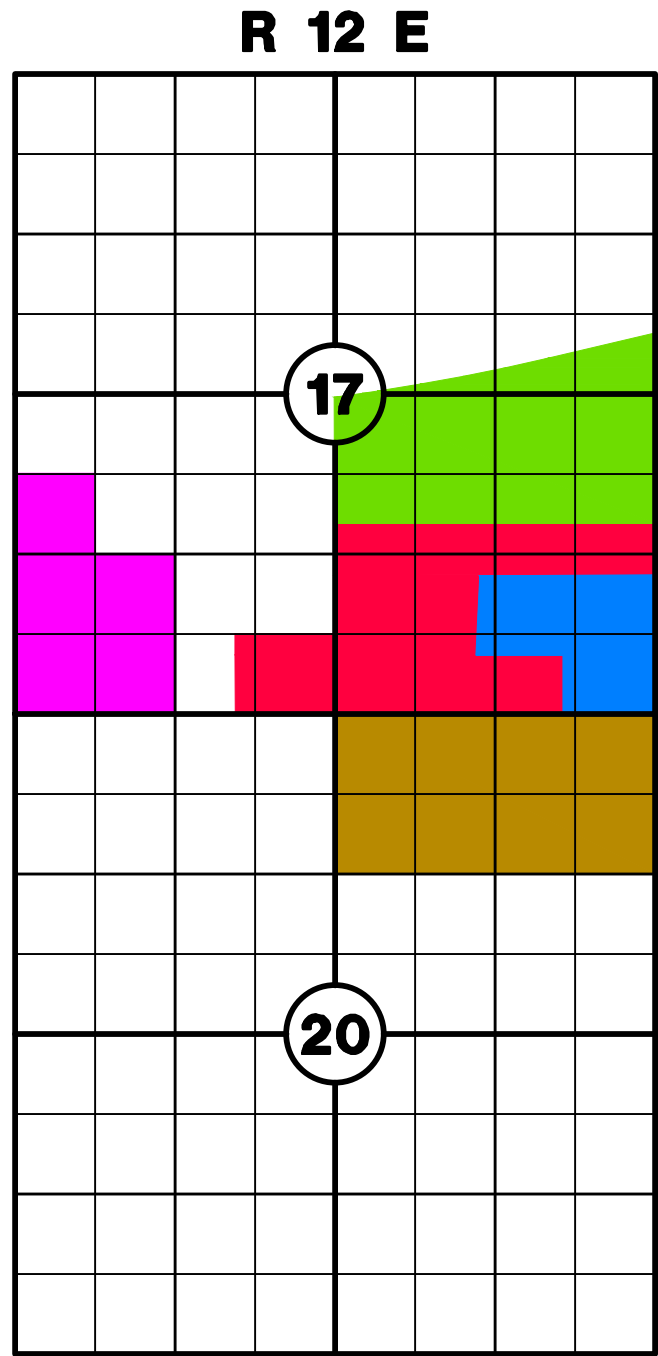


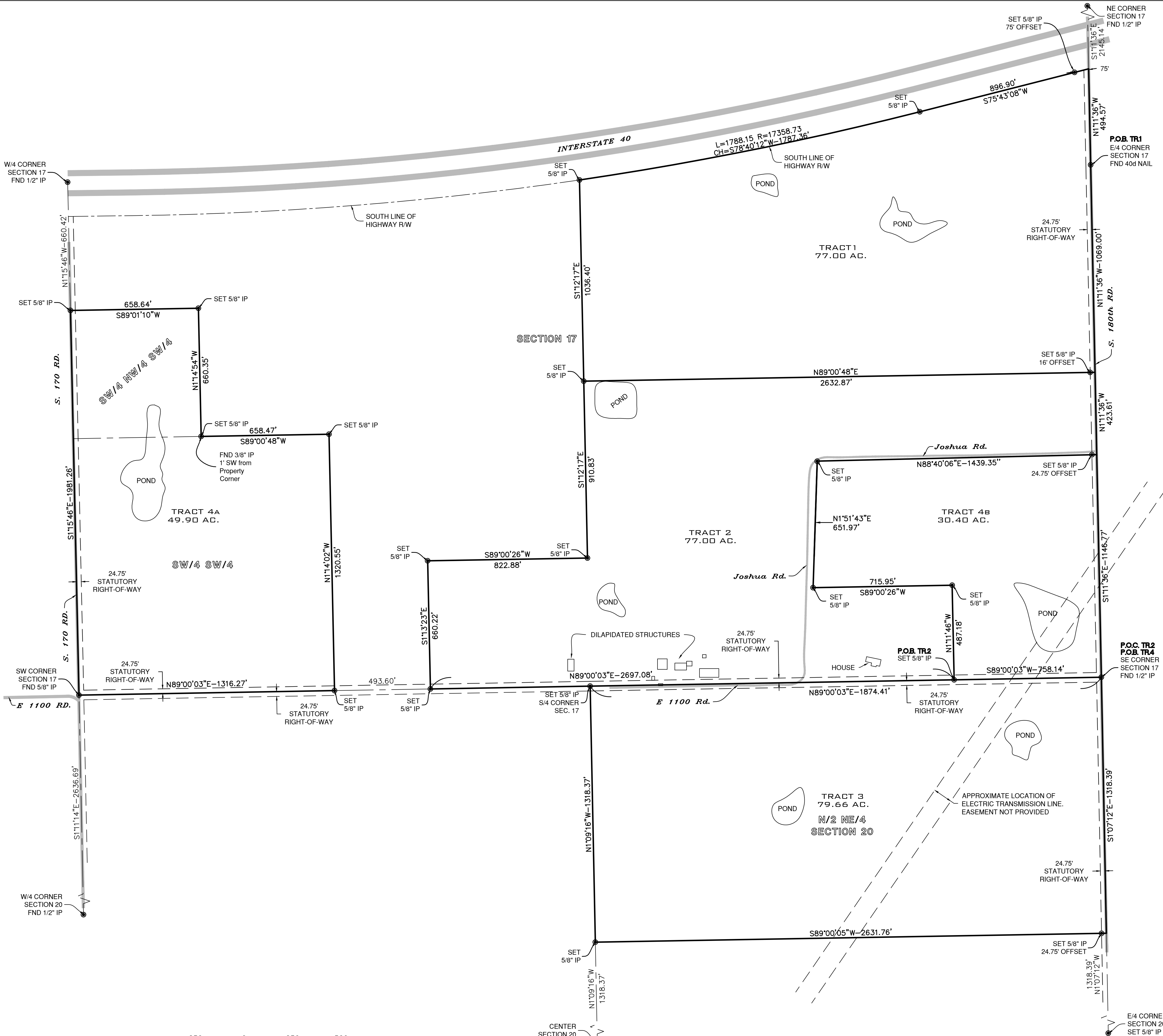


LOCATION MAP
NOT TO SCALE

In compliance with state code, title 245-15-13-2-C-11 only easements and rights-of-way's provided to the surveyor are shown.

Bearings are based on NAD83 Oklahoma State Plane Coordinate System.

This survey was performed without the benefit of a title commitment being furnished and may contain easements or rights of ways not shown.



LEGAL DESCRIPTIONS
TRACT 1 : A TRACT OF LAND SITUATED IN THE EAST HALF OF SECTION 17, T11N, R12E OF THE I.B.&M., OKMULGEE COUNTY, STATE OF OKLAHOMA; WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 7/25/2024 BY TONY ROBISON, LS #1686; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE E/4 CORNER, THENCE N1°11'36"W ALONG THE EAST LINE OF SECTION 17 A DISTANCE OF 494.57 FEET TO A POINT ON THE SOUTH LINE OF INTERSTATE 40 RIGHT-OF-WAY; THENCE S75°43'08"W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 896.90 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT WITH A RADIUS OF 17,358.73 FEET AN ARC LENGTH 1788.15 FEET AND A CHORD WHICH BEARS S78°40'12"W A DISTANCE OF 1787.36 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SECTION 17; THENCE S1°12'17"E ALONG THE SAID WEST LINE A DISTANCE OF 1036.40 FEET; THENCE N89°00'48"E A DISTANCE OF 2632.87 FEET TO A POINT ON THE EAST LINE OF SECTION 17; THENCE N1°11'36"W ALONG SAID EAST LINE A DISTANCE OF 1069.00 FEET TO THE POINT OF BEGINNING. CONTAINING 77.00, MORE OR LESS.

TRACT 2 : A TRACT OF LAND SITUATED IN THE SOUTH HALF OF SECTION 17, T11N, R12E OF THE I.B.&M., OKMULGEE COUNTY, STATE OF OKLAHOMA; WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 7/25/2024 BY TONY ROBISON, LS #1686; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE SE CORNER OF SECTION 17, THENCE S89°00'03"W ALONG THE SOUTH LINE OF SECTION 17 A DISTANCE OF 758.14 FEET TO THE POINT OF BEGINNING; THENCE N1°11'46"W A DISTANCE OF 487.18 FEET; THENCE S89°00'26"W A DISTANCE OF 715.95 FEET; THENCE N1°51'43"E A DISTANCE OF 651.97 FEET; THENCE N88°40'06"E A DISTANCE OF 1439.35 FEET TO A POINT ON THE EAST LINE OF SECTION 17; THENCE N1°11'36"W ALONG SAID EAST LINE A DISTANCE OF 423.61 FEET; THENCE S89°00'48"W A DISTANCE OF 2632.87 FEET TO A POINT ON THE WEST LINE OF THE SE/4 OF SECTION 17; THENCE S1°12'17"E ALONG SAID WEST LINE A DISTANCE OF 910.83 FEET; THENCE S89°00'26"W A DISTANCE OF 822.88 FEET; THENCE S1°13'23"E A DISTANCE OF 660.22 FEET TO A POINT ON THE SOUTH LINE OF SECTION 17; THENCE N89°00'03"E ALONG SAID SOUTH LINE A DISTANCE OF 2697.08 FEET TO THE POINT OF BEGINNING. CONTAINING 77.00 ACRES, MORE OR LESS.

TRACT 3 : THE NORTH HALF OF THE NE/4 OF SECTION 20, T11N, R12E OF THE I.B.&M., OKMULGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 79.66 ACRES, MORE OR LESS.

TRACT 4A : THE SW/4 NW/4 SW/4 AND THE SW/4 SW/4 OF SECTION 17, T11N, R12E OF THE I.B.&M., OKMULGEE COUNTY, STATE OF OKLAHOMA. CONTAINING 49.90 ACRES, MORE OR LESS.

TRACT 4B : A TRACT OF LAND SITUATED IN THE SE/4 SE/4 OF SECTION 17, T11N, R12E OF THE I.B.&M., OKMULGEE COUNTY, STATE OF OKLAHOMA; WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 7/25/2024 BY TONY ROBISON, LS #1686; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SE CORNER OF SECTION 17, THENCE S89°00'03"W ALONG THE SOUTH LINE OF SECTION 17 A DISTANCE OF 758.14 FEET; THENCE N1°11'46"W A DISTANCE OF 487.18 FEET; THENCE S89°00'26"W A DISTANCE OF 715.95 FEET; THENCE N1°51'43"E A DISTANCE OF 651.97 FEET; THENCE N88°40'06"E A DISTANCE OF 1439.35 FEET TO A POINT ON THE EAST LINE OF SECTION 17; THENCE S1°11'36"E ALONG SAID EAST LINE A DISTANCE OF 1146.77 FEET TO THE POINT OF BEGINNING. CONTAINING 30.40 ACRES, MORE OR LESS.

7/31/2024
Tony Robison

PROFESSIONAL LAND SURVEYOR
LICENSED
TONY ROBISON
1686
OKLAHOMA

DATE OF LAST SITE VISIT: 7/24/2024

7/25	Revised size of Tracts 1, 2 & 4B		
NO.	DATE	REVISION	BY
SHEET TITLE			
PLAT OF SURVEY			
SCALE			
DATE			
1/3/24			
PREPARED FOR			
JOHN KAHER			
DRAWN BY			
AM			
CHECKED BY			
JR			
SURVEYED BY			
JT			
BOOK NO.			
CPU FILE			
Sheet of			

