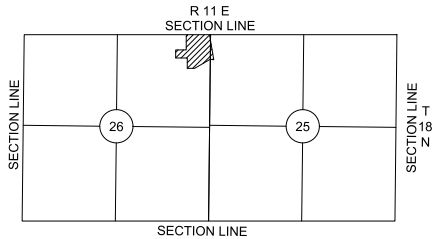


FINAL PLAT FRANKHOMA INDUSTRIAL PARK

AN ADDITION TO CREEK COUNTY, STATE OF OKLAHOMA
LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
SECTION 26, T-18-N, R-11-E AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
SECTION 25, T-18-N, R-11-E, I.B.&M. CREEK COUNTY, STATE OF OKLAHOMA

ZONED - INDUSTRIAL



DEVELOPER
FRANKHOMA LAND MANAGEMENT

SURVEYOR
OKLAHOMA SURVEY COMPANY
3121 E SORGHUM MILL ROAD
EDMOND, OK 73034

ENGINEER
STACEY DESIGN, LLC
9734 S DELAWARE CT, STE 1704
TULSA, OK 74137

SUBDIVISION CONTAINS
TOTAL AREA = 15.61 ACRES
TOTAL LOTS = 11
RESERVE AREA = 2

SERVICE PROVIDERS

1. WATER SERVICE TO BE PROVIDED BY CITY OF SAPULPA
2. SANITARY SEWER DISPOSAL TO BE PROVIDED BY CITY OF SAPULPA
3. ELECTRICAL SERVICE TO BE PROVIDED BY OG&E
4. TELEPHONE SERVICE TO BE PROVIDED BY AT&T
5. CABLE SERVICE TO BE PROVIDED BY COX COMMUNICATIONS

LEGEND

- LA = LIMITS OF ACCESS
- BL = BUILDING LINE
- D/E = DRAINAGE EASEMENT
- ESMT = EASEMENT
- LNA = LIMITS OF NO ACCESS
- MFFE = MINIMUM FINISHED FLOOR ELEVATION
- ROW = RIGHT OF WAY
- UE = UTILITY EASEMENT

FLOOD PLAIN NOTE:

THIS SITE IS LOCATED OUTSIDE OF THE FEMA 100 YEAR FLOOD PLAIN.

LEGAL DESCRIPTION FOR COMBINED LAND

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25) AND THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE ELEVEN (11) EAST OF THE INDIAN BASE AND MERIDIAN, CREEK COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND A PART OF THE RECORDED PLAT OF SAPULPA VIEW AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4);

THENCE S 01°15'00" E ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 30.00 FEET; THENCE S 88°07'00" W A DISTANCE OF 25.40 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD;

THENCE S 11°26'00" E CONTINUING ALONG THE WEST RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD, A DISTANCE OF 688.50 FEET;

THENCE N 82°15'00" W A DISTANCE OF 97.53 FEET;

THENCE ON A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 515.22 FEET, A RADIUS OF 3,639.80 FEET, A CHORD BEARING OF S 57°51'48" W, AND A CHORD LENGTH OF 514.79 FEET; THENCE S 88°07'00" W A DISTANCE OF 208.27 FEET;

THENCE N 01°53'00" W A DISTANCE OF 292.00 FEET TO A POINT ON THE CENTERLINE OF VACATED JOSEPHINE AVE. BEING A PART OF THE RECORDED PLAT OF SAPULPA VIEW;

THENCE S 88°07'00" W ALONG THE SOUTH LINE OF SAID JOSEPHINE AVE., A DISTANCE OF 330.00 FEET TO THE CENTERLINE OF VACATED LAKE ST. BEING A PART OF SAID RECORDED PLAT;

THENCE N 01°53'00" W ALONG THE CENTERLINE OF SAID LAKE ST. TO THE NORTH LINE OF LOTS SEVENTEEN (17) AND THIRTY-TWO (32), BLOCK ONE (1) OF SAID RECORDED PLAT, EXTENDED, A DISTANCE OF 230.00 FEET;

THENCE N 88°07'00" E ALONG THE NORTH LINE OF SAID LOTS SEVENTEEN (17) AND THIRTY-TWO (32), A DISTANCE OF 300.00 FEET TO THE CENTERLINE OF VACATED GANO ST. BEING A PART OF SAID RECORDED PLAT;

THENCE N 01°53'00" W ALONG THE CENTERLINE OF SAID GANO ST., A DISTANCE OF 400.00 FEET;

THENCE N 88°07'00" E A DISTANCE OF 30.00 FEET;

THENCE N 01°53'00" W A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4);

THENCE N 88°07'00" E ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 629.82 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD;

THENCE S 11°26'00" E ALONG THE WEST RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD, A DISTANCE OF 30.42 FEET TO BEGINNING.

SAID TRACT HAVING AN AREA OF 680,083.89 SQUARE FEET OR 15.613 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY RYAN R. DOUDICAN, RPLS 1591, 7/6/2022.