

TO: GLENPOOL PLANNING COMMISSION

FROM: LAUREN PURCELL, CITY PLANNER

DATE: AUGUST 10, 2026

ITEM: GLS 277 – DUVALL LOT COMBINATION

REQUEST: A LOT COMBINATION APPLICATION (GLS-277) TO COMBINE MULTIPLE ADJACENT PARCELS UNDER ONE SINGLE PARCEL (AND OWNERSHIP)

APPLICANT: ANDY DUVALL

LOCATION: 2500 E 141ST St S, GLENPOOL

ZONING: AG (AGRICULTURAL)

COMP PLAN: SPECIAL DISTRICT 6 AND RURAL

BACKGROUND

The subject site is located South of E 141st St S and East of S Peoria Ave and is zoned agricultural. Part of the property contains a single-family residence, and the property owner is constructing a building to serve as storage for farm equipment. Historically, this property was platted as the Glen View addition, which contained many, smaller lots approximately 25' by 100', however it was never developed. The property owner is now seeking to combine many of these smaller lots and the lot containing the single-family home to resolve the non-conformity that exists. If combined, the total property would contain approximately 44.29 acres.

The subject site has access from E 141st St S to the primary residence. There are no FEMA designated floodplains on this site. This new accessory structure will not have a separate driveway but will branch off the current driveway.

PROJECT DESCRIPTION

The applicant is requesting a lot combination to accommodate the construction of an accessory building to be used to store farm equipment. As the accessory structure is currently proposed, it would not meet setbacks outlined in the City zoning ordinance. However, by combining all smaller lots, it would allow for the storage building, as well as, the lot combination would resolve the individual, undeveloped lots from the historical plat of the Glen View subdivision at this site.

Table below shows the surrounding zoning districts and land uses.

SURROUNDING ZONING / LAND USES

	Zoning	Land Use
North	RE (Residential Estates/PUD)	Single-Family Residence
South	AG (Agricultural)	Single-Family Residence
East	AG (Agricultural)	Single-Family Residential
West	CS (Commercial Shopping Center) and AG	Undeveloped/vacant

ANALYSIS

Development Regulations

The proposed lot combination is subject to the residential development standards outlined in TABLE 11-4-5 of the COG Zoning Code.

The proposed lot combination meets or exceeds the minimum lot area and lot width standards for the AG (Agricultural) Zoning district. Any future development must also meet the Rural Comprehensive Plan Designation.

Access and Utilities

The property currently has access from E 141st St. This is an existing property and therefore utilities will not be changing.

Code Compliance

The resulting lots comply with all applicable residential development standards in the COG Zoning Code and Subdivision Code.

TAC

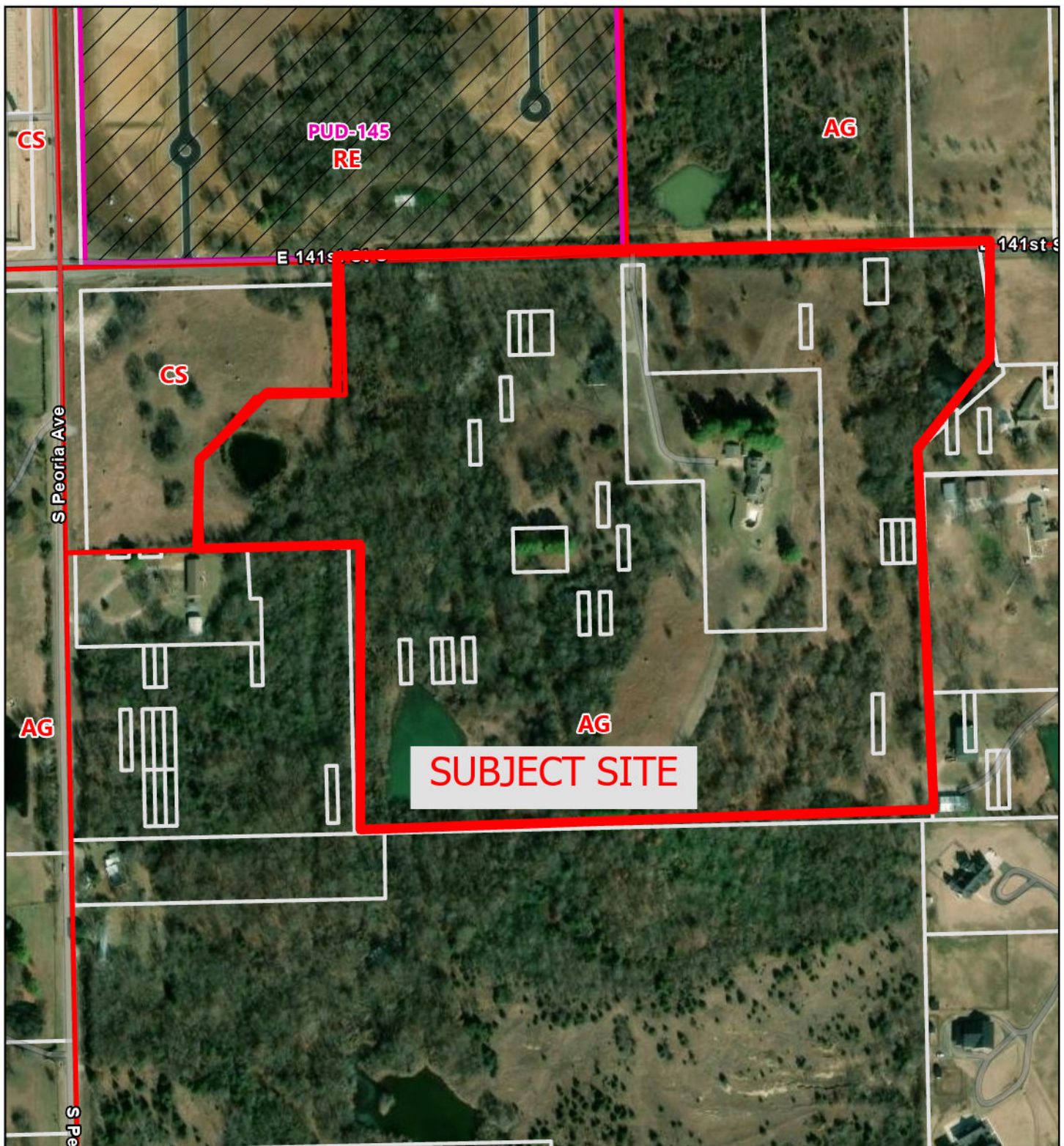
The Technical Advisory Committee (TAC) reviewed the Lot Split Application on July 17, 2026. There are no additional comments or requirements.

STAFF RECOMMENDATION:

TAC and staff have reviewed the Lot Split application (GLS 277) and determined that the lot combination meets the COG Zoning Code and Subdivision Code. As such, staff recommends the approval of GLS 277.

ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Comprehensive Plan Map
4. Application
5. Lot Surveys & Legal Description



Feet 0 95 190 380



GLS-277 - DUVALL LOT COMBINATION

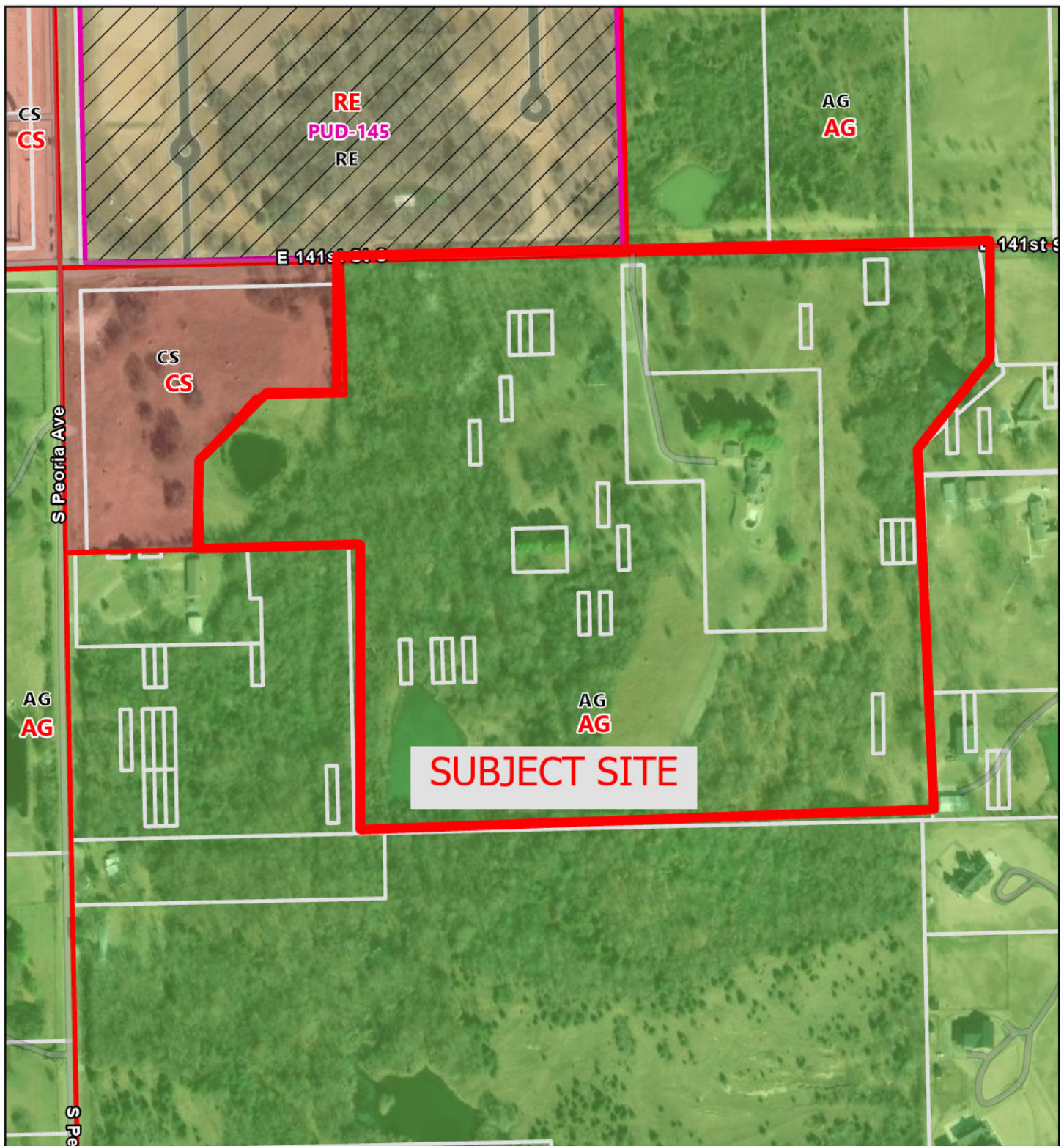
Lot combination to combine all lots into a solitary parcel.

Property Owner: Alyssa R. Duvall Trust

Subject Property: Generally located on the south side of the E 141st St S and E of S Peoria Ave.

Legend

	Highways		PUDs		Zoning
	Streets		Parcels		Subject Site
	Subdivisions				



GLS-277 - DUVAL LOT COMBINATION

Lot combination to combine all lots into a solitary parcel.

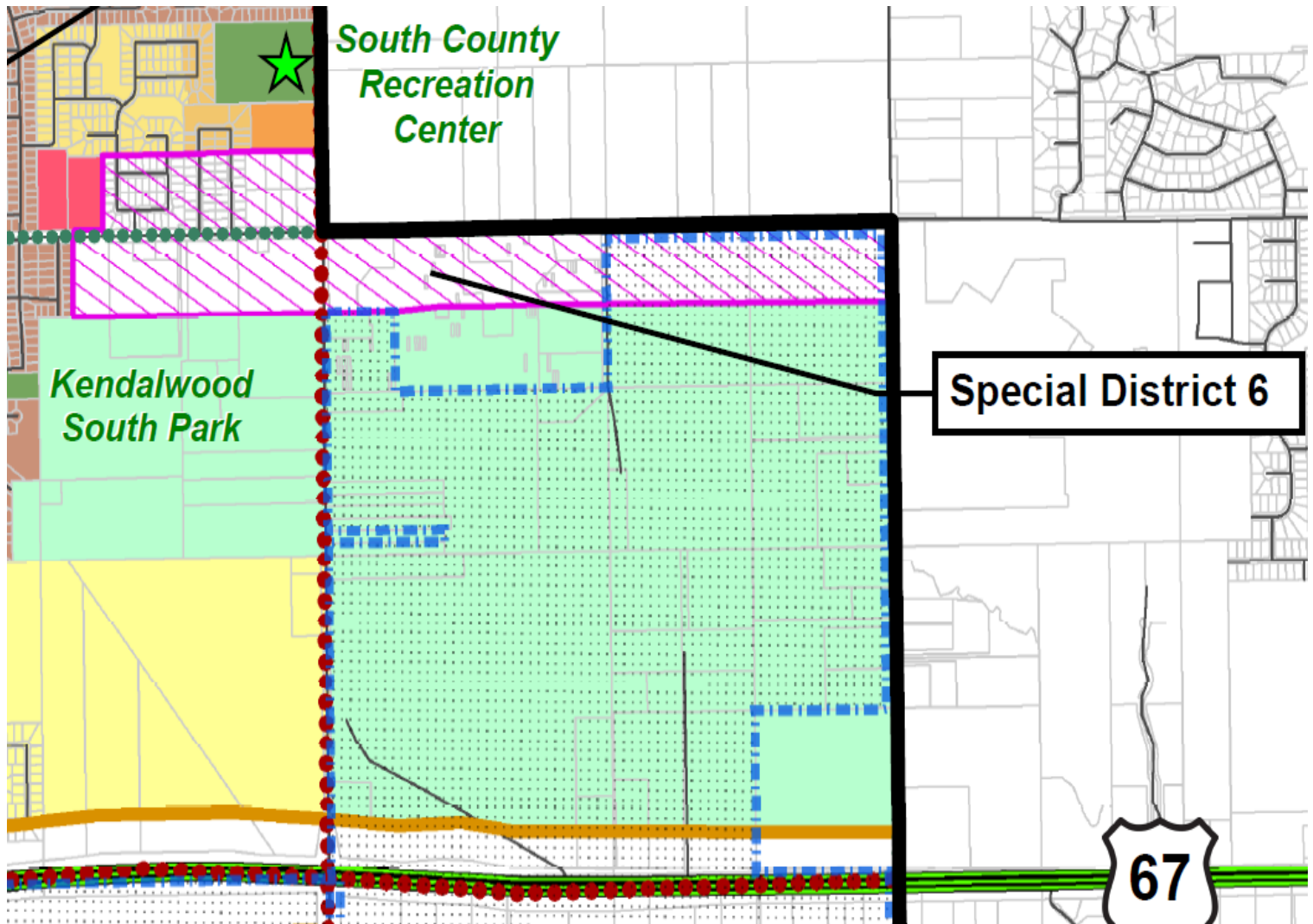
Property Owner: Alyssa R. Duvall Trust

Subject Property: Generally located on the south side of the E 141st St S and E of S Peoria Ave.

Legend

	Highways		PUDs		Zoning
	Streets		Parcels		Subject Site
	Subdivisions				

Comprehensive Plan Map



Legend

- Glenpool Annexation Fence Line
- Glenpool Corporate Limits
- Unincorporated Areas
- Parcels

Streets & Arterials

- Primary Arterial
- Secondary Arterial
- Highways
- Streets

Corridors

- S.H. 67 Corridor (Former Special District 4)
- U.S. 75 Corridor

Districts

- Special District 1: Old Towne District
- Special District 2
- Special District 3
- Special District 5: Central Business District
- Special District 6

Land Use

- Rural
- Parks & Rec. Open Space
- Estate Residential
- Suburban Residential
- General Residential
- Neighborhood Conservation
- Attached Residential
- Multi-Family Residential
- Suburban Commercial
- General Commercial
- Industrial Light
- Industrial Medium



LOT SPLIT APPLICATION

FEE: per fee schedule

NOTE: Two copies of a sketch, plat of survey or other type of drawing that will accurately depict the proposed split MUST BE attached to this application.

APPLICATION NO.
S T R
RECEIPT NO.

THE FOLLOWING INFORMATION IS TO BE SUPPLIED BY APPLICANT

NAME OF RECORD OWNER The Alyssa R. Duvall Trust Dated April 1, 2024		WHAT IS THE PRESENT USE OF THE TRACT? AG	
LEGAL DESCRIPTION OF EXISTING UNDIVIDED TRACT, WHICH YOU PROPOSE TO SPLIT, AS SHOWN ON THE RECORD OF THE COUNTY CLERK. Combined Legal--See Exhibit A			
FIRST TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT House Tract See Exhibit B	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☒ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☒ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT FT. X FT.
SECOND TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT JP-JKJ Tract See Exhibit C	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☒ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☒ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT FT. X FT.
THIRD TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT All EH-Duvall Tracts See Exhibit D	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☒ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☒ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT FT. X FT.
FOURTH TRACT TO BE CREATED	LEGAL DESCRIPTION OF PROPOSED TRACT	STAFF USE ONLY	SOURCE OF WATER SUPPLY FOR THIS TRACT ☐ CITY ☐ WELL ☐ OTHER
		TAC REVIEW	TYPE OF SEWAGE DISPOSAL TO BE AVAILABLE FOR THIS TRACT ☐ SEWER ☐ SEPTIC ☐ OTHER
		PC REVIEW	STREET OR STREETS TRACT WILL FACE
		INST. RELEASED	PROPOSED USE OF THIS TRACT FT. X FT.
AS APPLICANT, WHAT IS YOUR INTEREST IN THIS PROPERTY? ☒ PRESENT OWNER ☐ PURCHASER ☐ ATTORNEY FOR OWNER ☐ OTHER			
If other than present owner, give name, address and phone number of present owner.		PROPERTY OWNER NAME X [Signature]	PROPERTY OWNER ADDRESS 2500 E 141st St S.
		PROPERTY OWNER PHONE 918 231 1213	
I certify that this information is true and correct.		APPLICANT NAME X [Signature]	APPLICANT ADDRESS 6/19/26
Applicant signature and property owner signature required.		APPLICANT SIGNATURE X [Signature]	PROPERTY OWNER SIGNATURE [Signature]
FOR COMMISSION USE			
L. NO.	S. T. R.	SUBDIVISION NAME	
ZONING REQUIREMENT	MAJOR STREET PLAN REQUIREMENT	UTILITY EASEMENT NEEDS	HEALTH DEPT. NEEDS
ACTION RECOMMENDED TO THE PLANNING COMMISSION	ACTION TAKEN BY THE PLANNING COMMISSION	DATE	CONDITION:

EXHIBIT A COVER SHEET

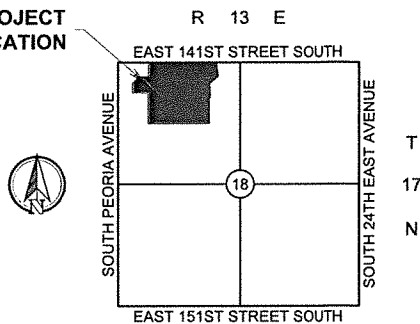
INDEX:

SHEET 1 EXHIBIT A: COVER SHEET
SHEET 2 EXHIBIT A1: EXHIBIT OF LEGAL DESCRIPTION
SHEET 3 EXHIBIT A2: LEGAL DESCRIPTION

BASIS OF BEARINGS:

S 01°12'58" E ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

PROJECT
LOCATION



Location Map

SCALE: 1"=4000'

Line Table			Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length
L1	N 01°08'44" W	661.78'	L7	S 08°11'05" E	273.87'	L13	S 01°08'56" E	250.00'
L2	S 88°38'10" W	337.90'	L8	N 88°42'27" E	9.69'	L14	S 88°46'48" W	18.37'
L3	N 01°19'06" W	212.05'	L9	S 06°42'58" E	20.85'	L15	S 01°14'37" E	250.00'
L4	N 42°00'33" E	192.45'	L10	S 48°43'45" W	258.48'	L16	S 01°14'35" E	304.71'
L5	N 88°40'54" E	210.00'	L11	S 00°12'31" E	61.16'			
L6	N 01°19'06" W	310.00'	L12	N 88°46'54" E	16.75'			

Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



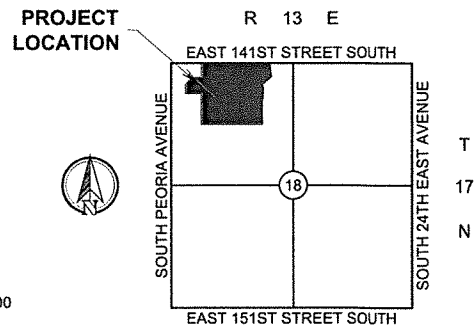
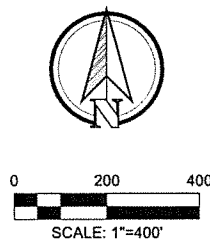
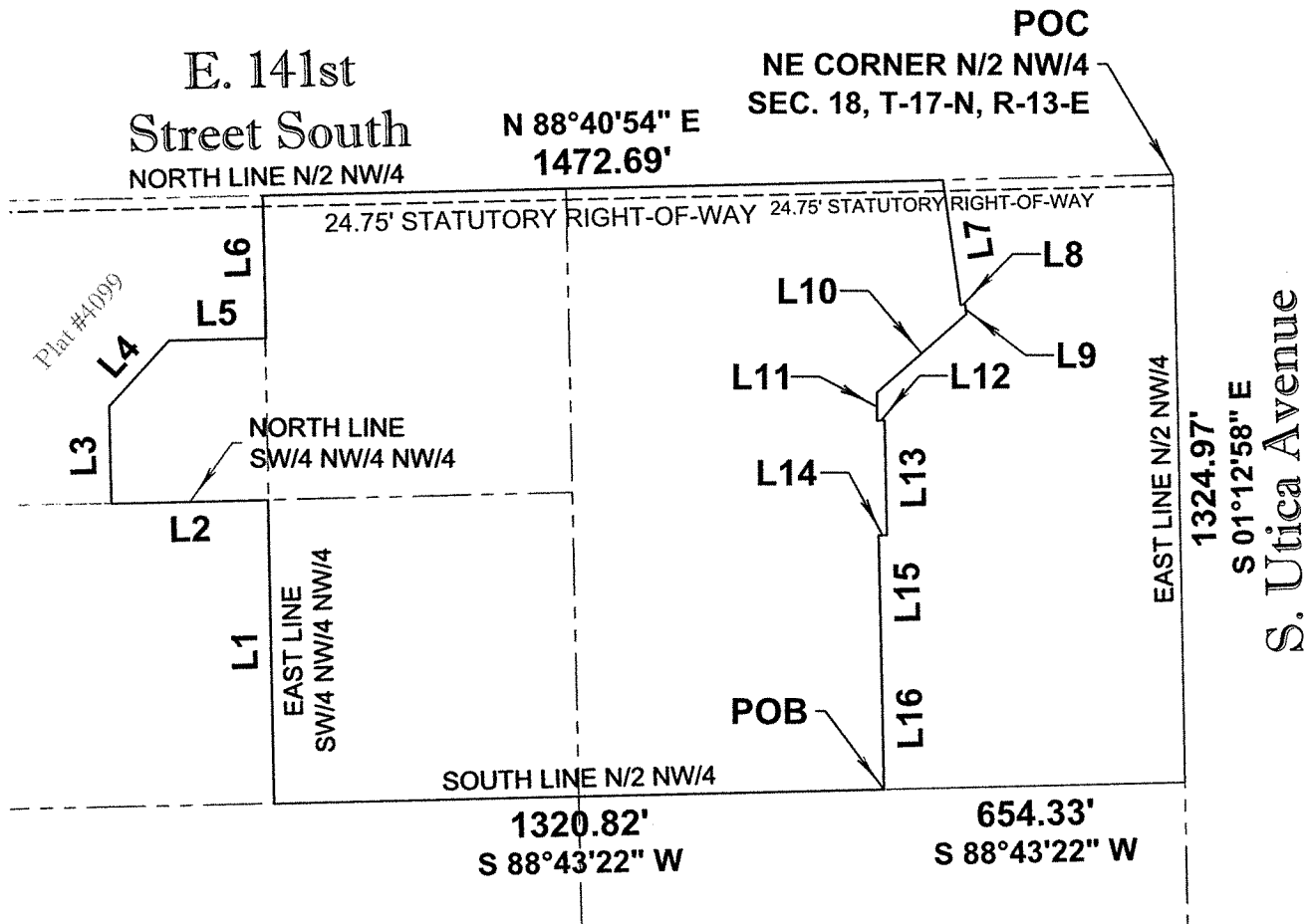
ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580



JOB NUMBER: 13116.10 FILE NUMBER: 1713.1800 SHEET: 1 OF 3

EXHIBIT A1

EXHIBIT OF LEGAL DESCRIPTION



Location Map
SCALE: 1"=4000'

JOB NUMBER:	13116.10	FILE NUMBER:	1713.1800	SHEET:	2 OF 3
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EXHIBIT A2

LEGAL DESCRIPTION

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SAID SECTION EIGHTEEN (18); THENCE S 01°12'58" E ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) A DISTANCE OF 1324.97 FEET, TO A POINT BEING THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4); THENCE S 88°43'22" W ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) A DISTANCE OF 654.33 FEET, TO A POINT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4), TO **THE POINT OF BEGINNING**; THENCE CONTINUING S 88°43'22" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1320.82 FEET; THENCE N 01°08'44" W ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4) A DISTANCE OF 661.78 FEET, TO A POINT BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4); THENCE S 88°38'10" W ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4) A DISTANCE OF 337.90 FEET, TO A POINT BEING THE SOUTHEAST CORNER OF RIDGECREST SHOPPING CENTER PLAT NO. 4099; THENCE N 01°19'06" W ALONG THE EAST LINE OF SAID PLAT NO. 4099 A DISTANCE OF 212.05 FEET; THENCE N 42°00'33" E CONTINUING ALONG SAID PLAT NO. 4099 A DISTANCE OF 192.45 FEET; THENCE N 88°40'54" E CONTINUING ALONG SAID PLAT NO. 4099 A DISTANCE OF 210.00 FEET; THENCE N 01°19'06" W CONTINUING ALONG SAID PLAT NO. 4099 A DISTANCE OF 310.00 FEET, TO A POINT BEING THE NORTHEAST CORNER OF SAID PLAT NO. 4099, ALSO BEING A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4); THENCE N 88°40'54" E ALONG SAID NORTH LINE A DISTANCE OF 1472.69 FEET; THENCE S 08°11'05" E A DISTANCE OF 273.87 FEET; THENCE N 88°42'27" E A DISTANCE OF 9.69 FEET; THENCE S 06°42'58" E A DISTANCE OF 20.85 FEET; THENCE S 48°43'45" W A DISTANCE OF 258.48 FEET; THENCE S 00°12'31" E A DISTANCE OF 61.16 FEET; THENCE N 88°46'54" E A DISTANCE OF 16.75 FEET; THENCE S 01°08'56" E A DISTANCE OF 250.00 FEET; THENCE S 88°46'48" W A DISTANCE OF 18.37 FEET; THENCE S 01°14'37" E A DISTANCE OF 250.00 FEET; THENCE S 01°14'35" E A DISTANCE OF 304.71 FEET, **TO THE POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 1,929,243.03 SF OR 44.29 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS CREATED ON JANUARY 08, 2026, BY ALBERT R. JONES III, OK PLS #1580, WITH THE BASIS OF BEARING FOR SAID TRACT BEING S 01°12'58" E ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



JOB NUMBER:	13116.10	FILE NUMBER:	1713.1800	SHEET:	3 OF 3
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EXHIBIT A-4
(EH Land)

A part of the North Half of the Northwest Quarter (N/2 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

More particularly described as follows:

Commencing at the Northeast Corner of the North Half of the Northwest Quarter (N/2 of NW/4) of said Section Eighteen (18);

Thence S 01°12'58" E along the east line of said North Half of the Northwest Quarter (N/2 of NW/4) a distance of 1324.97 feet, to a point being the Southeast Corner of said North Half of the Northwest Quarter (N/2 of NW/4);

Thence S 88°43'22" W along the south line of said North Half of the Northwest Quarter (N/2 of NW/4) a distance of 654.33 feet, to a point being the Southeast Corner of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW/4 of NW/4 of NW/4), to the Point of Beginning;

Thence continuing S 88°43'22" W, along said south line, a distance of 1320.82 feet;

Thence N 01°08'44" W along the east line of said Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW/4 of NW/4 of NW/4) a distance of 661.78 feet, to a point being the Northeast Corner of said Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW/4 of NW/4 of NW/4);

Thence S 88°38'10" W along the north line of said Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW/4 of NW/4 of NW/4) a distance of 337.90 feet, to a point being the Southeast Corner of Ridgecrest Shopping Center Plat No. 4099;

Thence N 01°19'06" W along the east line of said Plat No. 4099 a distance of 212.05 feet;

Thence N 42°00'33" E continuing along said Plat No. 4099 a distance of 192.45 feet;

Thence N 88°40'54" E continuing along said Plat No. 4099 a distance of 210.00 feet;

Thence N 01°19'06" W continuing along said Plat No. 4099 a distance of 310.00 feet, to a point being the Northeast Corner of said Plat No. 4099, also being a point on the north line of the North Half of the Northwest Quarter (N/2 of NW/4);

Thence N 88°40'54" E along said north line a distance of 1472.69 feet;

Thence S 08°11'05" E a distance of 273.87 feet;

Thence N 88°42'27" E a distance of 9.69 feet;

Thence S 06°42'58" E a distance of 20.85 feet;

Thence S 48°43'45" W a distance of 258.48 feet;

Thence S 00°12'31" E a distance of 61.16 feet;

Thence N 88°46'54" E a distance of 16.75 feet;

Thence S 01°08'56" E a distance of 250.00 feet;

Thence S 88°46'48" W a distance of 18.37 feet;

Thence S 01°14'37" E a distance of 250.00 feet;

Thence S 01°14'35" E a distance of 304.71 feet, to the Point of Beginning.

Said tract of land containing 1,929,243.03 square feet or 44.29 acres, more or less.

This legal description was created on January 8, 2026, by Albert R. Jones III, OK PLS #1580, with the basis of bearing for said tract being S 01°12'58" E along the east line of the North Half of the Northwest Quarter (N/2 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

EXHIBIT B

[House]

A tract of land being part of the North Half of the Northwest Quarter (N/2 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of the said Northwest Quarter;

thence North $89^{\circ}48'06''$ East along the North line of said NW/4 a distance of 1325.00 feet;

thence due South a distance of 25.00 feet to the Point of Beginning;

thence due South a distance of 500.00 feet;

thence North $89^{\circ}48'06''$ East a distance of 175.00 feet;

thence due South a distance of 350.00 feet;

thence North $89^{\circ}48'06''$ East a distance of 275.00 feet;

thence due North a distance of 600.00 feet;

thence South $89^{\circ}48'06''$ West a distance of 400.00 feet;

thence due North a distance of 250.00 feet;

thence South $89^{\circ}48'06''$ West a distance of 50.00 feet to the POINT OF BEGINNING.

Exhibit C

[JP-JKJ Legal]

The following described real estate situated in the County of Tulsa, State of Oklahoma, to wit:

Commencing at the Northwest corner of Section 18, Township 17 North, Range 13 East, Tulsa County, Oklahoma;

thence East a distance of 951.0 feet to the point of beginning;

thence East a distance of 250 feet;

thence S 0° 33' 04" W a distance of 660.05 feet;

thence N 89° 48' 51" W a distance of 293.08 feet;

thence N 10° 30' 21" E a distance of 210.89 feet;

thence N 12° 50' 22" E a distance of 110.26 feet;

thence N 2° 14' 30" a distance of 350.53 feet to the point of beginning containing 3.847 acres more or less;

and,

Lots 42 and 43, Block 3, Glen View Addition, an addition to the City of Glenpool, County of Tulsa, State of Oklahoma, according to the recorded plat thereof;

and,

Lot 12, Block 6, Glen View Addition, an addition to the City of Glenpool, County of Tulsa, State of Oklahoma, according to the recorded plat thereof;

and,

Lot 3, Block 11, Glen View Addition, an addition to the City of Glenpool, County of Tulsa, State of Oklahoma, according to the recorded plat thereof.

EXHIBIT D

Earl Henry Tract:

[Land]

The North Half of the Northwest Quarter (N/2 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof;

LESS AND EXCEPT:

A tract of land in the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW/4 of NW/4 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof;

And,

LESS AND EXCEPT:

Part of the Northeast Quarter of the Northwest Quarter (NE/4 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the Northeast Corner of the NW/4 of said Section 18; THENCE South 56° 17' 10" West a distance of 58.57 feet; THENCE South 00° 35' 10" East a distance of 241.25 feet to the POINT OF BEGINNING; THENCE continuing South 00° 35' 10" East a distance of 248.25 feet; THENCE North 89° 53' 35" West a distance of 609.95 feet; THENCE North 01° 07' 00" East a distance of 61.16 feet; THENCE North 50° 03' 16" East a distance of 258.48 feet; THENCE North 05° 23' 27" West a distance of 19.80 feet; THENCE North 89° 57' 43" East a distance of 409.91 feet to the POINT OF BEGINNING.

And,

Part of the Northeast Quarter of the Northwest Quarter (NE/4 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at a point 48.65 feet West of the Northeast Corner; THENCE 272.11 feet South 00° 35' 10" East; THENCE 420.10 feet North 89° 58' 02" West; THENCE 273.87 feet North 06° 51' 34" West; THENCE 450.03 feet North 89° 56' 54" East to the Point of Beginning.

And,

Lot Sixteen (16) and Lots Thirty-three (33), Thirty-four (34), Thirty-five (35), and Thirty-six (36), Block One (1), GLEN VIEW ADDITION, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

And,

LESS AND EXCEPT:

A tract of land located in the NE/4 of the NW/4 of Section 18, Township 17 North, Range 13 East, Tulsa County, Oklahoma, said tract more particularly described as follows, to-wit:

Commencing at the Northeast corner of the NW/4, Section 18, THENCE South 56° 17' 10" West a distance of 58.57 feet; THENCE South 00° 35' 10" East a distance of 739.50 feet to the Point of Beginning; THENCE continuing South 00° 35' 10" East a distance of 250 feet; THENCE North 89° 53' 47" West a distance of 617.81 feet; THENCE North 00° 04' 54" East a distance of 250 feet; THENCE South 89° 53' 41" East a distance of 614.90 feet to the Point of Beginning. Said tract containing 3.54 acres, more or less.

** Said tract being the same as the property described as follows:

Lots Four (4), Five (5), Nine (9), Ten (10), Eighteen (18), Nineteen (19), Thirty-four (34), and Thirty-six (36), all in Block Sixteen (16), GLENVIEW, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof,

And

All of the remaining vacated lots in Block Sixteen (16), GLENVIEW, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

And,

Part of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 18, Township 17 North, Range 13 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described, as follows, to-wit:

Beginning at a point 48.65 feet West and 521.66 South of the Northeast corner of the NW/4 of said Section 18; THENCE South 00° 35' 10" East a distance of 250.00 feet; THENCE North 89° 55' 34.3" West a distance of 602.68 feet; THENCE North 00° 10' 35" East a distance of 250 feet; THENCE South 89° 55' 34" East a distance of 599.35 feet to the Point of Beginning, specifically including Lots One (1), Five (5), Six (6), Seven (7), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Forty-three (43), and Forty-four (44), Block Nine (9), GLENVIEW, an Addition in Tulsa County, State of Oklahoma, according to the recorded plat thereof.

** Said tract being the same as the property described as follows:

Lots One (1), Five (5), Six (6), Seven (7), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Forty-three (43), and Forty-four (44), Block Nine (9), GLENVIEW, an Addition in Tulsa County, State of Oklahoma, according to the recorded plat thereof.

And,

All of the remaining vacated lots in Block Nine (9), GLENVIEW, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof, together with all appurtenances and improvements thereon and the following personal property:

And,

LESS AND EXCEPT:

Part of the NE/4 of NW/4 of Section 18, Township 17 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the US Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the NE/corner of the NW/4 of Section 18, THENCE South 56° 17' 10" West a distance of 58.57 feet; THENCE South 00° 35' 10" East a distance of 989.50 feet to the point of beginning; THENCE continuing South 00° 35' 10" East a distance of 300 feet; THENCE North 89° 53' 56" West a distance of 621.31 feet; THENCE North 00° 04' 54" East a distance of 300 feet; THENCE South 89° 53' 47" East a distance of 617.81 feet to the point of beginning.

And,

LESS AND EXCEPT:

All of RIDGECREST SHOPPING CENTER, an Addition to the City of Glenpool, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof (The property herein abstracted lies wholly within and constitutes a part of the NW/4 of the NW/4 of the NW/4 of Section 18, Township 17 North, Range 13 East, Tulsa County, Oklahoma;).

And,

LESS AND EXCEPT:

[House]

A tract of land being part of the North Half of the Northwest Quarter (N/2 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of the said Northwest Quarter;

thence North 89°48'06" East along the North line of said NW/4 a distance of 1325.00 feet;

thence due South a distance of 25.00 feet to the Point of Beginning;

thence due South a distance of 500.00 feet;

thence North 89°48'06" East a distance of 175.00 feet;

thence due South a distance of 350.00 feet;

thence North 89°48'06" East a distance of 275.00 feet;

thence due North a distance of 600.00 feet;

thence South 89°48'06" West a distance of 400.00 feet;

thence due North a distance of 250.00 feet;

thence South 89°48'06" West a distance of 50.00 feet to the POINT
OF BEGINNING.

AND,

[House]

A tract of land being part of the North Half of the Northwest Quarter (N/2 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey

thereof, being more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of the said Northwest Quarter;
thence North 89°48'06" East along the North line of said NW/4 a distance of 1325.00 feet;
thence due South a distance of 25.00 feet to the Point of Beginning;
thence due South a distance of 500.00 feet;
thence North 89°48'06" East a distance of 175.00 feet;
thence due South a distance of 350.00 feet;
thence North 89°48'06" East a distance of 275.00 feet;
thence due North a distance of 600.00 feet;
thence South 89°48'06" West a distance of 400.00 feet;
thence due North a distance of 250.00 feet;
thence South 89°48'06" West a distance of 50.00 feet to the POINT OF BEGINNING.

(Sometimes referred to as "Glen View" or "Glenn View" or "Glenview".)

The above property specifically includes the following Glen View lots:

<u>Tax ID</u>	<u>Lot and Block</u>
84200-73-18-00170	(Lot 41, Block 3)
84200-73-18-00040	(Lot 4, Block 2; Lot 5, Block 2)
84200-73-18-00300	(Lot 36, Block 6)
84200-73-18-00710	(Lot 50, Block 11)
84200-73-18-00620	(Lot 48, Block 10)
84200-73-18-00630	(Lot 49, Block 10)
97318-73-18-18150	(Lot 50, Block 10) (Part of 97318-73-18-18150)
84200-73-18-00850	(Lot 3, Block 14)
84200-73-18-00890	(Lot 33, Block 14)
84200-73-18-00690	(Lot 40, Block 11 to Lot 44, Block 11)
84200-73-18-00630	(Lot 47, Block 10)
84200-73-18-00160	(Lot 40, Block 3)
84200-73-18-00180	(Lot 42, Block 3; Lot 43, Block 3)
84200-73-18-00260	(Lot 12, Block 6)
84200-73-18-00660	(Lot 3, Block 11)
84200-73-18-00070	(Lot 40, Block 2)
84200-73-18-00860	(Lot 5, Block 14)

84200-73-18-00870 (Lot 29, Block 14)
84200-73-18-00880 (Lot 32, Block 14)
84200-73-18-00900 (Lot 35, Block 14)
84200-73-18-01110 (Lot 5, Block 18)
84200-73-18-00900 (Lot 35, Block 14)

and, specifically includes the following:

[JP-JKJ Legal]

The following described real estate situated in the County of Tulsa, State of Oklahoma, to wit:

Commencing at the Northwest corner of Section 18, Township 17 North, Range 13 East, Tulsa County, Oklahoma;

thence East a distance of 951.0 feet to the point of beginning;

thence East a distance of 250 feet;

thence S 0° 33' 04" W a distance of 660.05 feet;

thence N 89° 48' 51" W a distance of 293.08 feet;

thence N 10° 30' 21" E a distance of 210.89 feet;

thence N 12° 50' 22" E a distance of 110.26 feet;

thence N 2° 14' 30" a distance of 350.53 feet to the point of beginning containing 3.847 acres more or less;

and,

Lots 42 and 43, Block 3, Glen View Addition, an addition to the City of Glenpool, County of Tulsa, State of Oklahoma, according to the recorded plat thereof;

and,

Lot 12, Block 6, Glen View Addition, an addition to the City of Glenpool, County of Tulsa, State of Oklahoma, according to the recorded plat thereof;

and,

Lot 3, Block 11, Glen View Addition, an addition to the City of Glenpool, County of Tulsa, State of Oklahoma, according to the recorded plat thereof.



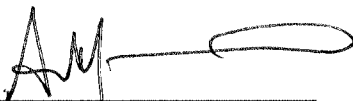
*****ELECTRONICALLY FILED DOCUMENT*****

SURVEYOR'S AFFIDAVIT

The undersigned, Albert Jones III, R.L.S. 1580, Oklahoma Registered Land Surveyor, being first duly sworn upon oath deposes and says:

1. I hereby certify that the tracts of land described in "Exhibit A-1 and A-2" and "Exhibit B-1 and B-2" and "Exhibit C-1 and C-2" are one and the same as the tract of land described in "Exhibit D".

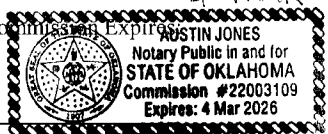
EXECUTED THIS 13th day of January, 2026.

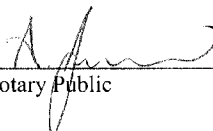


Albert Jones III,
R.L.S. 1580

STATE OF OKLAHOMA)
) ss
COUNTY OF Wagoner)

Subscribed and sworn to before me on this 13th day of January, 2026.

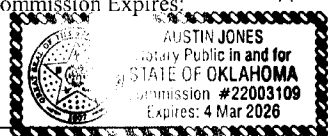
My Commission Expires 4 MAR 2026

(Notary Seal)

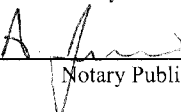


Notary Public

STATE OF OKLAHOMA)
) ss: (Acknowledgment)
COUNTY OF Wagoner)

The foregoing instrument was acknowledged before me this 13th day of January, 2026, by Albert Jones III, R.L.S. No. 1580, Oklahoma Registered Land Surveyor.

My Commission Expires: 4 MAR 2026

(Notary Seal)

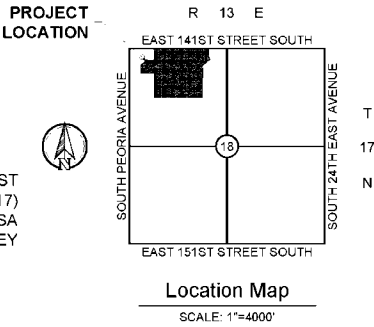


Notary Public

EXHIBIT A
COVER SHEET

INDEX:
SHEET 1 EXHIBIT A: COVER SHEET
SHEET 2 EXHIBIT A1: EXHIBIT OF LEGAL DESCRIPTION
SHEET 3 EXHIBIT A2: LEGAL DESCRIPTION

BASIS OF BEARINGS:
S 01°12'58" E ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST
QUARTER (N/2 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17)
NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA
COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY
THEREOF.



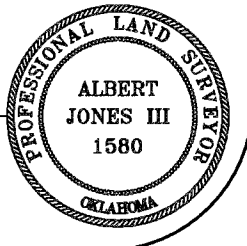
Line Table			Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length	Line #	Bearing	Length
L1	N 01°08'44" W	661.78'	L7	S 08°11'05" E	273.87'	L13	S 01°08'56" E	250.00'
L2	S 88°38'10" W	337.90'	L8	N 88°42'27" E	9.69'	L14	S 88°46'48" W	18.37'
L3	N 01°19'06" W	212.05'	L9	S 06°42'58" E	20.85'	L15	S 01°14'37" E	250.00'
L4	N 42°00'33" E	192.45'	L10	S 48°43'45" W	258.48'	L16	S 01°14'35" E	304.71'
L5	N 88°40'54" E	210.00'	L11	S 00°12'31" E	61.16'			
L6	N 01°19'06" W	310.00'	L12	N 88°46'54" E	16.75'			

Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



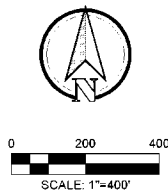
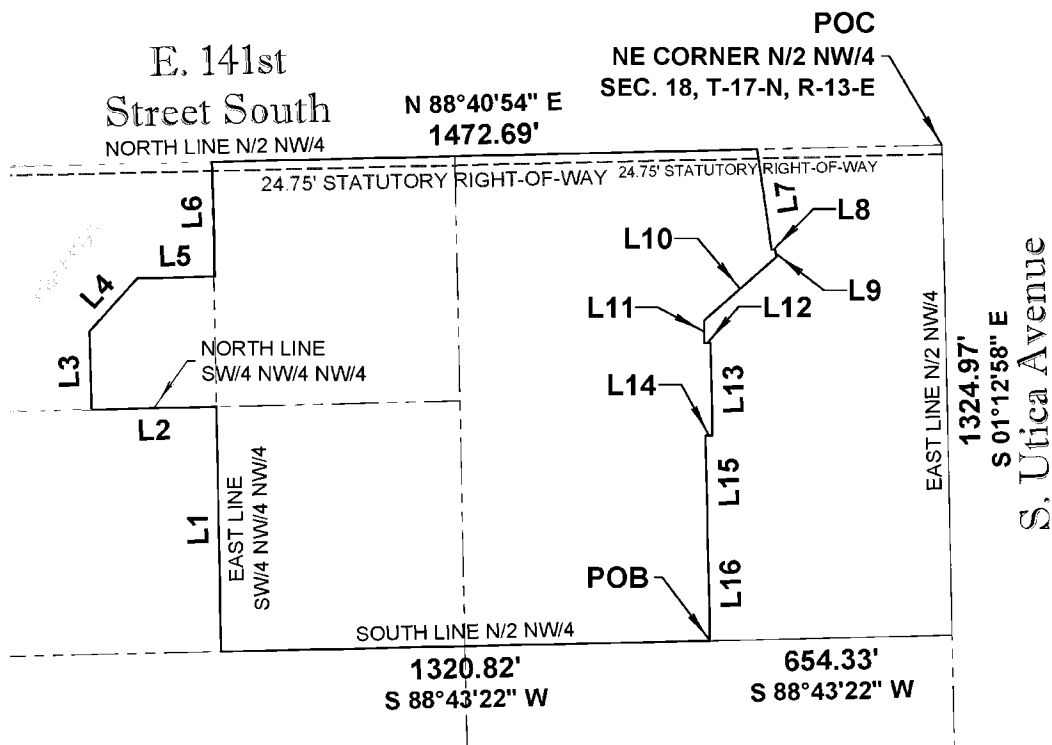
ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580



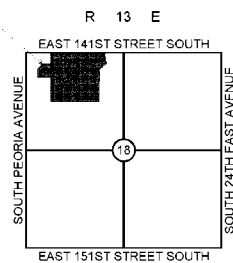
JOB NUMBER:	13116.10	FILE NUMBER:	1713.1800	SHEET:	1 OF 3
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EXHIBIT A1

EXHIBIT OF LEGAL DESCRIPTION



PROJECT
LOCATION



Location Map
SCALE: 1"=4000'

JOB NUMBER:	13116.10	FILE NUMBER:	1713.1800	SHEET:	2 OF 3
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EXHIBIT A2
LEGAL DESCRIPTION

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SAID SECTION EIGHTEEN (18); THENCE S 01°12'58" E ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) A DISTANCE OF 1324.97 FEET, TO A POINT BEING THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4); THENCE S 88°43'22" W ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) A DISTANCE OF 654.33 FEET, TO A POINT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4), TO THE POINT OF BEGINNING; THENCE CONTINUING S 88°43'22" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1320.82 FEET; THENCE N 01°08'44" W ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4) A DISTANCE OF 661.78 FEET, TO A POINT BEING THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4); THENCE S 88°38'10" W ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4) A DISTANCE OF 337.90 FEET, TO A POINT BEING THE SOUTHEAST CORNER OF RIDGECREST SHOPPING CENTER PLAT NO. 4099; THENCE N 01°19'06" W ALONG THE EAST LINE OF SAID PLAT NO. 4099 A DISTANCE OF 212.05 FEET; THENCE N 42°00'33" E CONTINUING ALONG SAID PLAT NO. 4099 A DISTANCE OF 192.45 FEET; THENCE N 88°40'54" E CONTINUING ALONG SAID PLAT NO. 4099 A DISTANCE OF 210.00 FEET; THENCE N 01°19'06" W CONTINUING ALONG SAID PLAT NO. 4099 A DISTANCE OF 310.00 FEET, TO A POINT BEING THE NORTHEAST CORNER OF SAID PLAT NO. 4099, ALSO BEING A POINT ON THE NORTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4); THENCE N 88°40'54" E ALONG SAID NORTH LINE A DISTANCE OF 1472.69 FEET; THENCE S 08°11'05" E A DISTANCE OF 273.87 FEET; THENCE N 88°42'27" E A DISTANCE OF 9.69 FEET; THENCE S 06°42'58" E A DISTANCE OF 20.85 FEET; THENCE S 48°43'45" W A DISTANCE OF 258.48 FEET; THENCE S 00°12'31" E A DISTANCE OF 61.16 FEET; THENCE N 88°46'54" E A DISTANCE OF 16.75 FEET; THENCE S 01°08'56" E A DISTANCE OF 250.00 FEET; THENCE S 88°46'48" W A DISTANCE OF 18.37 FEET; THENCE S 01°14'37" E A DISTANCE OF 250.00 FEET; THENCE S 01°14'35" E A DISTANCE OF 304.71 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1,929,243.03 SF OR 44.29 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS CREATED ON JANUARY 08, 2026, BY ALBERT R. JONES III, OK PLS #1580, WITH THE BASIS OF BEARING FOR SAID TRACT BEING S 01°12'58" E ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



JOB NUMBER:	13116.10	FILE NUMBER:	1713.1800	SHEET:	3 OF 3
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PARCEL MAPCHECK (CLOSURE) REPORT

Prepared by: JMH
Date: 1/8/2026 1:17 PM

Parcel Name: Exhibit A
Description: N/A

Point of Beginning: North: 354145.933' East: 2569478.412'

Segment #1 : Line
Course: S 88°43'22" W Length: 1320.82'
North: 354116.492' East: 2568157.920'

Segment #2 : Line
Course: N 01°08'44" W Length: 661.78'
North: 354778.140' East: 2568144.689'

Segment #3 : Line
Course: S 88°38'10" W Length: 337.90'
North: 354770.097' East: 2567806.885'

Segment #4 : Line
Course: N 01°19'06" W Length: 212.05'
North: 354982.091' East: 2567802.007'

Segment #5 : Line
Course: N 42°00'33" E Length: 192.45'
North: 355125.088' East: 2567930.804'

Segment #6 : Line
Course: N 88°40'54" E Length: 210.00'
North: 355129.920' East: 2568140.748'

Segment #7 : Line
Course: N 01°19'06" W Length: 310.00'
North: 355439.838' East: 2568133.616'

Segment #8 : Line
Course: N 88°40'54" E Length: 1472.69'
North: 355473.720' East: 2569605.916'

Segment #9 : Line
Course: S 08°11'05" E Length: 273.87'
North: 355202.640' East: 2569644.905'

Segment #10 : Line
Course: N 88°42'27" E Length: 9.69'
North: 355202.859' East: 2569654.593'

Segment #11 : Line

Course: S 06°42'58" E Length: 20.85'
North: 355182.152' East: 2569657.031'

Segment #12 : Line

Course: S 48°43'45" W Length: 258.48'
North: 355011.653' East: 2569462.758'

Segment #13 : Line

Course: S 00°12'31" E Length: 61.16'
North: 354950.494' East: 2569462.980'

Segment #14 : Line

Course: N 88°46'54" E Length: 16.75'
North: 354950.850' East: 2569479.727'

Segment #15 : Line

Course: S 01°08'56" E Length: 250.00'
North: 354700.900' East: 2569484.739'

Segment #16 : Line

Course: S 88°46'48" W Length: 18.37'
North: 354700.509' East: 2569466.373'

Segment #17 : Line

Course: S 01°14'37" E Length: 250.00'
North: 354450.568' East: 2569471.799'

Segment #18 : Line

Course: S 01°14'35" E Length: 304.71'
North: 354145.930' East: 2569478.410'

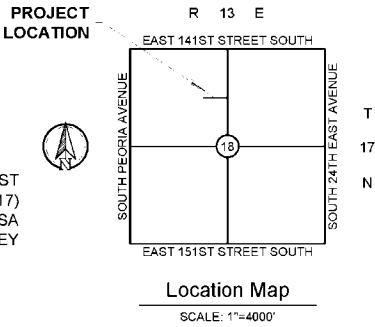
Perimeter: 6181.55' **Area:** 1929243.03 Sq. Ft.
Error Closure: 0.004 **Course:** S 33°52'47" W
Error North: -0.0033 **East:** -0.0022

Precision: 1:1545392.50

EXHIBIT B
COVER SHEET

INDEX:
SHEET 1 EXHIBIT B: COVER SHEET
SHEET 2 EXHIBIT B1: EXHIBIT OF LEGAL DESCRIPTION
SHEET 3 EXHIBIT B2: LEGAL DESCRIPTION

BASIS OF BEARINGS:
S 01°12'58" E ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST
QUARTER (N/2 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17)
NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA
COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY
THEREOF.



Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



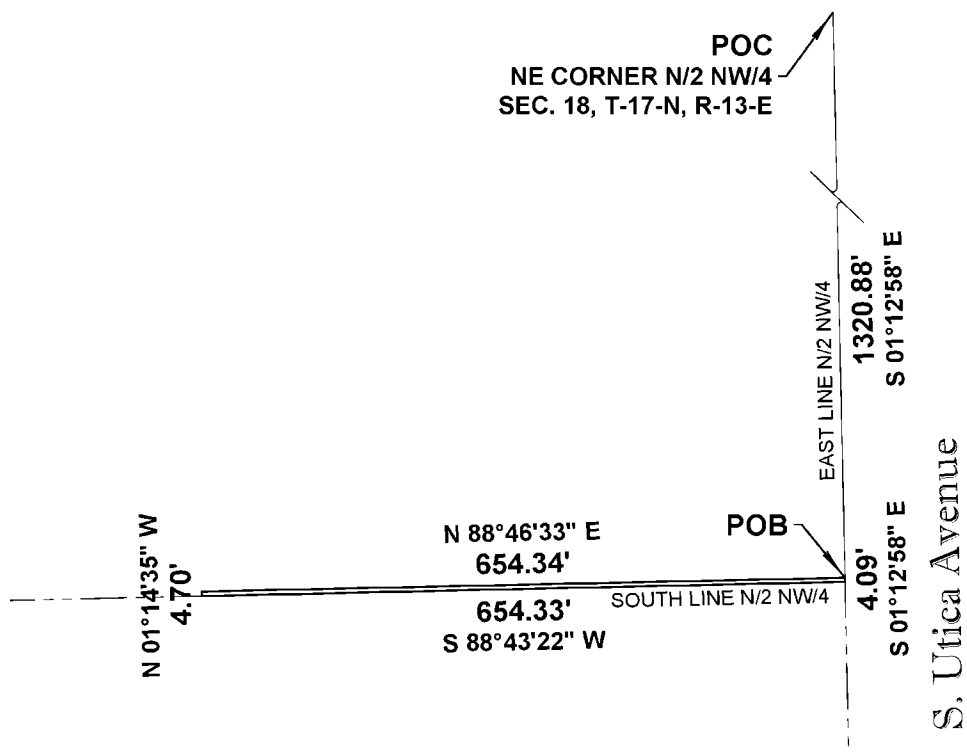
ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580



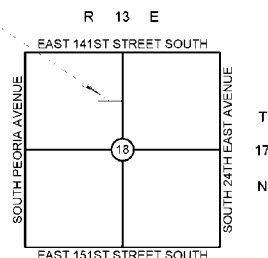
JOB NUMBER:	13116.10	FILE NUMBER:	1713.1800	SHEET:	1 OF 3
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EXHIBIT B1

EXHIBIT OF LEGAL DESCRIPTION

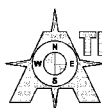


PROJECT
LOCATION



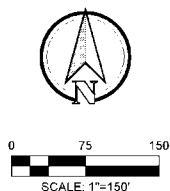
Location Map

SCALE: 1"=4000'



ATLAS LAND OFFICE

202 SOUTH MAIN - WAGONER, OK 74467
918.485.9987 C.A.#8060 EXP: 6-30-2026



JOB NUMBER:	13116.10	FILE NUMBER:	1713.1800	SHEET:	2 OF 3
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EXHIBIT B2

LEGAL DESCRIPTION

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SAID SECTION EIGHTEEN (18); THENCE S 01°12'58" E ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) A DISTANCE OF 1320.88 FEET, TO A POINT BEING 4.09 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4), AND **THE POINT OF BEGINNING**; THENCE CONTINUING S 01°12'58" E, ALONG SAID EAST LINE, A DISTANCE OF 4.09 FEET, TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4); THENCE S 88°43'22" W ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) A DISTANCE OF 654.33 FEET, TO A POINT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4 NW/4); THENCE N 01°14'35" W A DISTANCE OF 4.70 FEET; THENCE N 88°46'33" E A DISTANCE OF 654.34 FEET, **TO THE POINT OF BEGINNING**.

SAID TRACT OF LAND CONTAINING 2,878.29 SF OR 0.07 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS CREATED ON JANUARY 08, 2026, BY ALBERT R. JONES III, OK PLS #1580, WITH THE BASIS OF BEARING FOR SAID TRACT BEING S 01°12'58" E ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



JOB NUMBER:	13116.10	FILE NUMBER:	1713.1800	SHEET:	3 OF 3
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PARCEL MAPCHECK (CLOSURE) REPORT

Prepared by: JMH
Date: 1/8/2026 1:30 PM

Parcel Name: Exhibit B
Description: N/A

Point of Beginning: North: 354164.613' East: 2570132.497'

Segment #1 : Line
Course: S 01°12'58" E Length: 4.09'
North: 354160.514' East: 2570132.584'

Segment #2 : Line
Course: S 88°43'22" W Length: 654.33'
North: 354145.929' East: 2569478.417'

Segment #3 : Line
Course: N 01°14'35" W Length: 4.70'
North: 354150.628' East: 2569478.315'

Segment #4 : Line
Course: N 88°46'33" E Length: 654.34'
North: 354164.608' East: 2570132.505'

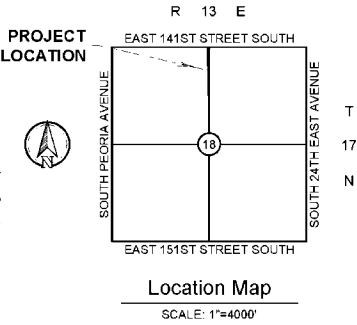
Perimeter: 1317.47' **Area:** 2878.29 Sq. Ft.
Error Closure: 0.010 **Course:** S 55°18'39" E
Error North: -0.0057 **East:** 0.0083

Precision: 1:131747.00

EXHIBIT C
COVER SHEET

INDEX:
SHEET 1 EXHIBIT C: COVER SHEET
SHEET 2 EXHIBIT C1: EXHIBIT OF LEGAL DESCRIPTION
SHEET 3 EXHIBIT C2: LEGAL DESCRIPTION

BASIS OF BEARINGS:
S 01°12'58" E ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST
QUARTER (N/2 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17)
NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA
COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY
THEREOF.



Line Table			Line Table		
Line #	Bearing	Length	Line #	Bearing	Length
L1	N 01°54'44" W	299.99'	L5	S 88°44'55" W	6.14'
L2	N 01°54'38" W	249.34'	L6	N 01°54'41" W	248.58'
L3	N 88°46'46" E	6.14'	L7	S 88°50'10" W	6.31'
L4	N 01°54'40" W	250.34'	L8	N 00°30'05" W	272.64'

Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN
ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL
DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL
STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

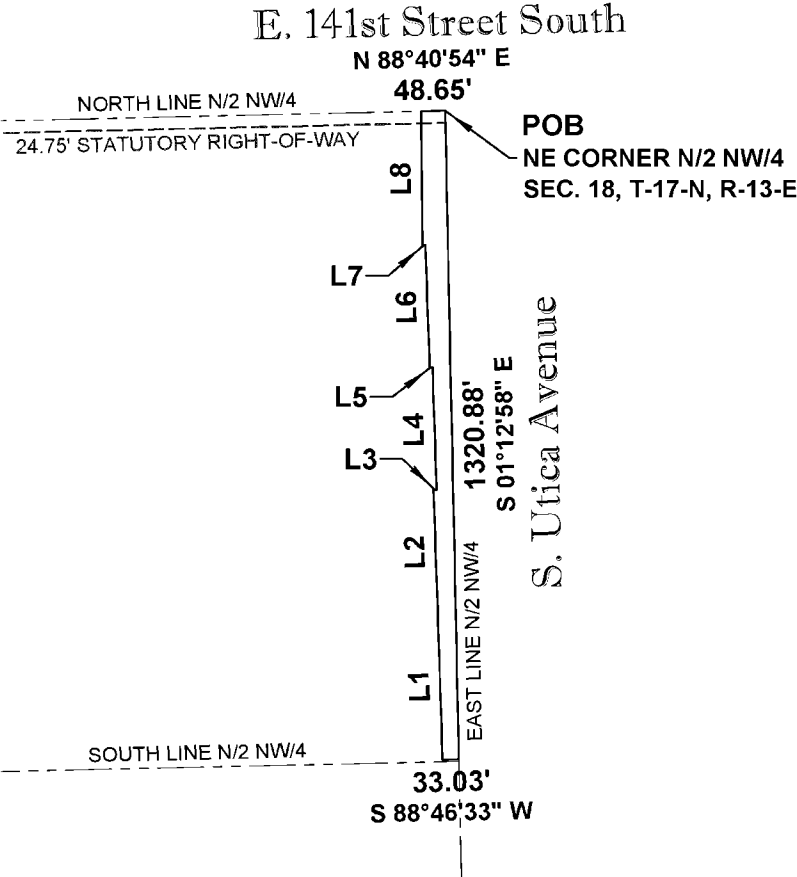


ALBERT JONES III
AJ@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

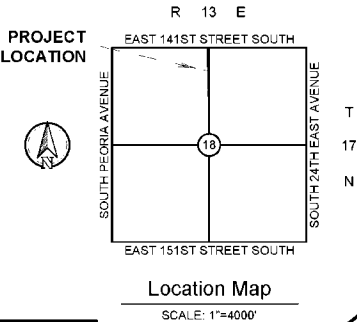
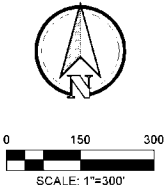


JOB NUMBER:	13116.10	FILE NUMBER:	1713.1800	SHEET:	1 OF 3
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EXHIBIT C1
EXHIBIT OF LEGAL DESCRIPTION



 **ATLAS LAND OFFICE**
202 SOUTH MAIN - WAGONER, OK 74467
918.485.9987 C.A.#8060 EXP: 6-30-2026



JOB NUMBER:	13116.10	FILE NUMBER:	1713.1800	SHEET:	2 OF 3
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EXHIBIT C2

LEGAL DESCRIPTION

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SAID SECTION EIGHTEEN (18); THENCE S 01°12'58" E ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) A DISTANCE OF 1320.88 FEET, TO A POINT BEING 4.09 FEET NORTH OF THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4); THENCE S 88°46'33" W A DISTANCE OF 33.03 FEET; THENCE N 01°54'44" W A DISTANCE OF 299.99 FEET; THENCE N 01°54'38" W A DISTANCE OF 249.34 FEET; THENCE N 88°46'46" E A DISTANCE OF 6.14 FEET; THENCE N 01°54'40" W A DISTANCE OF 250.34 FEET; THENCE S 88°44'55" W A DISTANCE OF 6.14 FEET; THENCE N 01°54'41" W A DISTANCE OF 248.58 FEET; THENCE S 88°50'10" W A DISTANCE OF 6.31 FEET; THENCE N 00°30'05" W A DISTANCE OF 272.64 FEET, TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4), SAID POINT BEING 48.65 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE N 88°40'54" E, ALONG SAID NORTH LINE, A DISTANCE OF 48.65 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 53,475.95 SF OR 1.23 ACRES, MORE OR LESS.

THIS LEGAL DESCRIPTION WAS CREATED ON JANUARY 08, 2026, BY ALBERT R. JONES III, OK PLS #1580, WITH THE BASIS OF BEARING FOR SAID TRACT BEING S 01°12'58" E ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER (N/2 NW/4) OF SECTION EIGHTEEN (18), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



JOB NUMBER:	13116.10	FILE NUMBER:	1713.1800	SHEET:	3 OF 3
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PARCEL MAPCHECK (CLOSURE) REPORT

Prepared by: JMH
Date: 1/8/2026 1:29 PM

Parcel Name: Exhibit C
Description: N/A

Point of Beginning: North: 355485.193' East: 2570104.462'

Segment #1 : Line

Course: S 01°12'58" E Length: 1320.88'
North: 354164.611' East: 2570132.496'

Segment #2 : Line

Course: S 88°46'33" W Length: 33.03'
North: 354163.905' East: 2570099.473'

Segment #3 : Line

Course: N 01°54'44" W Length: 299.99'
North: 354463.728' East: 2570089.463'

Segment #4 : Line

Course: N 01°54'38" W Length: 249.34'
North: 354712.929' East: 2570081.150'

Segment #5 : Line

Course: N 88°46'46" E Length: 6.14'
North: 354713.060' East: 2570087.289'

Segment #6 : Line

Course: N 01°54'40" W Length: 250.34'
North: 354963.261' East: 2570078.940'

Segment #7 : Line

Course: S 88°44'55" W Length: 6.14'
North: 354963.127' East: 2570072.802'

Segment #8 : Line

Course: N 01°54'41" W Length: 248.58'
North: 355211.568' East: 2570064.511'

Segment #9 : Line

Course: S 88°50'10" W Length: 6.31'
North: 355211.440' East: 2570058.202'

Segment #10 : Line

Course: N 00°30'05" W Length: 272.64'
North: 355484.070' East: 2570055.816'

Segment #11 : Line

Course: N 88°40'54" E Length: 48.65'
North: 355485.189' East: 2570104.453'

Perimeter: 2742.03'	Area: 53475.95 Sq. Ft.
Error Closure: 0.010	Course: S 65°28'31" W
Error North: -0.0040	East: -0.0087

Precision: 1:274204.00

EXHIBIT D

Earl Henry Tract:

[Land]

The North Half of the Northwest Quarter (N/2 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof;

LESS AND EXCEPT:

A tract of land in the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW/4 of NW/4 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof;

And,

LESS AND EXCEPT:

Part of the Northeast Quarter of the Northwest Quarter (NE/4 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the Northeast Corner of the NW/4 of said Section 18; THENCE South $56^{\circ} 17' 10''$ West a distance of 58.57 feet; THENCE South $00^{\circ} 35' 10''$ East a distance of 241.25 feet to the POINT OF BEGINNING; THENCE continuing South $00^{\circ} 35' 10''$ East a distance of 248.25 feet; THENCE North $89^{\circ} 53' 35''$ West a distance of 609.95 feet; THENCE North $01^{\circ} 07' 00''$ East a distance of 61.16 feet; THENCE North $50^{\circ} 03' 16''$ East a distance of 258.48 feet; THENCE North $05^{\circ} 23' 27''$ West a distance of 19.80 feet; THENCE North $89^{\circ} 57' 43''$ East a distance of 409.91 feet to the POINT OF BEGINNING.

And,

Part of the Northeast Quarter of the Northwest Quarter (NE/4 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at a point 48.65 feet West of the Northeast Corner; THENCE 272.11 feet South $00^{\circ} 35' 10''$ East; THENCE 420.10 feet North $89^{\circ} 58' 02''$ West; THENCE 273.87 feet North $06^{\circ} 51' 34''$ West; THENCE 450.03 feet North $89^{\circ} 56' 54''$ East to the Point of Beginning.

And,

Lot Sixteen (16) and Lots Thirty-three (33), Thirty-four (34), Thirty-five (35), and Thirty-six (36), Block One (1), GLEN VIEW ADDITION, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

And,

LESS AND EXCEPT:

A tract of land located in the NE/4 of the NW/4 of Section 18, Township 17 North, Range 13 East, Tulsa County, Oklahoma, said tract more particularly described as follows, to-wit:

Commencing at the Northeast corner of the NW/4, Section 18, THENCE South $56^{\circ} 17' 10''$ West a distance of 58.57 feet; THENCE South $00^{\circ} 35' 10''$ East a distance of 739.50 feet to the Point of Beginning; THENCE continuing South $00^{\circ} 35' 10''$ East a distance of 250 feet; THENCE North $89^{\circ} 53' 47''$ West a distance of 617.81 feet; THENCE North $00^{\circ} 04' 54''$ East a distance of 250 feet; THENCE South $89^{\circ} 53' 41''$ East a distance of 614.90 feet to the Point of Beginning. Said tract containing 3.54 acres, more or less.

** Said tract being the same as the property described as follows:

Lots Four (4), Five (5), Nine (9), Ten (10), Eighteen (18), Nineteen (19), Thirty-four (34), and Thirty-six (36), all in Block Sixteen (16), GLENVIEW, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof,

And

All of the remaining vacated lots in Block Sixteen (16), GLENVIEW, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

And,

Part of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 18, Township 17 North, Range 13 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described, as follows, to-wit:

Beginning at a point 48.65 feet West and 521.66 South of the Northeast corner of the NW/4 of said Section 18; THENCE South $00^{\circ} 35' 10''$ East a distance of 250.00 feet; THENCE North $89^{\circ} 55' 343''$ West a distance of 602.68 feet; THENCE North $00^{\circ} 10' 35''$ East a distance of 250 feet; THENCE South $89^{\circ} 55' 34''$ East a distance of 599.35 feet to the Point of Beginning, specifically including Lots One (1), Five (5), Six (6), Seven (7), Twenty-seven (27), Twenty-eight (28),

Twenty-nine (29), Thirty (30), Thirty-one (31), Forty-three (43), and Forty-four (44), Block Nine (9), GLENVIEW, an Addition in Tulsa County, State of Oklahoma, according to the recorded plat thereof.

** Said tract being the same as the property described as follows:

Lots One (1), Five (5), Six (6), Seven (7), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Forty-three (43), and Forty-four (44), Block Nine (9), GLENVIEW, an Addition in Tulsa County, State of Oklahoma, according to the recorded plat thereof.

And,

All of the remaining vacated lots in Block Nine (9), GLENVIEW, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof, together with all appurtenances and improvements thereon and the following personal property:

And,

LESS AND EXCEPT:

Part of the NE/4 of NW/4 of Section 18, Township 17 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the US Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the NE/corner of the NW/4 of Section 18, THENCE South 56° 17' 10" West a distance of 58.57 feet; THENCE South 00° 35' 10" East a distance of 989.50 feet to the point of beginning; THENCE continuing South 00° 35' 10" East a distance of 300 feet; THENCE North 89° 53' 56" West a distance of 621.31 feet; THENCE North 00° 04' 54" East a distance of 300 feet; THENCE South 89° 53' 47" East a distance of 617.81 feet to the point of beginning.

And,

LESS AND EXCEPT:

All of RIDGECREST SHOPPING CENTER, an Addition to the City of Glenpool, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof (The property herein abstracted lies wholly within and constitutes a part of the NW/4 of the NW/4 of the NW/4 of Section 18, Township 17 North, Range 13 East, Tulsa County, Oklahoma;).

And,

LESS AND EXCEPT:

[House]

A tract of land being part of the North Half of the Northwest Quarter (N/2 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of the said Northwest Quarter;

thence North $89^{\circ}48'06''$ East along the North line of said NW/4 a distance of 1325.00 feet;

thence due South a distance of 25.00 feet to the Point of Beginning;

thence due South a distance of 500.00 feet;

thence North $89^{\circ}48'06''$ East a distance of 175.00 feet;

thence due South a distance of 350.00 feet;

thence North $89^{\circ}48'06''$ East a distance of 275.00 feet;

thence due North a distance of 600.00 feet;

thence South $89^{\circ}48'06''$ West a distance of 400.00 feet;

thence due North a distance of 250.00 feet;

thence South $89^{\circ}48'06''$ West a distance of 50.00 feet to the POINT OF BEGINNING.

AND,

[House]

A tract of land being part of the North Half of the Northwest Quarter (N/2 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of the said Northwest Quarter;

thence North 89°48'06" East along the North line of said NW/4 a distance of 1325.00 feet;

thence due South a distance of 25.00 feet to the Point of Beginning;

thence due South a distance of 500.00 feet;

thence North 89°48'06" East a distance of 175.00 feet;

thence due South a distance of 350.00 feet;

thence North 89°48'06" East a distance of 275.00 feet;

thence due North a distance of 600.00 feet;

thence South 89°48'06" West a distance of 400.00 feet;

thence due North a distance of 250.00 feet;

thence South 89°48'06" West a distance of 50.00 feet to the POINT OF BEGINNING.

(Sometimes referred to as "Glen View" or "Glenn View" or "Glenview".)

The above property specifically includes the following Glen View lots:

<u>Tax ID</u>	<u>Lot and Block</u>
84200-73-18-00170	(Lot 41, Block 3)
84200-73-18-00040	(Lot 4, Block 2; Lot 5, Block 2)
84200-73-18-00300	(Lot 36, Block 6)
84200-73-18-00710	(Lot 50, Block 11)
84200-73-18-00620	(Lot 48, Block 10)
84200-73-18-00630	(Lot 49, Block 10)
97318-73-18-18150	(Lot 50, Block 10) (Part of 97318-73-18-18150)
84200-73-18-00850	(Lot 3, Block 14)
84200-73-18-00890	(Lot 33, Block 14)
84200-73-18-00690	(Lot 40, Block 11 to Lot 44, Block 11)
84200-73-18-00630	(Lot 47, Block 10)
84200-73-18-00160	(Lot 40, Block 3)
84200-73-18-00180	(Lot 42, Block 3; Lot 43, Block 3)
84200-73-18-00260	(Lot 12, Block 6)
84200-73-18-00660	(Lot 3, Block 11)
84200-73-18-00070	(Lot 40, Block 2)
84200-73-18-00860	(Lot 5, Block 14)
84200-73-18-00870	(Lot 29, Block 14)
84200-73-18-00880	(Lot 32, Block 14)
84200-73-18-00900	(Lot 35, Block 14)
84200-73-18-01110	(Lot 5, Block 18)
84200-73-18-00900	(Lot 35, Block 14)



*****ELECTRONICALLY FILED DOCUMENT*****

Grantee's Address:

1391 West 126th Street South
Jenks, OK 74037

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made this 9th day of January, 2026, between **Lisa Henry Baker, Personal Representative of The Estate of Earl E. Henry, Jr., Deceased** ("Grantor"), and **The Alyssa R. Duvall Trust Dated April 1, 2024** ("Grantee").

WITNESSETH:

THAT in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, receipt of which is hereby acknowledged, **Lisa Henry Baker, Personal Representative of The Estate of Earl E. Henry, Jr., Deceased**, does by these presents grant, bargain, sell and convey unto **The Alyssa R. Duvall Trust Dated April 1, 2024**, its successors and assigns, the following described real estate situated in Tulsa County, State of Oklahoma, to-wit:

See Exhibit A

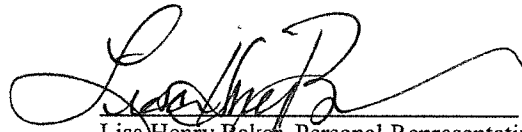
TO HAVE AND TO HOLD, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

AND said Grantor, its successors and assigns, does hereby covenant and agree to and with Grantee that, at the delivery of these presents, Grantor is lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in, all and singular, the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unencumbered of and from all former and other grants, titles, charges, judgments, estates, taxes, assessments and encumbrances of whatsoever nature and kind, **EXCEPT**: Easements and building restrictions of record and special assessments not yet due;

and that Grantor will **WARRANT AND FOREVER DEFEND** the same unto Grantee, its successors and assigns against Grantor, its successors or assigns, and all and every person or persons whomsoever lawfully claiming, or to claim the same.

This Personal Representative's Deed is executed and delivered pursuant to that certain "Order Authorizing Personal Representative to Sell, Grant, Lease, Mortgage, or Encumber Interests of Deceased in Property" entered December 12, 2025, in Case Number PB-2020-662, styled *In the Matter of the Estate of Earl E. Henry, Jr., Deceased*, in the District Court of Tulsa County, State of Oklahoma, filed December 12, 2025.

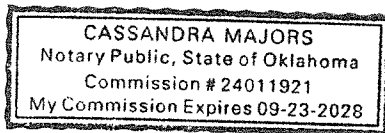
IN WITNESS WHEREOF, Grantor has executed or caused to be executed, this instrument the day and year first above written.


Lisa Henry Baker, Personal Representative
of the Estate of Earl E. Henry, Jr., Deceased

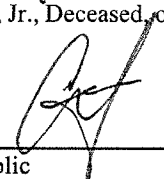
STATE OF OKLAHOMA)
) ss:
COUNTY OF TULSA)

The foregoing instrument was acknowledged before me this 8 day of January, 2026, by Lisa Henry Baker, Personal Representative of the Estate of Earl E. Henry, Jr., Deceased, on behalf of the Estate.

My commission expires:



(Seal)



Notary Public

Deed Presented for Filing By: Mustang Title Company
File Number: MTC-25-03-02
Name of Title Insurer: First American Title Insurance Company

EXHIBIT A

Earl Henry Tract:

[Land]

The North Half of the Northwest Quarter (N/2 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof;

LESS AND EXCEPT:

A tract of land in the Southwest Quarter of the Northwest Quarter of the Northwest Quarter (SW/4 of NW/4 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof;

And,

LESS AND EXCEPT:

Part of the Northeast Quarter of the Northwest Quarter (NE/4 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the Northeast Corner of the NW/4 of said Section 18; THENCE South 56° 17' 10" West a distance of 58.57 feet; THENCE South 00° 35' 10" East a distance of 241.25 feet to the POINT OF BEGINNING; THENCE continuing South 00° 35' 10" East a distance of 248.25 feet; THENCE North 89° 53' 35" West a distance of 609.95 feet; THENCE North 01° 07' 00" East a distance of 61.16 feet; THENCE North 50° 03' 16" East a distance of 258.48 feet; THENCE North 05° 23' 27" West a distance of 19.80 feet; THENCE North 89° 57' 43" East a distance of 409.91 feet to the POINT OF BEGINNING.

And,

Part of the Northeast Quarter of the Northwest Quarter (NE/4 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at a point 48.65 feet West of the Northeast Corner; THENCE 272.11 feet South 00° 35' 10" East; THENCE 420.10 feet North 89° 58' 02" West; THENCE 273.87 feet

North 06° 51' 34" West; THENCE 450.03 feet North 89° 56' 54" East to the Point of Beginning.

And,

Lot Sixteen (16) and Lots Thirty-three (33), Thirty-four (34), Thirty-five (35), and Thirty-six (36), Block One (1), GLEN VIEW ADDITION, County of Tulsa, State of Oklahoma, according to the recorded Plat thereof.

And,

LESS AND EXCEPT:

A tract of land located in the NE/4 of the NW/4 of Section 18, Township 17 North, Range 13 East, Tulsa County, Oklahoma, said tract more particularly described as follows, to-wit:

Commencing at the Northeast corner of the NW/4, Section 18, THENCE South 56° 17' 10" West a distance of 58.57 feet; THENCE South 00° 35' 10" East a distance of 739.50 feet to the Point of Beginning; THENCE continuing South 00° 35' 10" East a distance of 250 feet; THENCE North 89° 53' 47" West a distance of 617.81 feet; THENCE North 00° 04' 54" East a distance of 250 feet; THENCE South 89° 53' 41" East a distance of 614.90 feet to the Point of Beginning. Said tract containing 3.54 acres, more or less.

**** Said tract being the same as the property described as follows:**

Lots Four (4), Five (5), Nine (9), Ten (10), Eighteen (18), Nineteen (19), Thirty-four (34), and Thirty-six (36), all in Block Sixteen (16), GLENVIEW, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof,

And

All of the remaining vacated lots in Block Sixteen (16), GLENVIEW, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

And,

Part of the Northeast Quarter of the Northeast Quarter of the Northwest Quarter of Section 18, Township 17 North, Range 13 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, being more particularly described, as follows, to-wit:

Beginning at a point 48.65 feet West and 521.66 South of the Northeast corner of the NW/4 of said Section 18; THENCE South 00° 35' 10" East a distance of 250.00 feet; THENCE North 89° 55' 343"

West a distance of 602.68 feet; THENCE North 00° 10' 35" East a distance of 250 feet; THENCE South 89° 55' 34" East a distance of 599.35 feet to the Point of Beginning, specifically including Lots One (1), Five (5), Six (6), Seven (7), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Forty-three (43), and Forty-four (44), Block Nine (9), GLENVIEW, an Addition in Tulsa County, State of Oklahoma, according to the recorded plat thereof.

** Said tract being the same as the property described as follows:

Lots One (1), Five (5), Six (6), Seven (7), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31), Forty-three (43), and Forty-four (44), Block Nine (9), GLENVIEW, an Addition in Tulsa County, State of Oklahoma, according to the recorded plat thereof.

And,

All of the remaining vacated lots in Block Nine (9), GLENVIEW, an Addition to Tulsa County, State of Oklahoma, according to the recorded Plat thereof, together with all appurtenances and improvements thereon and the following personal property:

And,

LESS AND EXCEPT:

Part of the NE/4 of NW/4 of Section 18, Township 17 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the US Government Survey thereof, being more particularly described as follows, to-wit:

COMMENCING at the NE/corner of the NW/4 of Section 18, THENCE South 56° 17' 10" West a distance of 58.57 feet; THENCE South 00° 35' 10" East a distance of 989.50 feet to the point of beginning; THENCE continuing South 00° 35' 10" East a distance of 300 feet; THENCE North 89° 53' 56" West a distance of 621.31 feet; THENCE North 00° 04' 54" East a distance of 300 feet; THENCE South 89° 53' 47" East a distance of 617.81 feet to the point of beginning.

And,

LESS AND EXCEPT:

All of RIDGECREST SHOPPING CENTER, an Addition to the City of Glenpool, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof (The property herein abstracted lies wholly within and constitutes a part of the NW/4 of the NW/4 of the NW/4 of Section 18, Township 17 North, Range 13 East, Tulsa County, Oklahoma;).

And,

LESS AND EXCEPT:

[House]

A tract of land being part of the North Half of the Northwest Quarter (N/2 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of the said Northwest Quarter;

thence North $89^{\circ}48'06''$ East along the North line of said NW/4 a distance of 1325.00 feet;

thence due South a distance of 25.00 feet to the Point of Beginning;

thence due South a distance of 500.00 feet;

thence North $89^{\circ}48'06''$ East a distance of 175.00 feet;

thence due South a distance of 350.00 feet;

thence North $89^{\circ}48'06''$ East a distance of 275.00 feet;

thence due North a distance of 600.00 feet;

thence South $89^{\circ}48'06''$ West a distance of 400.00 feet;

thence due North a distance of 250.00 feet;

thence South $89^{\circ}48'06''$ West a distance of 50.00 feet to the POINT OF BEGINNING.

AND,

[House]

A tract of land being part of the North Half of the Northwest Quarter (N/2 of NW/4) of Section Eighteen (18), Township Seventeen (17) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit:

BEGINNING at the Northwest corner of the said Northwest Quarter;

thence North 89°48'06" East along the North line of said NW/4 a distance of 1325.00 feet;

thence due South a distance of 25.00 feet to the Point of Beginning;

thence due South a distance of 500.00 feet;

thence North 89°48'06" East a distance of 175.00 feet;

thence due South a distance of 350.00 feet;

thence North 89°48'06" East a distance of 275.00 feet;

thence due North a distance of 600.00 feet;

thence South 89°48'06" West a distance of 400.00 feet;

thence due North a distance of 250.00 feet;

thence South 89°48'06" West a distance of 50.00 feet to the POINT OF BEGINNING.

(Sometimes referred to as "Glen View" or "Glenn View" or "Glenview".)

The above property specifically includes the following Glen View lots:

<u>Tax ID</u>	<u>Lot and Block</u>
84200-73-18-00170	(Lot 41, Block 3)
84200-73-18-00040	(Lot 4, Block 2; Lot 5, Block 2)
84200-73-18-00300	(Lot 36, Block 6)
84200-73-18-00710	(Lot 50, Block 11)
84200-73-18-00620	(Lot 48, Block 10)
84200-73-18-00630	(Lot 49, Block 10)
97318-73-18-18150	(Lot 50, Block 10) (Part of 97318-73-18-18150)
84200-73-18-00850	(Lot 3, Block 14)
84200-73-18-00890	(Lot 33, Block 14)
84200-73-18-00690	(Lot 40, Block 11 to Lot 44, Block 11)
84200-73-18-00630	(Lot 47, Block 10)
84200-73-18-00160	(Lot 40, Block 3)
84200-73-18-00180	(Lot 42, Block 3; Lot 43, Block 3)
84200-73-18-00260	(Lot 12, Block 6)
84200-73-18-00660	(Lot 3, Block 11)

84200-73-18-00070	(Lot 40, Block 2)
84200-73-18-00860	(Lot 5, Block 14)
84200-73-18-00870	(Lot 29, Block 14)
84200-73-18-00880	(Lot 32, Block 14)
84200-73-18-00900	(Lot 35, Block 14)
84200-73-18-01110	(Lot 5, Block 18)

OAG 2024-2 – NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed

AFFIDAVIT OF LAND OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
)
COUNTY OF TULSA) ss.

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

Before me, the undersigned Alyssa R. Duvall and Cecil Andrew Duvall
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Co-Trustee (role, such as titled officer or trustee) of Alyssa R. Duvall Trust Dated April 1, 2024 (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.

5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT,


AFFIANT, individually and as authorized agent of the Entity

Alyssa R. Duvall and Cecil Andrew Duvall

Co-Trustees

1/9/2026
Date

The foregoing instrument was subscribed and sworn to before me this 9 day of January,
2026, by Alyssa R. Duvall and Cecil Andrew Duvall


NOTARY PUBLIC

My Commission Expires: 09-23-2028

My Commission Number: 24011921

