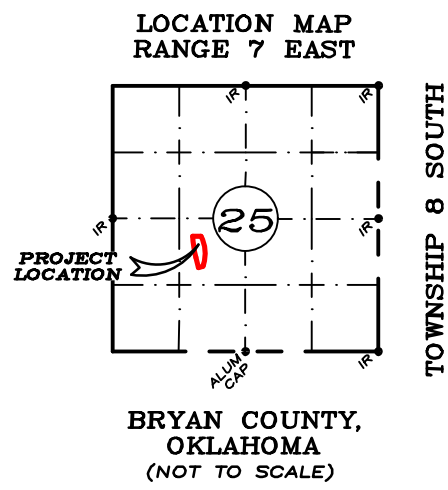


BOUNDARY SURVEY PLAT



LEGEND

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
●	1/2" STEEL ROD SET
⊙	1/2" STEEL ROD FOUND
(M)	MEASURED
(R)	RECORDED, B. 1271, PG. 17
(OR)	ODOT RECORD, B. 387, PG. 477
PP	POWER POLE
---	BOUNDARY LINE
---	PROPERTY LINE
---	OVERHEAD ELEC.

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	814.94'	577.78'	S 05°26'00" E	565.75'
C2	1769.84'	40.00'	S 15°31'30" W	40.00'
C3	1394.70'	428.99'	N 08°09'27" W	427.30'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 73°18'39" W	86.04'

FURNISHED LEGAL DESCRIPTION:

A tract of land situated in the SW/4 of Section 25, Township 8 South, Range 7 East of the Indian Base and Meridian, Bryan County, Oklahoma; more particularly described by metes and bounds as follows: Commencing at the W/4 corner of said Section 25, THENCE East 1329.50 feet, THENCE South 348.33 feet to a point of beginning in the East Right of Way of the Frisco Railroad;

THENCE North 89 degrees 32 minutes 00 seconds East a distance of 153.93 feet to a point on the West Right of Way line of U.S. Highway 69/75;

THENCE following said highway right of way around a curve to the right having a radius of 816.03 feet with a arc length of 754.86 feet and a chord, bearing of South 01 degrees 09 minutes 07 seconds West with a chord length of 728.23 feet to a point in the East Right of Way of the Frisco railroad;

THENCE North 15 degrees 41 minutes 28 seconds West along the East right of way of said railroad a distance of 280.71 feet;

THENCE continuing along said railroad right of way around a curve to the right having a radius of 1469.16 feet with an arc length of 462.87 feet to the point of beginning.

REVISED LEGAL DESCRIPTION:

Being a part of NE/4 SW/4 Section 25, Township 8 South, Range 7 East of the Indian Base and Meridian according to the Government Survey thereof and being described by metes and bound as follows:

Commencing at a 1/2" steel rod found for the W/4 corner of said Section 25;

Thence North 89°12'14" East, with the northerly line of said SW/4, a distance of 1594.60 feet to a point;

Thence South 00°47'48" East, a distance of 348.33 feet to a 1/2" steel rod set for the True Point-of-Beginning;

Thence North 89°12'14" East, a distance of 160.53 feet to a set 1/2" steel rod;

Thence with a curve to the right having a radius of 814.94 feet, (chord bears South 05°26'00" East, 565.75 feet) an arc length of 577.78 feet to a set 1/2" steel rod;

Thence with a compound curve to the right having a radius of 1769.84 feet, (chord bears South 15°31'30" West, 40.00 feet) an arc length of 40.00 feet to a set 1/2" steel rod;

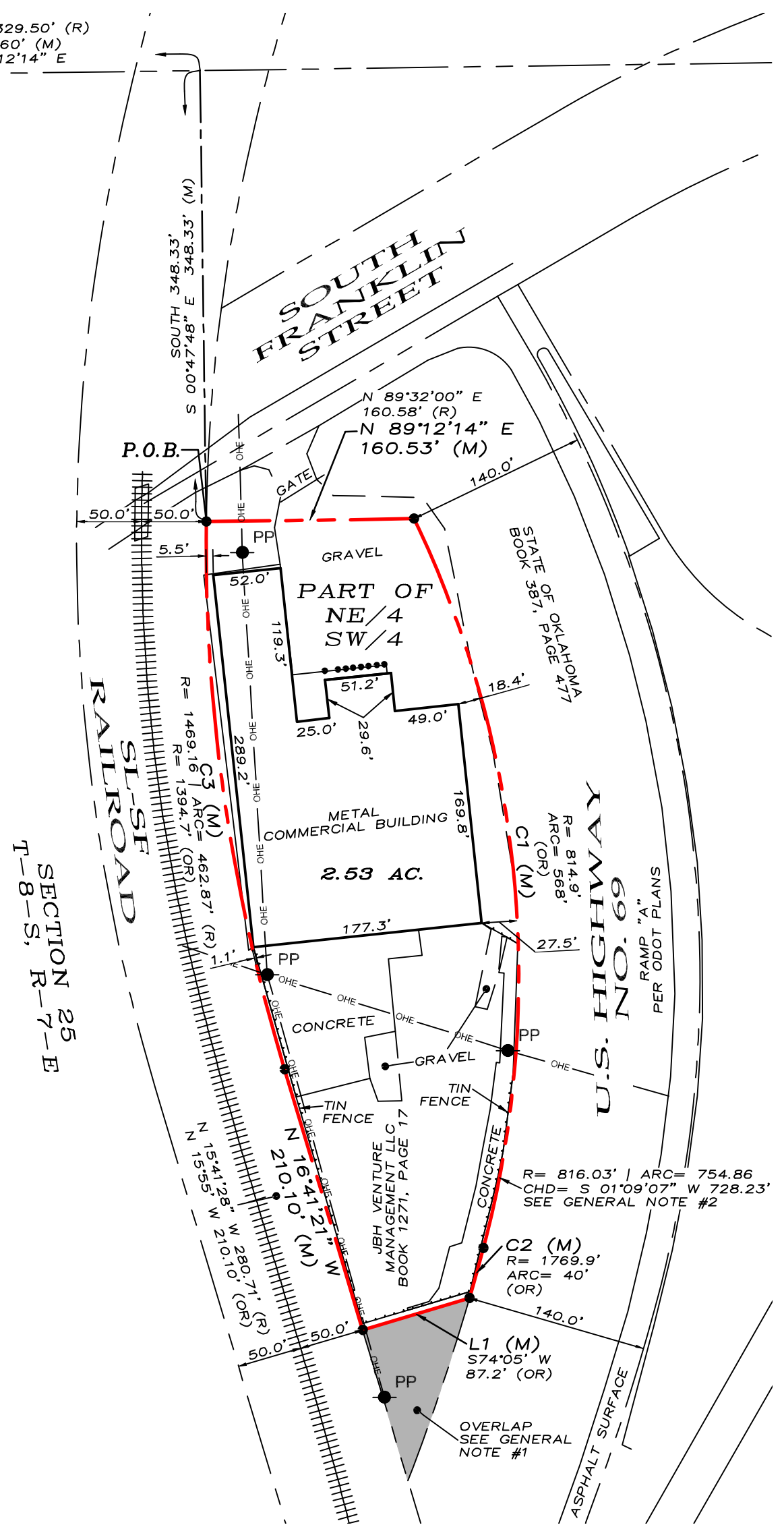
Thence South 73°18'39" West, a distance of 86.04 feet to a set 1/2" steel rod;

Thence North 16°41'21" West, a distance of 210.10 feet to a set 1/2" steel rod;

Thence with a curve to the right having a radius of 1394.70 feet, (chord bears North 08°09'27" West, 427.30 feet) an arc length of 428.99 feet to the Point of Beginning and containing 2.53 acres of land, more or less.

GENERAL NOTES:

- LEGAL DESCRIPTION IN BOOK 1271, PAGE 17 OVERLAPS THE STATE OF OKLAHOMA TAKING IN BOOK 387, PAGE 477.
- LEGAL DESCRIPTION IN BOOK 1271, PAGE 17 ONLY HAS ONE CURVE FOR RAMP "A". ODOT AND BOOK 387, PAGE 477 HAS TWO CURVES ALONG RAMP "A"



~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 SECTION 25,
TOWNSHIP 8 SOUTH, RANGE 7 EAST
INDIAN BASE AND MERIDIAN,
BRYAN COUNTY, OKLAHOMA

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.



Douglas W. Underwood
Douglas W. Underwood
Licensed Professional
Land Surveyor No. 1307
C.A. No. 2315
DATE OF LAST SITE VISIT:
07-26-23



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