



LOT SPLIT EXHIBIT "A"
PARENT TRACT

LOT ONE (1), BLOCK TWO (2), GATEWAY PLAZA, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT "A" TRACT

A TRACT OF LAND LYING IN LOT ONE (1), BLOCK TWO (2), GATEWAY PLAZA, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY THREE (23); THENCE N89°04'02"E FOR A DISTANCE OF 532.00 FEET; THENCE S01°03'28"E FOR A DISTANCE OF 40.00 FEET; TO THE POINT OF BEGINNING; THENCE S06°17'17"W FOR A DISTANCE OF 65.52 FEET; THENCE N89°04'02"E FOR A DISTANCE OF 18.00 FEET; THENCE N01°03'28"W FOR A DISTANCE OF 7.00 FEET; THENCE N89°04'02"E FOR A DISTANCE OF 81.58 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 70°47'54", HAVING A RADIUS OF 245.47 FEET, A LENGTH OF 303.32 FEET AND WHOSE LONG CHORD BEARS S30°30'13"W FOR A DISTANCE OF 284.39 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE S00°59'48"E FOR A DISTANCE OF 84.03 FEET; THENCE N90°00'00"W FOR A DISTANCE OF 167.08 FEET; THENCE N13°39'10"E FOR A DISTANCE OF 221.64 FEET; THENCE N42°58'30"E FOR A DISTANCE OF 142.23 FEET; THENCE N89°04'02"E FOR A DISTANCE OF 16.50 FEET; THENCE N29°54'42"E FOR A DISTANCE OF 34.94 FEET; THENCE N44°04'13"E A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1.07 ACRES MORE OR LESS.

TRACT "B" TRACT

A TRACT OF LAND LYING IN LOT ONE (1), BLOCK TWO (2), GATEWAY PLAZA, CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY THREE (23); THENCE N89°04'02"E FOR A DISTANCE OF 532.00 FEET; THENCE S01°03'28"E FOR A DISTANCE OF 40.00 FEET; THENCE S44°04'13"W FOR A DISTANCE OF 49.50 FEET; THENCE S29°54'42"W FOR A DISTANCE OF 34.94; THENCE S89°04'02"W FOR A DISTANCE OF 16.50 FEET; THENCE S42°58'30"W FOR A DISTANCE OF 142.23 FEET; THENCE S13°39'10"W FOR A DISTANCE OF 221.64 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E FOR A DISTANCE OF 167.08 FEET; THENCE S00°59'48"E FOR A DISTANCE OF 528.47 FEET; THENCE S89°04'02"W FOR A DISTANCE OF 247.68 FEET; THENCE N01°02'01"W FOR A DISTANCE OF 222.12 FEET; THENCE N13°39'10"E A DISTANCE OF 319.36 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 2.73 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON SEPTEMBER 8, 2020 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23 AS N89°04'02"E.

SURVEYOR'S CERTIFICATE

CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE REAL PROPERTY DESCRIBED, AND THAT THE SURVEY OF THE REAL PROPERTY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 8TH DAY OF SEPTEMBER, 2020.



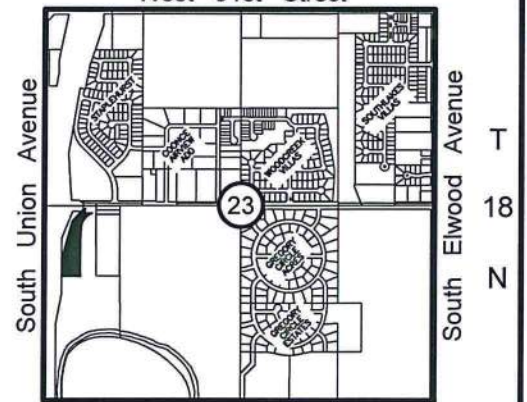
Cliff Bennett

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2022

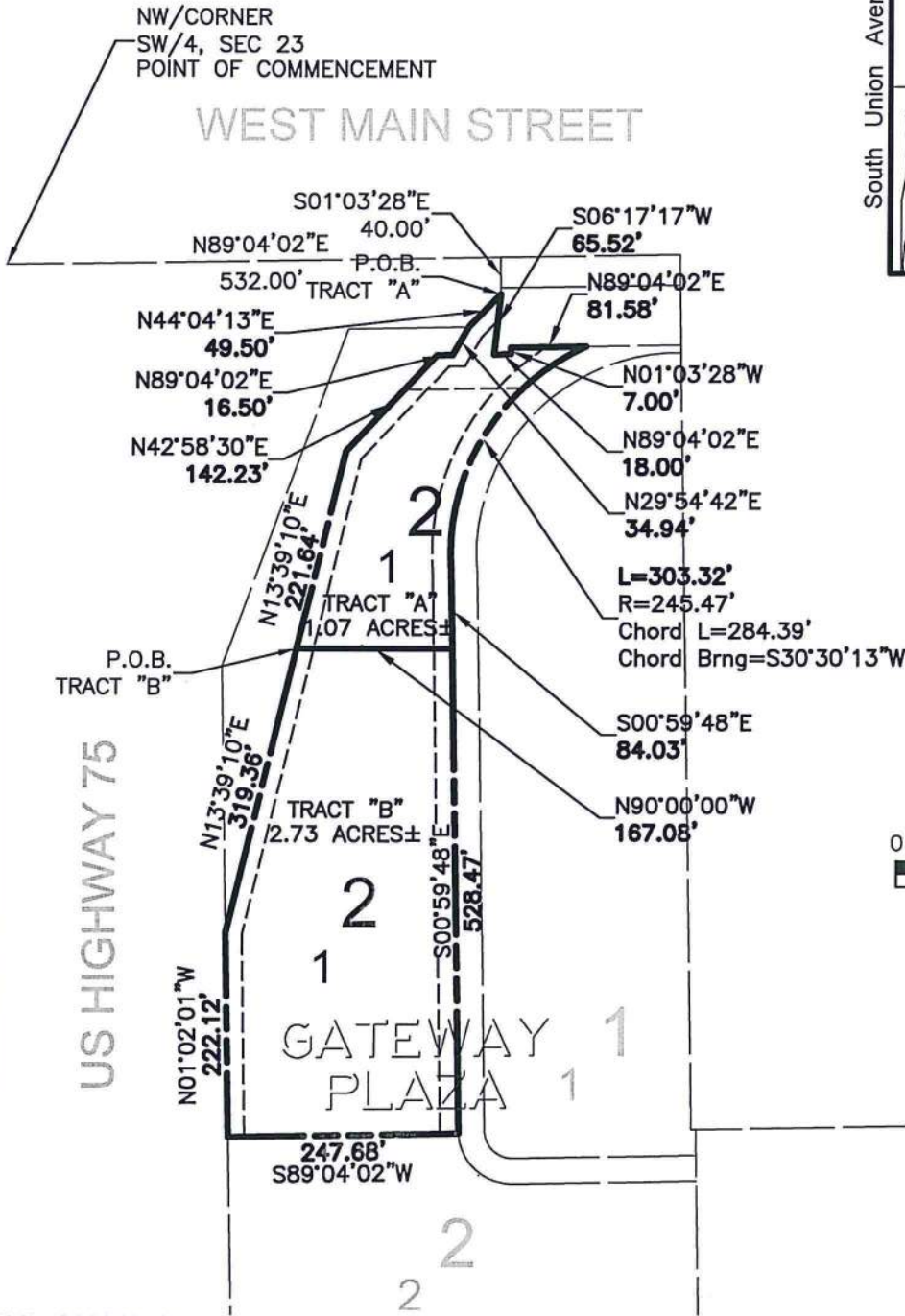
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R 12 E
West 91st Street



West 101st Street
Location Map
Scale 1" = 2000'



Scale: 1"=200'



FILE: 202810 LG-1A

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 23 AS N89°04'02"E.
2. SEE EXHIBIT "A" PAGE 1 THRU 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



P.O. BOX 848, CHOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/22

TRACT "A"
CLOSURE REPORT

North: 378998.9290' East: 2556945.1200'

Segment #1 : Line

Course: S06°17'17"W Length: 65.52'
North: 378933.8032' East: 2556937.9438'

Segment #2 : Line

Course: N89°04'02"E Length: 18.00'
North: 378934.0962' East: 2556955.9414'

Segment #3 : Line

Course: N01°03'28"W Length: 7.00'
North: 378941.0951' East: 2556955.8122'

Segment #4 : Line

Course: N89°04'02"E Length: 81.58'
North: 378942.4231' East: 2557037.3814'

Segment #5 : Curve

Length: 303.32' Radius: 245.47'
Delta: 070°47'54" Tangent: 174.44'
Chord: 284.39' Course: S30°30'13"W
Course In: S24°05'50"E Course Out: S85°06'16"W
RP North: 378718.3449' East: 2557137.6034'
End North: 378697.3935' East: 2556893.0271'

Segment #6 : Line

Course: S00°59'48"E Length: 84.03'
North: 378613.3762' East: 2556894.4888'

Segment #7 : Line

Course: N90°00'00"W Length: 167.08'
North: 378613.3762' East: 2556727.4088'

Segment #8 : Line

Course: N13°39'10"E Length: 221.64'
North: 378828.7536' East: 2556779.7241'

Segment #9 : Line

Course: N42°58'30"E Length: 142.23'
North: 378932.8163' East: 2556876.6793'

Segment #10 : Line

Course: N89°04'02"E Length: 16.50'
North: 378933.0849' East: 2556893.1771'

Segment #11 : Line

Course: N29°54'42"E Length: 34.94'
North: 378963.3707' East: 2556910.6005'

Segment #12 : Line

Course: N44°04'13"E Length: 49.50'
North: 378998.9310' East: 2556945.1209'

Perimeter: 1191.40' Area: 1.07acres
Error Closure: 0.0021 Course: N24°51'25"E
Error North: 0.00193 East: 0.00089

Precision 1: 558319.05

TRACT "B"
CLOSURE REPORT

North: 378613.3751' East: 2556727.4101'

Segment #1 : Line

Course: N90°00'00"E Length: 167.08'
North: 378613.3751' East: 2556894.4901'

Segment #2 : Line

Course: S00°59'48"E Length: 528.47'
North: 378084.9851' East: 2556903.6824'

Segment #3 : Line

Course: S89°04'02"W Length: 247.68'
North: 378080.9530' East: 2556656.0352'

Segment #4 : Line

Course: N01°02'01"W Length: 222.12'
North: 378303.0369' East: 2556652.0284'

Segment #5 : Line

Course: N13°39'10"E Length: 319.36'
North: 378613.3730' East: 2556727.4093'

Perimeter: 1484.70' Area: 2.73acres
Error Closure: 0.0022 Course: S20°15'40"W
Error North: -0.00209 East: -0.00077

Precision 1: 674868.18