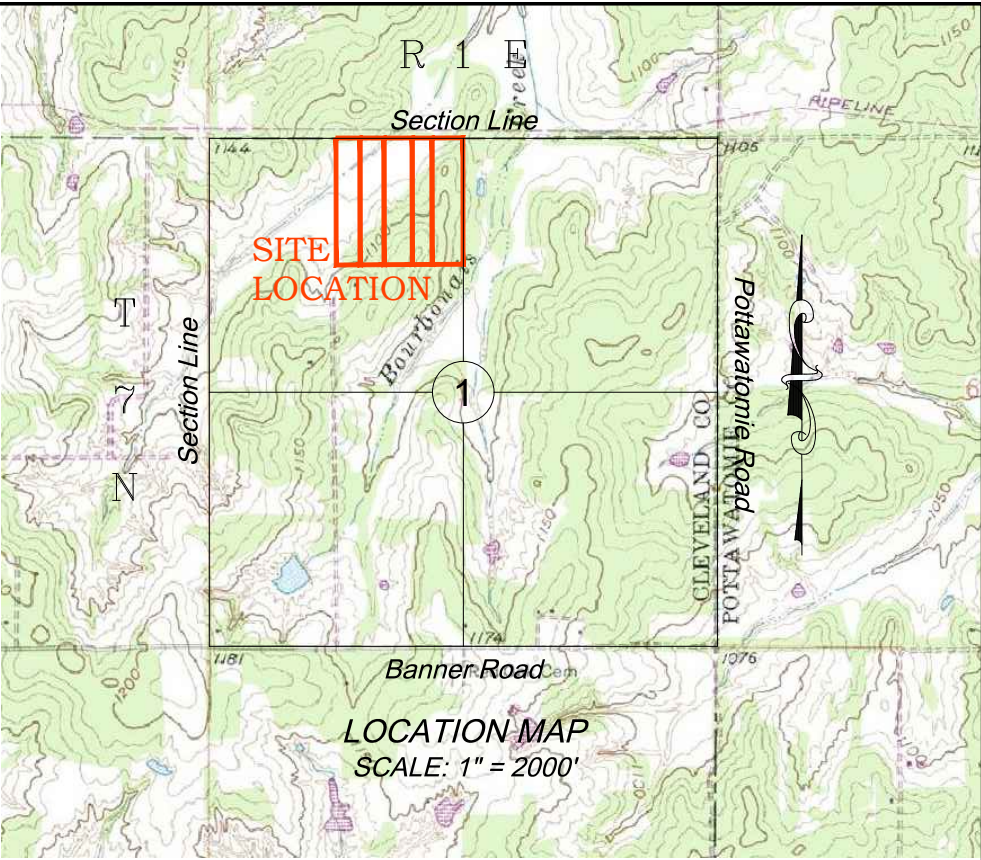


HOWARD AVENUE, CLEVELAND COUNTY, OKLAHOMA  
1,738,872.71 square feet or 39.91 acres, more or less.



LEGAL DESCRIPTIONS:

**TRACT 1**  
A tract of land located in the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section One (1), Township Seven (7) North, Range One (1) East of the Indian Base and Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said NE/4 NW/4; THENCE S00°11'15"W, along the East line of said NE/4 NW/4, a distance of 1314.54 feet to the Southeast corner thereof; THENCE S89°54'23"W, along the South line of said NE/4 NW/4, a distance of 320.60 feet; THENCE N00°11'15"E, parallel with the aforesaid East line, a distance of 1316.18 feet to a point in the North line of said NE/4 NW/4; THENCE S89°47'57"E, along said North line, a distance of 320.60 feet to the TRUE POINT OF BEGINNING, having an area of 9.68 acres, more or less.

**TRACT 2**  
A tract of land located in the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section One (1), Township Seven (7) North, Range One (1) East of the Indian Base and Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4 NW/4; THENCE N89°47'57"W, along the North line of said NE/4 NW/4, a distance of 320.60 feet to the TRUE POINT OF BEGINNING; THENCE S00°11'15"W, parallel with the East line of said NE/4 NW/4, a distance of 1316.18 feet to a point in the South line of said NE/4 NW/4; THENCE S89°54'23"W, along said South line, a distance of 207.38 feet; THENCE N00°12'22"E, a distance of 1317.25 feet to a point in the aforesaid North line; THENCE S89°47'57"E, along said North line, a distance of 206.95 feet to the TRUE POINT OF BEGINNING, having an area of 6.26 acres, more or less.

**TRACT 3**  
A tract of land located in the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section One (1), Township Seven (7) North, Range One (1) East of the Indian Base and Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4 NW/4; THENCE N89°47'57"W, along the North line of said NE/4 NW/4, a distance of 527.55 feet to the TRUE POINT OF BEGINNING; THENCE S00°12'22"W, a distance of 1317.25 feet to a point in the South line of said NE/4 NW/4; THENCE S89°54'23"W, along said South line, a distance of 292.31 feet; THENCE N00°12'40"E, a distance of 1318.75 feet to a point in the aforesaid North line; THENCE S89°47'57"E, along said North line, a distance of 292.19 feet to the TRUE POINT OF BEGINNING, having an area of 8.84 acres, more or less.

**TRACT 4**  
A tract of land located in the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section One (1), Township Seven (7) North, Range One (1) East of the Indian Base and Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4 NW/4; THENCE N89°47'57"W, along the North line of said NE/4 NW/4, a distance of 819.74 feet to the TRUE POINT OF BEGINNING; THENCE S00°12'40"W, a distance of 1318.75 feet to a point in the South line of said NE/4 NW/4; THENCE S89°54'23"W, along said South line, a distance of 249.83 feet; THENCE N00°13'22"E, a distance of 1320.04 feet to a point in the aforesaid North line; THENCE S89°47'57"E, along said North line, a distance of 249.56 feet to the TRUE POINT OF BEGINNING, having an area of 7.56 acres, more or less.

**TRACT 5**  
A tract of land located in the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section One (1), Township Seven (7) North, Range One (1) East of the Indian Base and Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said NE/4 NW/4; THENCE N89°47'57"W, along the North line of said NE/4 NW/4, a distance of 1069.30 feet to the TRUE POINT OF BEGINNING; THENCE S00°13'22"W, a distance of 1320.04 feet to a point in the South line of said NE/4 NW/4; THENCE S89°54'23"W, along said South line, a distance of 249.83 feet to the Southwest corner of said NE/4 NW/4; THENCE N00°14'03"E, along the West line of said NE/4 NW/4, a distance of 1321.32 feet to the Northwest corner thereof; THENCE S89°47'57"E, along the aforesaid North line, a distance of 249.56 feet to the TRUE POINT OF BEGINNING, having an area of 7.57 acres, more or less.

**ACCESS AND UTILITY EASEMENT**  
The South 90 feet of the Northeast Quarter of the Northwest Quarter (NE/4 NW/4) of Section One (1), Township Seven (7) North, Range One (1) East of the Indian Base and Meridian, Cleveland County, Oklahoma.

Basis of Bearings are Geodetic North.  
Said being described by Robby L. Johnson, PLS No. 1539 on May 16, 2025.

I, Robby L. Johnson, Professional Land Surveyor, hereby state this Plat of Survey meets or exceeds the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The above Plat of Survey is prepared solely for the parties listed hereon as of this date and may not be used for any subsequent loan closing, refinancing, or other transaction.

CLEVELAND COUNTY, OKLAHOMA

0 100 200 300  
SCALE 1" = 100'

ROBBY L. JOHNSON  
1539  
OKLAHOMA

Robby L. Johnson R.P.L.S. No. 1539  
Phone (580) 399-6460  
Fax (888) 662-7778  
P.O. Box 2618  
Ada, OK 74821

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Land Surveying, P.C. - C.A. No. 5975 (LS)

SCALE: 1" = 100'

DATE: 05/16/2025

DRAWING AND PROJECT NUMBER: 25007 DWG

FIELD BOOK: 25007 CRD

SHEET: 1 OF 1

**BOUNDARY SURVEY**  
The NE/4 NW/4 of Section 1, T7N - R1E, 1M.  
Cleveland County, Oklahoma  
Survey for: Pioneer Realty, LLC

SURVEYING AND MAPPING BY  
**Bennett-Morris And Associates**  
Land Surveying, P.C.  
ADA, OKLAHOMA