURVEY BY: EEF
 SURVEY DATE: 06/19/2023
 BOOK/PAGE: DIGITAL

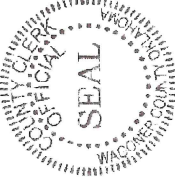
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 06/29/2023 03:34:49 PM Pg. 2 of Pgs. 2
 Fee: \$ 20.00
 Lori Hendricks, Wagoner County Clerk
 Wagoner County - State of Oklahoma

Approved
 Lot Split
 WAGONER METROPOLITAN
 AREA PLANNING COMMISSION
 DATE: 6-28-2023
 SIGNED: [Signature] DIRECTOR
 TITLE



Legal Description (Parent Tract—Book 2719, Page 502)

LOT THREE (3) AND FIVE (5), LESS THE WEST 185 FEET OF SAID LOT FIVE (5), ALL IN BLOCK TWO (2), WAGONER INDUSTRIAL PARK, IN THE CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOTS SEVEN (7) AND EIGHT (8), THE WEST 195 FEET OF LOT FIVE (5), AND THE SOUTH 250 FEET OF EAST 195 FEET OF LOT FOUR (4), ALL IN BLOCK TWO (2), WAGONER INDUSTRIAL PARK, CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

THE SOUTH 250 FEET OF THE WEST 185 FEET OF LOT FOUR (4), BLOCK TWO (2), WAGONER INDUSTRIAL PARK, IN THE CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOT SIX (6), BLOCK TWO (2), WAGONER INDUSTRIAL PARK, CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

AND

LOT NINE (9), BLOCK TWO (2), WAGONER INDUSTRIAL PARK, CITY OF WAGONER, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

Legal Description (Tract D)

A PART OF BLOCK TWO (2), WAGONER INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS BOOK PL4, PAGE 304.

DESCRIBED AS FOLLOWS:

THE SOUTH 250.00 FEET OF THE EAST 195.00 FEET OF LOT FOUR (4), AND THE SOUTH 250.00 FEET OF THE WEST 124.80 FEET OF LOT FIVE (5), AND ALL OF LOT SEVEN (7), AND THE WEST 124.80 FEET OF LOT EIGHT (8), ALL IN BLOCK TWO (2), WAGONER INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS BOOK PL4, PAGE 304.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT SEVEN (7), BLOCK TWO (2), WAGONER INDUSTRIAL PARK, THENCE N 01°48'31" E, ALONG THE WEST LINE OF SAID LOT SEVEN (7), A DISTANCE OF 300.00 FEET, TO A POINT ON THE WEST LINE OF SAID LOT SEVEN (7), ALSO BEING A POINT ON THE SOUTH LINE OF LOT FOUR (4), BLOCK TWO (2); THENCE CONTINUING N 01°48'31" E, A DISTANCE OF 250.00 FEET, TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT FOUR (4); THENCE S 88°13'07" E, PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT FOUR (4), A DISTANCE OF 195.00 FEET, TO A POINT ON THE EAST LINE OF SAID LOT FOUR (4), ALSO BEING THE WEST LINE OF LOT FIVE (5), BLOCK TWO (2); THENCE CONTINUING S 88°13'07" E, PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT FIVE (5), A DISTANCE OF 124.80 FEET; THENCE S 01°46'53" W, PARALLEL TO AND 124.80 FEET EAST OF THE WEST LINE OF SAID LOT FIVE (5), A DISTANCE OF 250.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT FIVE (5), ALSO BEING THE NORTH LINE OF LOT EIGHT (8), BLOCK TWO (2); THENCE CONTINUING S 01°46'53" W, PARALLEL TO A 174.80 FEET EAST OF THE WEST LINE OF SAID LOT EIGHT (8), A DISTANCE OF 300.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT EIGHT (8); THENCE N 88°13'07" W, ALONG THE SOUTH LINE OF SAID LOT EIGHT (8), A DISTANCE OF 124.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT EIGHT (8), ALSO BEING THE SOUTHEAST CORNER OF SAID LOT SEVEN (7); THENCE CONTINUING N 88°13'07" W, ALONG THE SOUTH LINE OF SAID LOT SEVEN (7), A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 4.04 ACRES / 175,800.00 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JUNE 26, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 88°13'07" W ALONG THE SOUTH LINE OF LOT SEVEN (7), BLOCK TWO (2), WAGONER INDUSTRIAL PARK.

Legal Description (Tract A)

A PART OF BLOCK TWO (2), WAGONER INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS BOOK PL4, PAGE 304.

DESCRIBED AS FOLLOWS:

ALL OF LOT THREE (3), AND THE NORTH 50.00 FEET OF LOT FIVE (5), ALL IN BLOCK TWO (2), WAGONER INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS BOOK PL4, PAGE 304.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT THREE (3), BLOCK TWO (2), WAGONER INDUSTRIAL PARK, THENCE S 88°13'07" E, ALONG THE NORTH LINE OF SAID LOT THREE (3), A DISTANCE OF 10.84 FEET, TO A POINT OF CURVATURE, THENCE CONTINUING ALONG SAID NORTHERLY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.57 FEET, AN ARC LENGTH OF 93.39 FEET, A CENTRAL ANGLE OF 50°41'18", A CHORD BEARING OF S 82°52'28" E, AND A CHORD DISTANCE OF 90.39 FEET; THENCE S 88°13'07" E, ALONG THE EASTERLY LINE OF SAID LOT THREE (3), A DISTANCE OF 332.91 FEET, TO A POINT OF CURVATURE, THENCE CONTINUING ALONG SAID EASTERLY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 337.28 FEET, AN ARC LENGTH OF 5.20 FEET, A CENTRAL ANGLE OF 03°02'02", A CHORD BEARING OF S 37°09'18" E, AND A CHORD DISTANCE OF 5.20 FEET, TO THE SOUTHEAST CORNER OF SAID LOT THREE (3), ALSO BEING THE NORTHEAST CORNER OF LOT FIVE (5), ALL IN BLOCK TWO (2), WAGONER INDUSTRIAL PARK; THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 337.28 FEET, AN ARC LENGTH OF 59.89 FEET, A CENTRAL ANGLE OF 10°15'01", A CHORD BEARING OF S 31°33'22" E, AND A CHORD DISTANCE OF 59.85 FEET; THENCE N 88°13'07" W, PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT FIVE (5), A DISTANCE OF 300.00 FEET, TO A POINT ON THE WEST LINE OF SAID LOT FIVE (5); THENCE N 01°46'53" E, ALONG SAID WEST LINE, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT FIVE (5), ALSO BEING THE SOUTHWEST CORNER OF LOT THREE (3), ALL IN BLOCK TWO (2), WAGONER INDUSTRIAL PARK; THENCE CONTINUING N 01°46'53" E, ALONG THE WEST LINE OF SAID LOT THREE (3), A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.63 ACRES / 70,878.22 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JUNE 26, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING S 88°13'07" E ALONG THE NORTH LINE OF LOT THREE (3), BLOCK TWO (2), WAGONER INDUSTRIAL PARK.

Legal Description (Tract E)

A PART OF BLOCK TWO (2), WAGONER INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS BOOK PL4, PAGE 304.

DESCRIBED AS FOLLOWS:

LOT FIVE (5), LESS AND EXCEPT THE WEST 124.80 FEET THEREOF, AND LESS AND EXCEPT THE NORTH 50.00 FEET THEREOF, BLOCK TWO (2), WAGONER INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS BOOK PL4, PAGE 304.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5), BLOCK TWO (2), WAGONER INDUSTRIAL PARK; THENCE N 88°13'07" W, ALONG THE SOUTH LINE OF SAID LOT FIVE (5), A DISTANCE OF 260.33 FEET, TO A POINT 124.80 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT FIVE (5); THENCE N 01°46'53" E, PARALLEL TO AND 124.80 FEET EAST OF THE WEST LINE OF SAID LOT FIVE (5), A DISTANCE OF 250.00 FEET, TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT FIVE (5); THENCE S 88°13'07" E, PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT FIVE (5), A DISTANCE OF 214.33 FEET, TO A POINT ON THE EAST LINE OF SAID LOT FIVE (5), ALSO BEING A POINT OF CURVATURE; THENCE ALONG THE EAST LINE OF SAID LOT FIVE (5), ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 337.28 FEET, AN ARC LENGTH OF 146.84 FEET, A CENTRAL ANGLE OF 24°54'48", A CHORD BEARING OF S 14°00'34" E, AND A CHORD DISTANCE OF 145.49 FEET; THENCE S 01°35'11" E, CONTINUING ALONG THE EAST LINE OF SAID LOT FIVE (5), A DISTANCE OF 110.19 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.42 ACRES / 61,833.18 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JUNE 26, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING S 01°35'11" E ALONG THE EAST LINE OF LOT FIVE (5), BLOCK TWO (2), WAGONER INDUSTRIAL PARK.

Legal Description (Tract B)

A PART OF BLOCK TWO (2), WAGONER INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS BOOK PL4, PAGE 304.

DESCRIBED AS FOLLOWS:

THE SOUTH 250.00 FEET OF THE WEST 195.00 FEET OF LOT FOUR (4), BLOCK TWO (2), WAGONER INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS BOOK PL4, PAGE 304.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT FOUR (4), BLOCK TWO (2), WAGONER INDUSTRIAL PARK, THENCE N 01°46'53" E, ALONG THE WEST LINE OF SAID LOT FOUR (4), A DISTANCE OF 250.00 FEET, TO A POINT 50.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT FOUR (4); THENCE S 88°13'07" E, PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT FOUR (4), A DISTANCE OF 195.00 FEET; THENCE S 01°46'53" W, PARALLEL TO AND 195.00 FEET EAST OF THE WEST LINE OF SAID LOT FOUR (4), A DISTANCE OF 250.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT FOUR (4); THENCE N 88°13'07" W, ALONG SAID SOUTH LINE OF LOT FOUR (4), A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.12 ACRES / 48,748.97 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JUNE 26, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 01°46'53" E ALONG THE WEST LINE OF LOT FOUR (4), BLOCK TWO (2), WAGONER INDUSTRIAL PARK.

Legal Description (Tract F)

A PART OF BLOCK TWO (2), WAGONER INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS BOOK PL4, PAGE 304.

DESCRIBED AS FOLLOWS:

THE EAST 70.20 FEET OF LOT EIGHT (8), AND ALL OF LOT NINE (9), ALL IN BLOCK TWO (2), WAGONER INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS BOOK PL4, PAGE 304.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT NINE (9), BLOCK TWO (2), WAGONER INDUSTRIAL PARK; THENCE N 88°13'07" W, ALONG THE SOUTH LINE OF SAID LOT NINE (9), A DISTANCE OF 207.81 FEET, TO THE SOUTHWEST CORNER OF SAID LOT NINE (9), ALSO BEING THE SOUTHEAST CORNER OF SAID LOT EIGHT (8); THENCE CONTINUING N 88°13'07" W, ALONG THE SOUTH LINE OF SAID LOT EIGHT (8), A DISTANCE OF 70.20 FEET, TO A POINT 124.80 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT EIGHT (8); THENCE N 01°46'53" E, PARALLEL TO AND 124.80 FEET EAST OF THE WEST LINE OF SAID LOT EIGHT (8), A DISTANCE OF 300.00 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT EIGHT (8); THENCE S 88°13'07" E, ALONG THE NORTH LINE OF SAID LOT EIGHT (8), A DISTANCE OF 70.20 FEET, TO THE NORTHEAST CORNER OF SAID LOT EIGHT (8), ALSO BEING THE NORTHWEST CORNER OF SAID LOT NINE (9); THENCE CONTINUING S 88°13'07" E, ALONG THE NORTH LINE OF SAID LOT NINE (9), A DISTANCE OF 190.13 FEET, TO THE NORTHEAST CORNER OF SAID LOT NINE (9); THENCE S 01°35'11" E, ALONG THE EAST LINE OF SAID LOT NINE (9), A DISTANCE OF 300.51 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.85 ACRES / 80,721.44 SQUARE FEET.

THIS LEGAL DESCRIPTION WAS CREATED ON JUNE 26, 2023, BY ALBERT R. JONES, III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 88°13'07" W ALONG THE SOUTH LINE OF LOT NINE (9), BLOCK TWO (2), WAGONER INDUSTRIAL PARK.

Legal Description (Tract C)

LOT SIX (6), BLOCK TWO (2), WAGONER INDUSTRIAL PARK, BEING A SUBDIVISION OF PART OF SECTION FIFTEEN (15), TOWNSHIP SEVENTEEN (17) NORTH, RANGE EIGHTEEN (18) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, RECORDED AS BOOK PL4, PAGE 304.

PREPARED FOR: GUY EDWARDS	SCALE: 1"=60'
CHECKED BY: ARJ	DRAFTED BY: JMH
SURVEY BY: EEF	JOB NUMBER: 12760
SURVEY DATE: 06/19/2023	BOOK/PAGE: 1718:1500
FILE NUMBER:	

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 918.485.9987 C.A.#0600 EXP: 6-30-2024

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