

METES AND BOUNDS DESCRIPTION
TRACT 1

A tract of land in the Northeast Quarter of the Northwest Quarter of Section 16, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows to-wit:

Commencing at the Northwest corner of said NE 1/4 NW 1/4; thence S01°37'00"E along the West line of said NE 1/4 NW 1/4 a distance of 76.71 feet to a point on the South right-of-way line of State Highway 51 as described in Book 232, Page 187 of the land records of Wagoner County, Oklahoma;

thence N88°53'40"E along said right-of-way line a distance of 308.97 feet to the POINT OF BEGINNING, said point being at the intersection of said South highway right-of-way line and the West line of the Grand River Dam Authority power line easement as described in Book 262, Page 260 of the land records of Wagoner County, Oklahoma;

thence N88°53'40"E along said highway right-of-way line a distance of 50.00 feet to a point on the centerline of said power line easement;

thence S01°37'36"E along the centerline of said power line easement a distance of 253.37 feet;

thence N89°19'29"E a distance of 404.58 feet;

thence N00°40'31"W a distance of 162.09 feet to a point on said South right-of-way line;

thence S64°38'46"E a distance of 0.00 feet;

thence along said highway right-of-way line on a curve to the right having a radius of 900.38 feet a distance of 690.43 feet to a point on the West right-of-way line of U.S. Highway 69 as described in Book 576, Page 498 of the land records of Wagoner County, Oklahoma;

thence S89°14'52"W a distance of 156.32 feet;

thence S00°40'31"E a distance of 250.71 feet;

thence N89°19'29"E a distance of 180.00 feet to a point on the West right-of-way line of U.S. Highway 69;

thence S01°36'00"E along said West right-of-way line a distance of 80.00 feet;

thence S89°19'29"W a distance of 919.21 feet to a point on the West line of said power line easement;

thence N01°37'36"W along said West line a distance of 922.48 feet to the POINT OF BEGINNING, containing 13.03 acres more or less.

METES AND BOUNDS DESCRIPTION
TRACT 1A

A tract of land in the Northeast Quarter of the Northwest Quarter of Section 16, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows to-wit:

Commencing at the Northwest corner of said NE 1/4 NW 1/4; thence S01°37'00"E along the West line of said NE 1/4 NW 1/4 a distance of 76.71 feet to a point on the South right-of-way line of State Highway 51 as described in Book 232, Page 187 of the land records of Wagoner County, Oklahoma;

thence N88°53'40"E along said highway right-of-way a distance of 365.88 feet;

thence along said highway right-of-way on a curve to the right having a radius of 900.38 feet a distance of 199.47 feet;

thence S01°37'36"E a distance of 30.85 feet to the POINT OF BEGINNING;

thence S01°37'36"E a distance of 25.00 feet;

thence S89°19'29"W a distance of 20.00 feet;

thence N01°37'36"W a distance of 29.62 feet;

thence S79°17'57"E a distance of 0.00 feet;

thence on a curve to the right having a radius of 870.38 feet a distance of 20.53 feet to the POINT OF BEGINNING, containing 0.01 acres, more or less.

METES AND BOUNDS DESCRIPTION
TRACT 2

A tract of land in the Northeast Quarter of the Northwest Quarter of Section 16, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows to-wit:

Commencing at the Northwest corner of said NE 1/4 NW 1/4; thence S01°37'00"E along the West line of said NE 1/4 NW 1/4 a distance of 76.71 feet to a point on the South right-of-way line of State Highway 51 as described in Book 232, Page 187 of the land records of Wagoner County, Oklahoma;

thence N88°53'40"E along said highway right-of-way line a distance of 358.97 feet to a point on the centerline of a power line easement as described in Book 262, Page 260 of the land records of Wagoner County, Oklahoma, said point being the POINT OF BEGINNING;

thence N88°53'40"E along said highway right-of-way line a distance of 6.91 feet;

thence along said highway right-of-way line on a curve to the right having a radius of 900.38 feet a distance of 199.47 feet;

thence S01°37'36"E a distance of 30.85 feet;

thence N77°56'52"W a distance of 0.00 feet;

thence on a curve to the left having a radius of 870.38 feet a distance of 20.53 feet;

thence S01°37'36"E a distance of 29.62 feet;

thence N89°19'29"E a distance of 20.00 feet;

thence S01°37'36"E a distance of 177.05 feet;

thence S89°19'29"W a distance of 204.58 feet to a point on the centerline of said power line easement;

thence N01°37'36"W along the centerline of said power line easement a distance of 253.37 feet to the POINT OF BEGINNING, containing 1.15 acres, more or less.

METES AND BOUNDS DESCRIPTION
TRACT 3

A tract of land in the Northeast Quarter of the Northwest Quarter of Section 16, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows to-wit:

Commencing at the Northwest corner of said NE 1/4 NW 1/4; thence S01°37'00"E along the West line of said NE 1/4 NW 1/4 a distance of 76.71 feet to a point on the South right-of-way line of State Highway 51 as described in Book 232, Page 187 of the land records of Wagoner County, Oklahoma;

thence N88°53'40"E along said highway right-of-way line a distance of 365.88 feet;

thence along said highway right-of-way line on a curve to the right having a radius of 900.38 feet a distance of 199.47 feet to the POINT OF BEGINNING;

thence along said highway right-of-way line on a curve to the right having a radius of 900.38 feet a distance of 216.32 feet;

thence S00°40'31"E a distance of 162.09 feet;

thence S89°19'29"W a distance of 200.00 feet;

thence N01°37'36"W a distance of 232.90 feet to the POINT OF BEGINNING, containing 0.94 acres, more or less.

METES AND BOUNDS DESCRIPTION
TRACT 4

A tract of land in the Northeast Quarter of the Northwest Quarter of Section 16, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows to-wit:

Commencing at the Northwest corner of said NE 1/4 NW 1/4; thence S01°37'00"E along the West line of said NE 1/4 NW 1/4 a distance of 76.71 feet to a point on the South right-of-way line of State Highway 51 as described in Book 232, Page 187 of the land records of Wagoner County, Oklahoma;

thence N88°53'40"E along said highway right-of-way line a distance of 365.88 feet;

thence along said highway right-of-way line on a curve to the right having a radius of 900.38 feet a distance of 1106.22 feet to a point on the West right-of-way line of U.S. Highway 69 as described in Book 576, Page 498 of the land records of Wagoner County, Oklahoma, said point being the POINT OF BEGINNING;

thence along said highway right-of-way line on a curve to the right having a radius of 900.38 feet a distance of 67.26 feet;

thence S01°36'00"E along said highway right-of-way line a distance of 186.95 feet;

thence S89°19'29"W a distance of 180.00 feet;

thence N00°40'31"W a distance of 250.71 feet;

thence N89°14'52"E along and contiguous to the South line of a water line easement described in Book 564, Page 747, of the land records of Wagoner County, Oklahoma, a distance of 156.32 feet to the POINT OF BEGINNING, containing 1.01 acres, more or less.

METES AND BOUNDS DESCRIPTION
EASEMENT A

A tract of land being 40.00 feet in width, said easement being for the purpose of constructing and maintaining an underground electric line, and for maintaining an existing underground gas line, such easements being subject to any joint private driveway easement heretofore or hereafter granted or conveyed. Said tract being in the Northeast Quarter of the Northwest Quarter of Section 16, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows to-wit:

Commencing at the Northwest corner of said NE 1/4 NW 1/4; thence S01°37'00"E along the West line of said NE 1/4 NW 1/4 a distance of 76.71 feet to a point on the South right-of-way line of State Highway 51 as described in Book 232, Page 187 of the land records of Wagoner County, Oklahoma;

thence N88°53'40"E along said highway right-of-way a distance of 358.97 feet to a point on the centerline of a power line easement as described in Book 262, Page 260 of the land records of Wagoner County, Oklahoma, said point being the POINT OF BEGINNING;

thence N88°53'40"E along said highway right-of-way a distance of 6.91 feet;

thence along said highway right-of-way on a curve to the right having a radius of 900.38 feet a distance of 199.47 feet;

thence S01°37'36"E a distance of 30.85 feet;

thence N77°56'52"W a distance of 0.00 feet;

thence on a curve to the left having a radius of 870.38 feet a distance of 20.53 feet;

thence S01°37'36"E a distance of 10.24 feet;

thence N79°09'13"W a distance of 0.00 feet;

thence on a curve to the left having a radius of 860.38 feet a distance of 179.48 feet;

thence S88°53'40"W a distance of 6.55 feet;

thence N01°37'36"W a distance of 40.02 feet to the POINT OF BEGINNING, containing 0.18 acres, more or less.

METES AND BOUNDS DESCRIPTION
EASEMENT B

A tract of land being 40.00 feet in width, said easement being described as an easement for the purpose of constructing and maintaining an underground water line. Said tract being in the Northeast Quarter of the Northwest Quarter of Section 16, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows to-wit:

Commencing at the Northwest corner of said NE 1/4 NW 1/4; thence S01°37'00"E along the West line of said NE 1/4 NW 1/4 a distance of 76.71 feet to a point on the South right-of-way line of State Highway 51 as described in Book 232, Page 187 of the land records of Wagoner County, Oklahoma;

thence N88°53'40"E along said highway right-of-way a distance of 365.88 feet;

thence along said highway right-of-way on a curve to the right having a radius of 900.38 feet a distance of 8.09 feet;

thence S01°37'36"E a distance of 40.01 feet to the POINT OF BEGINNING;

thence N89°27'28"E a distance of 0.00 feet;

thence on a curve to the right having a radius of 860.38 feet a distance of 40.04 feet;

thence S01°37'36"E a distance of 212.42 feet;

thence S89°19'29"W a distance of 40.01 feet;

thence N01°37'36"W a distance of 213.44 feet to POINT OF BEGINNING, containing 0.20 acres, more or less.

METES AND BOUNDS DESCRIPTION
EASEMENT C

A tract of land being 15.00 feet in width, said easement being described as an easement for the purpose of constructing and maintaining site lighting poles, and underground electric line and an underground sanitary sewer line. Said tract being in the Northeast Quarter of the Northwest Quarter of Section 16, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows to-wit:

Commencing at the Northwest corner of said NE 1/4 NW 1/4; thence S01°37'00"E along the West line of said NE 1/4 NW 1/4 a distance of 76.71 feet to a point on the South right-of-way line of State Highway 51 as described in Book 232, Page 187 of the land records of Wagoner County, Oklahoma;

thence N88°53'40"E along said highway right-of-way a distance of 365.88 feet;

thence along said highway right-of-way on a curve to the right having a radius of 900.38 feet a distance of 48.13 feet;

thence S01°37'36"E a distance of 237.50 feet to the POINT OF BEGINNING;

thence N89°19'29"E a distance of 149.56 feet;

thence S01°37'36"E a distance of 15.00 feet;

thence S89°19'29"W a distance of 149.56 feet;

thence N01°37'36"W a distance of 15.00 feet to the POINT OF BEGINNING, containing 0.05 acres, more or less.

METES AND BOUNDS DESCRIPTION
EASEMENT D

A tract of land being 10.00 feet in width, said easement being described as an easement for the purpose of constructing and maintaining an underground water line. Said tract being in the Northeast Quarter of the Northwest Quarter of Section 16, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows to-wit:

Commencing at the Northwest corner of said NE 1/4 NW 1/4; thence S01°37'00"E along the West line of said NE 1/4 NW 1/4 a distance of 76.71 feet to a point on the South right-of-way line of State Highway 51 as described in Book 232, Page 187 of the land records of Wagoner County, Oklahoma;

thence N88°53'40"E along said highway right-of-way a distance of 358.97 feet to a point on the centerline of a power line easement as described in Book 262, Page 260 of the land records of Wagoner County, Oklahoma;

thence S01°37'36"E along the centerline of said power line easement a distance of 243.37 feet to the POINT OF BEGINNING;

thence N89°19'29"E a distance of 15.01 feet;

thence S01°37'36"E a distance of 10.00 feet;

thence S89°19'29"W a distance of 15.01 feet to a point on the centerline of said power line easement;

thence N01°37'36"W along the centerline of said power line easement a distance of 10.00 feet to the POINT OF BEGINNING, containing 0.003 acres, more or less.

METES AND BOUNDS DESCRIPTION
EASEMENT E

A tract of land being 25.00 feet in width, said easement being for the purpose of maintaining an underground gas line. Said tract being in the Northeast Quarter of the Northwest Quarter of Section 16, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows to-wit:

Commencing at the Northwest corner of said NE 1/4 NW 1/4; thence S01°37'00"E along the West line of said NE 1/4 NW 1/4 a distance of 76.71 feet to a point on the South right-of-way line of State Highway 51 as described in Book 232, Page 187 of the land records of Wagoner County, Oklahoma;

thence N88°53'40"E along said highway right-of-way a distance of 365.88 feet;

thence along said highway right-of-way on a curve to the right having a radius of 900.38 feet a distance of 199.47 feet to the POINT OF BEGINNING;

thence along said highway right-of-way on a curve to the right having a radius of 900.38 feet a distance of 216.32 feet;

thence S00°40'31"E a distance of 27.92 feet;

thence N63°50'40"W a distance of 0.00 feet;

thence on a curve to the left having a radius of 875.38 feet a distance of 216.69 feet;

thence N01°37'36"W a distance of 25.70 feet to the POINT OF BEGINNING, containing 0.12 acres, more or less.

METES AND BOUNDS DESCRIPTION
EASEMENT F

A tract of land being 15.00 feet in width, said easement being for the purpose of constructing and maintaining site lighting poles, an underground electric line, an underground water line, and an underground sanitary sewer. Said tract being in the Northeast Quarter of the Northwest Quarter of Section 16, Township 17 North, Range 18 East of the Indian Base and Meridian, Wagoner County, Oklahoma, more particularly described as follows to-wit:

Commencing at the Northwest corner of said NE 1/4 NW 1/4; thence S01°37'00"E along the West line of said NE 1/4 NW 1/4 a distance of 76.71 feet to a point on the South right-of-way line of State Highway 51 as described in Book 232, Page 187 of the land records of Wagoner County, Oklahoma;

thence N88°53'40"E along said highway right-of-way a distance of 365.88 feet;

thence along said highway right-of-way on a curve to the right having a radius of 900.38 feet a distance of 199.47 feet;

thence S01°37'36"E a distance of 217.90 feet to the POINT OF BEGINNING;

thence N89°19'29"E a distance of 200.25 feet;

thence S00°40'31"E a distance of 15.00 feet;

thence S89°19'29"W a distance of 200.00 feet;

thence N01°37'36"W a distance of 15.00 feet to the POINT OF BEGINNING, containing 0.07 acres, more or less.