PLAT OF SURVEY

SHOWING 5.13 ACRES OF LAND, MORE OR LESS, IN A PART OF THE NW/4-SW/4 SECTION 12, T7N-R2W, CLEVELAND COUNTY, STATE OF OKLAHOMA

SURVEY NOTES:
Statutory Right of Way for Cleveland County = 66' Total Width (33' each side of Section Line)

No easements of record provided at the time of survey, therefor not all easements of record are shown

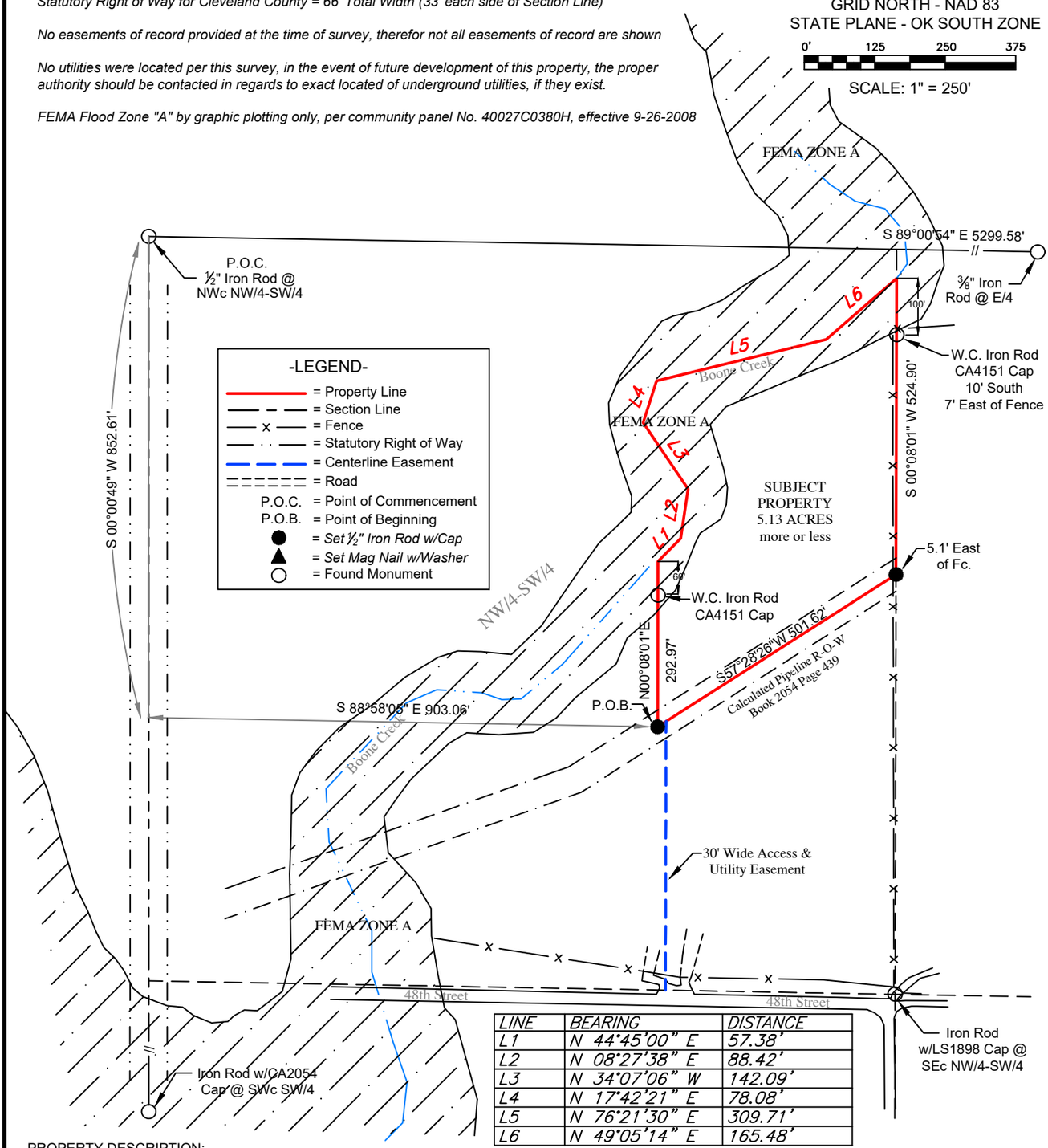
No utilities were located per this survey, in the event of future development of this property, the proper authority should be contacted in regards to exact located of underground utilities, if they exist.

FEMA Flood Zone "A" by graphic plotting only, per community panel No. 40027C0380H, effective 9-26-2008

BASIS OF BEARINGS:
GRID NORTH - NAD 83
STATE PLANE - OK SOUTH ZONE

0' 125 250 375

SCALE: 1" = 250'



LINE	BEARING	DISTANCE
L1	N 44°45'00" E	57.38'
L2	N 08°27'38" E	88.42'
L3	N 34°07'06" W	142.09'
L4	N 17°42'21" E	78.08'
L5	N 76°21'30" E	309.71'
L6	N 49°05'14" E	165.48'

PROPERTY DESCRIPTION:
A 5.13 acre tract of land located in a part of the Northwest Quarter of the Southwest Quarter (NW/4-SW/4) of Section 12, Township 7 North, Range 2 West of the Indian Meridian, Cleveland County, State of Oklahoma, more particularly described as follows: COMMENCING at the NWc of NW/4-SW/4 of said Section 12; Thence S00°00'49"W along the West Line of NW/4-SW/4 a dist. of 852.61 feet; Thence S88°58'05"E a dist. of 903.06 feet to a set ½" Iron Rod w/LS2001 Cap, said point being the TRUE POINT OF BEGINNING; Thence N00°08'01"E a dist. of 292.97 feet; Thence N44°45'00"E a dist. of 57.38 feet; Thence N08°27'38"E a dist. of 88.42 feet; Thence N34°07'06"W a dist. of 142.09 feet; Thence N17°42'21"E a dist. of 78.08 feet; Thence N76°21'30"E a dist. of 309.71 feet; Thence N49°05'14"E a dist. of 165.48 feet to a point on the East Line of the NW/4-SW/4; Thence S00°08'01"W along said East Line a dist. of 524.90 feet to a set ½" Iron Rod w/LS2001 Cap; Thence S57°28'26"W a dist. of 501.62 feet to the Point of Beginning, said tract contains 5.13 acres, more or less.

The above description is composed by Zach Duncan, L.P.L.S. #2001 on this 24th Day of October, 2025 and has a Basis of Bearings of GRID NORTH - S.P.C.S. NAD83 - OK SOUTH ZONE.

CERTIFICATION:
I, Zach Duncan, a Professional Land Surveyor #2001, certify that this plat of survey meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors

Zach Duncan 10/24/2025

ZACH DUNCAN *L.P.L.S. #2001*

Survey Requested By:
Juliana Bermeo,
Land Investing Solutions

Date of Survey: 10/21/2025
Job #: 1312 - TR. 8A

5591 SE Cravens Rd.
Wilburton, OK 74578
R.P.L.S. #2001
918-448-7829
Exp. 12-31-2025

LICENSED PROFESSIONAL LAND SURVEYOR
ZACH DUNCAN 2001
OKLAHOMA