

BOUNDARY SURVEY PLAT

SCALE
1" = 500'

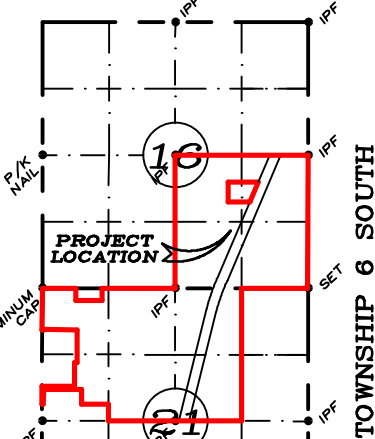
DATE OF LAST SITE VISIT:
04-26-22

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LOCATION MAP RANGE 9 EAST



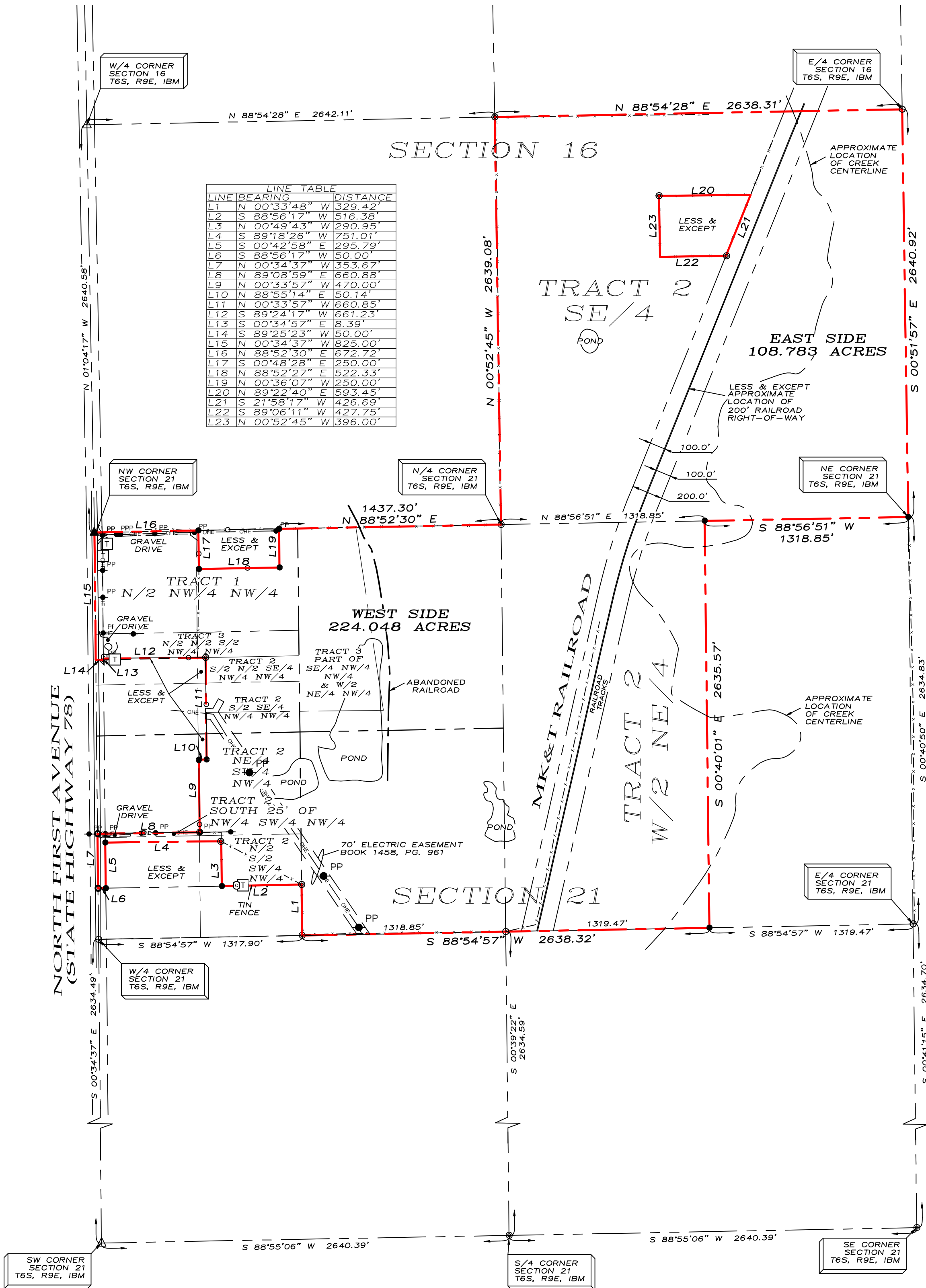
BRYAN COUNTY,
OKLAHOMA
(NOT TO SCALE)

SEE FURNISHED
LEGAL ATTACHED

LEGEND

- 1/2" STEEL ROD SET
 - 1/2" STEEL ROD FOUND
 - 3/8" STEEL ROD FOUND
 - P/K NAIL SET
 - △ P/K NAIL FOUND
 - ▲ ALUMINUM CAP FOUND
 - TELEPHONE PEDESTAL
 - CABLE MARKER
 - PP POWER POLE
-
- BOUNDARY LINE
 - - - PROPERTY LINE
 - x - x - BARB WIRE FENCE
 - - - CHAINLINK FENCE
 - - - OHE OVERHEAD ELECTRIC LINE
 - - - EASEMENT LINE

LINE	BEARING	DISTANCE
L1	N 00°33'48" W	329.42'
L2	S 88°56'17" W	516.38'
L3	N 00°49'43" W	290.95'
L4	S 89°18'26" W	751.01'
L5	S 00°42'58" E	295.79'
L6	S 88°56'17" W	50.00'
L7	N 00°34'37" W	353.67'
L8	N 89°08'59" E	660.88'
L9	N 00°33'57" W	470.00'
L10	N 88°53'14" E	50.14'
L11	N 00°33'57" W	660.85'
L12	S 89°24'17" W	661.23'
L13	N 00°34'57" E	8.39'
L14	S 89°25'23" W	50.00'
L15	N 00°34'37" W	825.00'
L16	N 88°52'30" E	672.72'
L17	S 00°48'28" E	250.00'
L18	N 88°52'27" E	522.33'
L19	N 00°36'07" W	250.00'
L20	S 89°22'40" E	593.45'
L21	S 21°58'17" W	426.69'
L22	S 89°06'11" W	427.75'
L23	N 00°52'45" W	396.00'



~BASIS OF BEARINGS~
OKLAHOMA STATE PLANE (NAD 83)
BEARINGS DERIVED BY DIFFERENTIAL G.P.S.
CONTROLLING CORNERS ARE EXISTING MONUMENTS
FOUND AT THE SECTION CORNERS AND THE QUARTER
CORNERS OF SECTIONS 16 & 21,
TOWNSHIP 6 SOUTH, RANGE 9 EAST
INDIAN BASE AND MERIDIAN,
BRYAN COUNTY, OKLAHOMA

ACREAGE SUMMARY

WEST SIDE	224.048 ACRES
EAST SIDE	108.783 ACRES
RAILROAD	25.681 ACRES
CEMETARY	4.628 ACRES
TOTAL	363.140 ACRES

NO CERTIFICATION IS MADE AS TO THE EXISTENCE OR EFFECT OF EASEMENTS, RIGHTS-OF-WAY, COVENANTS, APPURTENANCES, OR ENCUMBRANCES EMBRACED BY THE SUBJECT PROPERTY.

ONLY VISIBLE UTILITIES HAVE BEEN SHOWN ON THE ABOVE PLAT, OTHERS MAY EXIST.

CONTROLLING CORNERS FOR THIS BOUNDARY SURVEY ARE AS SHOWN ON THE LOCATION MAP

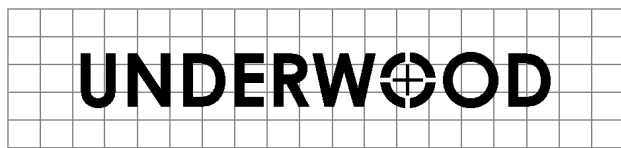
NOTE: THIS PLAT AND THE SURVEY MEET THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

I, Douglas W. Underwood, Professional Land Surveyor, hereby certify that a boundary survey was made on the ground on the property legally described herein, prepared under my direct supervision, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.



D.W. Underwood
Douglas W. Underwood
Licensed Professional
Land Surveyor No. 1307
C.A. No. 2315





DRAFTING & SURVEYING, INC.

Furnished Legal Description

Job No. 22040353

Tract One: N/2 NW/4 NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, LESS AND EXCEPT THE FOLLOWING TRACT: Part of the NE/4 NW/4 NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as follows: Commencing at the Northwest Corner of the NE/4 NW/4 NW/4 of said Section 21; Thence North 88°50' 29" East, a distance of 14.41 feet to the Point of Beginning; Thence South 00°38'08" East, a distance of 250.00 feet; Thence North 88°50'29" East, a distance of 522.33 feet; Thence North 00°38'08" West, a distance of 250.00 feet; Thence South 88°50'29" West, a distance of 522.33 feet to the Point of Beginning.

Tract Two: W/2 NE/4, LESS 12.60 acres occupied as Right-of-Way by MK&T Railroad, and the N/2 S/2 SW/4 NW/4 LESS AND EXCEPT a tract of land located in the NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, described as follows: Commencing at the W/4 corner of said Section 21; Thence North 00°42'58" West 329.94 feet along the West line of said Section 21; Thence North 89°17'02" East 50 feet to the Point of Beginning; Thence North 88°45'25" East 751.01 feet; Thence North 00°42'58" West 288.87 feet; Thence South 89°18'26" West 751.01 feet; Thence South 00°42'58" East 296.09 feet to the Point of Beginning, and NE/4 SW/4 NW/4 LESS the West 50 feet of the North 165 feet thereof; and the S/2 N/2 SE/4 NW/4 NW/4 LESS the West 50 feet thereof; and the S/2 SE/4 NW/4 NW/4 LESS the West 50 feet thereof; and the E/2 NW/4 LESS 6 Acres occupied as Right-of-Way by MO&G Railroad; and LESS a tract described as Beginning at the Northeast corner of the NW/4 NW/4 of said Section 21; Thence South 825 feet; Thence West 610 feet; Thence South 360 feet; Thence East 1152 feet to a point on the West Right-of-Way line of the KMOG Railroad; Thence following said Right-of-Way line in a Northwesterly direction a distance of 1191 feet to the North line of Section 21; Thence West 377 feet to the Point of Beginning, all being in Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof; AND the South 25 feet of the NW/4 SW/4 NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, according to the Government Survey thereof, and

SE/4 of Section 16, Township 6 South, Range 9 East of the Indian Base and Meridian, in Bryan County, Oklahoma, LESS 13.15 acres for Right-of-Way for MK&T Railroad, and also LESS 4.536 Acres of land described as follows: Starting at a point 26 chains North and 16 chains East of the Quarter Comer between Sections 16 and 21 and running North 6 chains; Thence East 8.81 chains to Durant Water Line Right-of-Way; Thence South 22°37' West 6.50 chains; Thence due West 6.31 chains to the starting point.

Tract Three: N/2 N/2 S/2 NW/4 NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, according to the Government Survey thereof, LESS AND EXCEPT a tract of land situated in the W/2 NW/4 of said Section 21, more particularly described as follows: Beginning at a point that bears South 825.0 feet and East 50.0 feet from the Northwest corner of said Section 21; Thence North 89°25'31" East 660.03 feet; Thence North 89°50'47" West 660.0 feet; Thence South 8.39 feet to the point of beginning, and

A part of the SE/4 NW/4 NW/4 and W/2 NE/4 NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, described as Beginning at the Northeast corner of the NW/4 NW/4 of said Section 21; Thence South 825 feet; Thence West 610 feet; Thence South 360 feet; Thence East 1152 feet to a point on the West Right-of-Way line of the K.M.O.G. Railroad; Thence following said Right-of-Way line in a Northwesterly direction a distance of 1191 feet to the North line of Section 21; Thence West 377 feet to the Point of Beginning.

Tract Four: A strip, belt or piece of land 100 feet in width extending across the NW/4 of Section 21, Township 6 South, Range 9 East of the Indian Base and Meridian, Bryan County, Oklahoma, said Right of Way being a strip of land 100 feet in width that is 50 feet on each side of and immediately adjacent and parallel to the center line of the M.O.&G. Railway.