

LEGAL DESCRIPTION

A part of Lot One (1), all of Lots Two (2), and Three (3), the North 20 feet of Lot Four (4), the North 19 feet of Lot Eight (8), and all of Lot Nine (9) in Block One (1) Amended Plat of Angus Acres 2nd Addition, And Lot Eight (8) in Block One (1) Angus Acres 2nd Addition; in Broken Arrow, Wagoner County, Oklahoma, according to the recorded plat thereof.

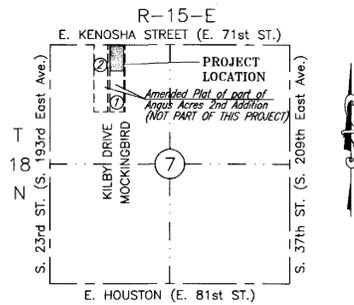
Being also described as commencing at a the Northwest corner of Lot One (1), Block One (1) Amended Plat of Angus Acres 2nd Addition, Broken Arrow, Wagoner County, Oklahoma, Thence S 01°17'09" W a distance of 55.00' to the POINT OF BEGINNING; Thence N 43°47'57" E a distance of 35.30'; Thence N 88°53'03" E a distance of 238.00'; Thence S 46°12'03" E a distance of 35.41'; Thence S 01°17'09" E a distance of 270.00'; Thence S 88°53'03" W a distance of 288.00'; Thence N 01°17'09" W a distance of 270.00' to the point of beginning.

Said tract contains 84,365 square feet or 1.9368 acres, more or less and is subject to easements and rights of way thereof.

FINAL PLAT UNITED STATES POST OFFICE

A REPLAT OF LOT 8, BLOCK 1 OF ANGUS ACRES 2ND ADDITION AND LOTS 1, 2, 3, 4, 8, AND 9, BLOCK 1 OF AMENDED PLAT OF PART OF ANGUS ACRES 2ND ADDITION.

A PART OF THE NW/4 OF SECTION 7, T-18-N, R-15-E, I.M. BROKEN ARROW, WAGONER COUNTY, OKLAHOMA



VICINITY MAP NO SCALE

STATE OF OKLAHOMA) COUNTY OF WAGONER)

I, Jerry Fields, Wagoner County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the 28th day of June, 2001, Wagoner County Clerk

Jerry Fields Deputy

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$485.10 per trust receipt no. 5740 to be applied to 2001 taxes.

This certificate is NOT to be construed as payment of 2001 taxes in full but is given in order that this plat may be filed on record. 2001 taxes could exceed the amount of the security deposit.

Dated June 28, 2001

Mary Sue Zedler Wagoner County Treasurer

Deputy

SEVERABILITY

Invalidation of any restriction set forth herein, or any part thereof, by an order, judgement, or decree of any court, or otherwise, shall not invalidate or affect any of the other restrictions or any part thereof as set forth herein, which shall remain in full force and effect.

In witness whereof SASSAN MAGHADAM has executed this instrument this 28th day of June, 2001.

Sassan Maghadam an individual

STATE OF OKLAHOMA) COUNTY OF WAGONER)

This instrument was acknowledged before me on this 28th day of June, 2001, by Sassan Maghadam, as an individual.

My commission expires: 8/28/2001

Cassandra L. Sivergn Notary Public

OWNER'S CERTIFICATE

As Owner, I hereby certify that I have caused the land described in this plat to be surveyed, divided, mapped, dedicated and access rights reserved as represented on the plat.

Executed this 28th day of June, 2001.

Sassan Maghadam an individual

STATE OF OKLAHOMA) COUNTY OF WAGONER)

Before me, the undersigned, a notary public in and for said county and state, on this 28th day of June, 2001, personally appeared John Powers, to me known to be the identical person who subscribed his name as Owner to the foregoing certificate as his free and voluntary act and deed, for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My commission expires: June 1, 2003

Laura J. Pons Notary Public

CERTIFICATE OF SURVEY

I, John Powers, do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of UNITED STATES POST OFFICE, an addition to the City of Broken Arrow, Oklahoma, consisting of one (1) sheet, represents a survey made under my supervision on the 28th day of February, 2001, and that all monuments shown thereon actually exist and their positions are correctly shown, that this Survey meets the Oklahoma Minimum Standards for the Practice of Land Surveyors as adopted by the Oklahoma State Board of Registered Professional Engineers and Land Surveyors; and that said Final Plat complies with the requirements of Title II Section 41-108 of the Oklahoma State Statutes.

John Powers PLS# 1369

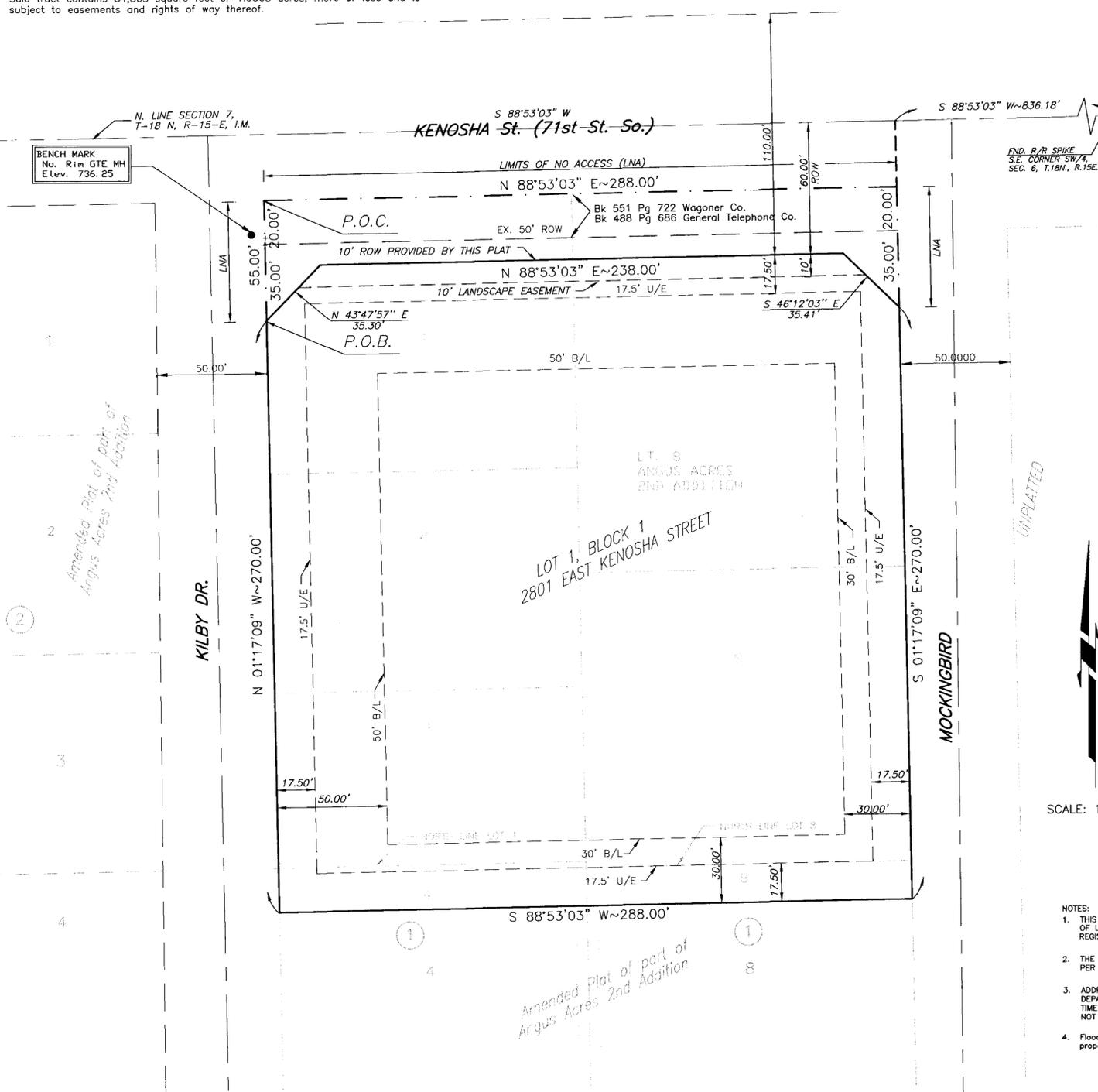
STATE OF OKLAHOMA) COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State on this 28th day of June, 2001, personally appeared Glen W. Smith, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed. Given under my hand and seal the day and year last above written.

My Commission Expires: June 1, 2003

Laura J. Pons Notary Public

APPROVED 11-b-00 by the City Council of the City of Broken Arrow, Oklahoma. James S. Reynolds Brenda Ray Attest: City Clerk 6-28-01



U/E = UTILITY EASEMENT B/L = BUILDING LINE ROW = RIGHT OF WAY P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING L.N.A. = LIMITS OF NO ACCESS R = RADIUS L = LENGTH OF CURVE T = TANGENT LENGTH LC = LENGTH OF CHORD CB = CHORD BEARING

- OVERHEAD AND UNDERGROUND SERVICE NOTES 1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED ALONG THE NORTH PERIMETER BOUNDARY AND ALONG THE EAST AND WEST PERIMETER BOUNDARY AS SHOWN ON THE ACCOMPANYING PLAT IF LOCATED WITHIN A UTILITY EASEMENT, SERVICE PEDESTALS AND TRANSFORMERS AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN EASEMENT WAYS. 2. UNDERGROUND SERVICE CABLES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE PERMANENT AND EFFECTIVE EASEMENT ON THE LOT.

DEVELOPER: PRECISION BUILDERS 221 48TH AVE. N.W. NORMAN, OK 73072 (405)329-9634

ENGINEER: SPEAR & MCALEB CO., INC. 815 W. MAIN STREET OKLAHOMA CITY, OK 73106 (405)232-7715

SURVEYOR: SMITH-ROBERTS AND ASSOCIATES, INC. 25 S. OKLAHOMA, SUITE 400 OKLAHOMA CITY, OK 73104 (405)840-7094 CA NO. 794 EXPIRES JUNE 30, 2001

SCALE: 1" = 30'

- NOTES: 1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. 2. THE BASIS OF BEARING OF THIS PLAT IS THE STATE PLANE COORDINATES PER THE CITY OF BROKEN ARROW. 3. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE ENGINEERING DEPARTMENT OF THE CITY OF BROKEN ARROW AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. THE ADDRESSES ARE SUBJECT TO CHANGE AND NOT BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION. 4. Flood hazard: FIRM 400236-0005D, dated 10-4-84, shows property in Flood Hazard Zone "C".

NOTE: THE UNIT OF MEASUREMENT SHOWN FOR DIMENSIONS ON THE FINAL PLAT IS FEET.

Date: October 26, 2000 SPEAR & MCALEB CO., INC. 815 W. Main Street Oklahoma City, OK 73106

UNITED STATES POST OFFICE FINAL PLAT