

CURRENTLY ZONED AG
UTILITES:
SWC of W 51st St S & 65th W Avenue

16.2+ ACRES more or less
Being sold subject to Rezoning
TOTAL OF 705,670 S.F.

FOR SALE

SWCorner W 51st Tulsa, OK 74107



Disclaimer: Mike Coulter, Ryan Coulter and Coulter Partners, LLC dba Coulter REALTORS dba Coulter and Associates REALTORS has not verified any information and makes no guarantee, warranty, or representation in regards to the the information it has provided you either orally or in writing. It is your responsibility to verify all information by conducting a careful independent investigation. Mike Coulter, Ryan Coulter and Coulter Partners, LLC dba Coulter REALTORS dba Coulter and Associates REALTORS are not experts regarding the condition of the Property. No representations, warranties, or guarantees regarding the condition of the Property, or environmental hazards including but not limited to the existence of lead based paint, are expressed or implied.

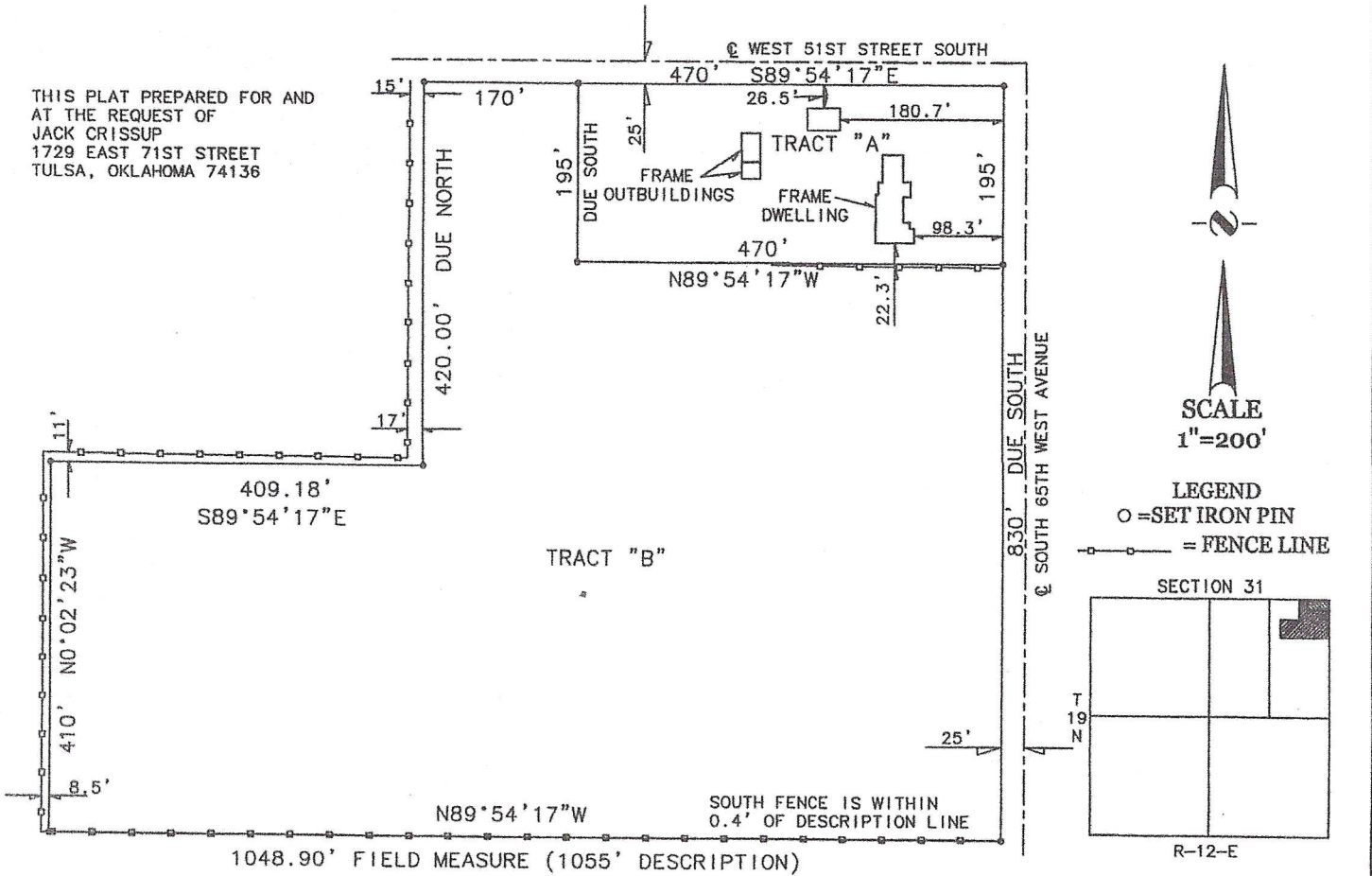
Coulter
REALTORS*

For more info contact:

Mike Coulter | (918) 640-9848 | mike@coulterrealtors.com | www.coulterrealtors.com

Ryan Coulter | (918) 978-0009 | ryan@coulterrealtors.com | www.coulterrealtors.com

THIS PLAT PREPARED FOR AND AT THE REQUEST OF JACK CRISSUP 1729 EAST 71ST STREET TULSA, OKLAHOMA 74136



DESCRIPTIONS

TRACT A

THE NORTH 220 FEET OF THE EAST 495 FEET OF THE NE/4, NE/4, NE/4 OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 12 EAST, TULSA COUNTY, STATE OF OKLAHOMA, LESS AND EXCEPT THE NORTH 25 FEET THEREOF AND THE EAST 25 FEET THEREOF, PREVIOUSLY DEEDED TO THE COUNTY FOR ROADWAY RIGHT OF WAY.

TRACT B

A TRACT OF LAND THAT IS PART OF THE EAST HALF OF THE NORTHEAST QUARTER (3/2, NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 25 FEET SOUTH AND 25 FEET WEST OF THE NORTHEAST CORNER OF THE E/2 OF THE NE/4; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID E/2 OF THE NE/4 830 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID E/2 OF THE NE/4 1275 FEET MORE OR LESS, TO A POINT 25 FEET EAST OF THE WEST LINE OF SAID E/2 OF THE NE/4; THENCE NORTH PARALLEL WITH SAID EAST LINE OF SAID E/2 OF THE NE/4 410 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE 640 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID E/2 OF THE NE/4 410 FEET TO A POINT 25 FEET SOUTH OF THE NORTH LINE OF SAID E/2 NE/4; THENCE EAST 640 FEET TO THE POINT OF BEGINNING, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF. LESS AND EXCEPT THE WEST 220 OF THE SOUTH 410 FEET THEREOF AND LESS AND EXCEPT THE NORTH 220 FEET OF THE EAST 495 FEET OF THE NE/4, NE/4, NE/4.

THIS PLAT OF SURVEY 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.

I JOHN R. COOPER, JR., REGISTERED LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE FOREGOING LEGAL DESCRIPTION WITNESS MY HAND AND SEAL THIS 21ST DAY OF OCTOBER, 2004.

JOHN R. COOPER, JR. L.S. 1547
 OKLAHOMA R.L.S. 1547

COOPER SURVEYING
 P.O. BOX 1098
 BIXBY, OK. 74008 918-527-4575
 C.A. # 4178 EX. 06/30/2006

PLAT OF SURVEY