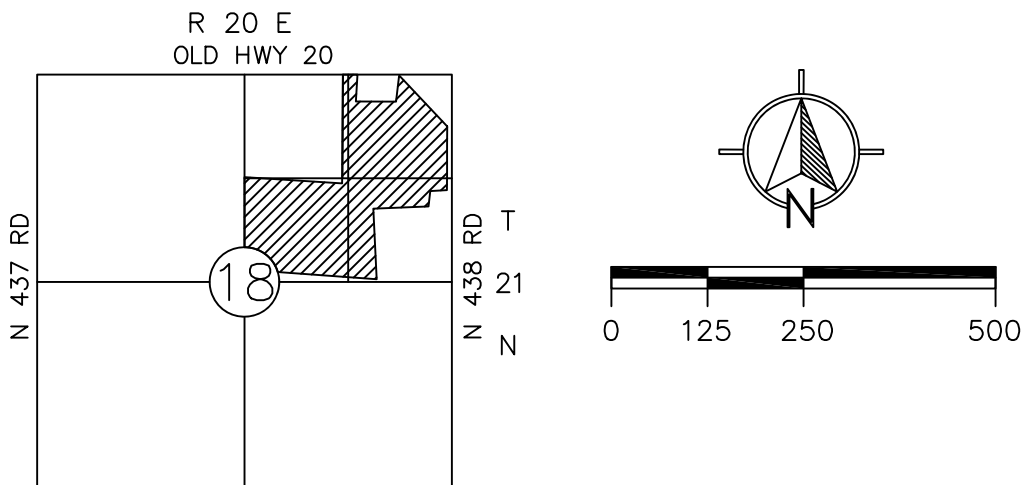


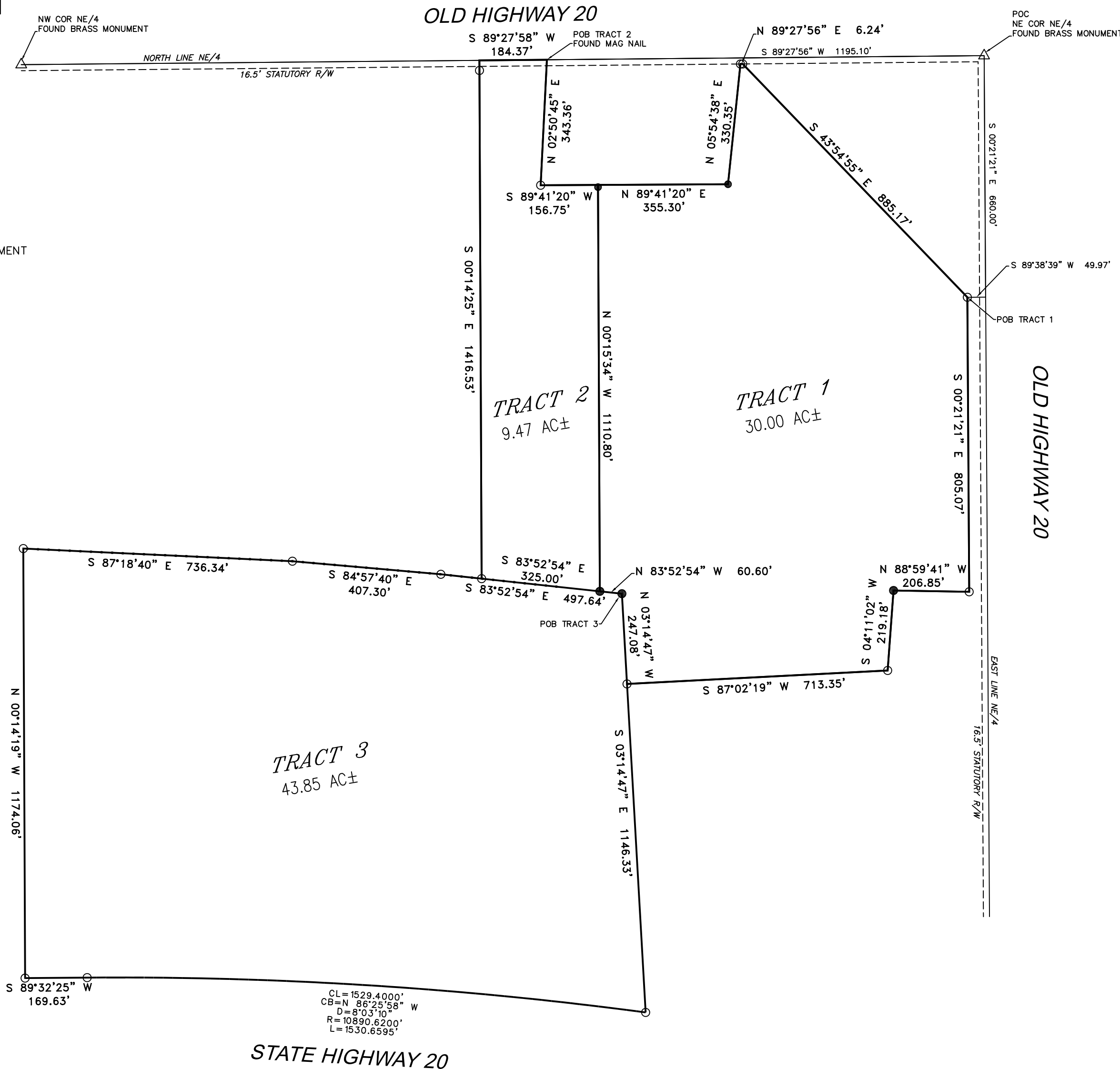
PLAT OF SURVEY
OF
A PART OF THE NE/4
SECTION 18, T-21-N, R-20-E
MAYES COUNTY, OKLAHOMA



LOCATION MAP
NOT TO SCALE

LEGEND

- IP IRON PIN
R/W RIGHT OF WAY
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
- SET 3/8" IP W/CAP
STAMPED PLS 1989
- FOUND IP
- △ FOUND BRASS CAP MONUMENT



PARENT TRACT LEGAL DESCRIPTION – BOOK 1412 PAGE 228

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION 18, TOWNSHIP 21 NORTH, RANGE 20 EAST OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4, THENCE S 02°21'21" E FOR A DISTANCE OF 860.00 FEET ALONG THE EAST LINE THEREOF; THENCE S 89°38'39" W FOR A DISTANCE OF 49.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE "OLD" STATE HIGHWAY NO. 20 AND THE POINT OF BEGINNING; THENCE S 02°21'21" E FOR A DISTANCE OF 227.71 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 88°27'16" W FOR A DISTANCE OF 342.50 FEET; THENCE S 02°21'21" E FOR A DISTANCE OF 377.00 FEET; THENCE N 89°59'40" E FOR A DISTANCE OF 342.43 FEET TO A POINT ON SAID RIGHT-OF-WAY; THENCE S 02°21'21" E FOR A DISTANCE OF 394.53 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 87°02'19" W FOR A DISTANCE OF 937.71 FEET; THENCE S 31°44'47" E FOR A DISTANCE OF 889.25 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY NO. 20; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10890.62 FEET FOR A DISTANCE OF 1530.66 FEET, BEING SUBTENDED BY A CHORD OF N 86°25'58" W FOR A DISTANCE OF 1529.40 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 89°32'25" W FOR A DISTANCE OF 169.63 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE WEST LINE OF SAID NE/4; THENCE N 01°14'19" W FOR A DISTANCE OF 2079.25 FEET ALONG SAID WEST LINE; THENCE N 89°27'58" E FOR A DISTANCE OF 208.71 FEET; THENCE N 89°27'58" E FOR A DISTANCE OF 1043.55 FEET; THENCE N 01°42'25" W FOR A DISTANCE OF 417.42 FEET TO A POINT ON THE NORTH LINE OF SAID NE/4; THENCE N 89°27'58" E FOR A DISTANCE OF 184.37 FEET ALONG SAID NORTH LINE; THENCE S 2°50'45" W FOR A DISTANCE OF 343.36 FEET; THENCE N 89°41'20" E FOR A DISTANCE OF 512.05 FEET; THENCE N 5°54'38" E FOR A DISTANCE OF 330.35 FEET TO A POINT ON SAID "OLD" STATE HIGHWAY NO. 20 RIGHT-OF-WAY; THENCE N 89°27'56" E FOR A DISTANCE OF 6.24 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 43°54'55" E FOR A DISTANCE OF 885.17 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

TRACT LEGAL DESCRIPTIONS

TRACT 1
A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TWENTY (20) EAST OF THE I.B.&M., MAYES COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4, THENCE S 02°21'21" E FOR A DISTANCE OF 860.00 FEET ALONG THE EAST LINE THEREOF; THENCE S 89°38'39" W FOR A DISTANCE OF 49.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE "OLD" STATE HIGHWAY NO. 20 AND THE POINT OF BEGINNING; THENCE S 02°21'21" E FOR A DISTANCE OF 805.07 FEET ALONG SAID RIGHT-OF-WAY; THENCE N 88°59'41" W FOR A DISTANCE OF 206.85 FEET; THENCE S 04°11'02" W FOR A DISTANCE OF 219.18 FEET; THENCE S 87°02'19" W FOR A DISTANCE OF 713.35 FEET; THENCE N 03°14'47" W FOR A DISTANCE OF 247.08 FEET; THENCE N 83°52'54" W A DISTANCE OF 60.60 FEET; THENCE N 00°15'34" W A DISTANCE OF 1110.80 FEET; THENCE N 89°41'20" E FOR A DISTANCE OF 355.30 FEET; THENCE N 05°54'38" E FOR A DISTANCE OF 330.35 FEET TO A POINT ON SAID "OLD" STATE HIGHWAY NO. 20 RIGHT-OF-WAY; THENCE N 89°27'56" E FOR A DISTANCE OF 6.24 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 3°54'55" E FOR A DISTANCE OF 885.17 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 30.00 ACRES, MORE OR LESS.

TRACT 2
A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TWENTY (20) EAST OF THE I.B.&M., MAYES COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4, THENCE S 89°27'56" W FOR A DISTANCE OF 1195.10 FEET ALONG THE NORTH LINE THEREOF TO THE POINT OF BEGINNING; THENCE S 89°27'58" W CONTINUING ALONG SAID NORTH LINE FOR A DISTANCE OF 184.37 FEET; THENCE S 00°14'25" E A DISTANCE OF 1416.53 FEET; THENCE S 83°52'54" E A DISTANCE OF 325.00 FEET; THENCE N 00°15'34" W A DISTANCE OF 1110.80 FEET; THENCE S 89°41'20" W FOR A DISTANCE OF 156.75 FEET; THENCE N 02°50'45" E A DISTANCE OF 343.36 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 9.47 ACRES, MORE OR LESS.

TRACT 3
A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE TWENTY (20) EAST OF THE I.B.&M., MAYES COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID NE/4, THENCE S 02°21'21" E FOR A DISTANCE OF 860.00 FEET ALONG THE EAST LINE THEREOF; THENCE S 89°38'39" W FOR A DISTANCE OF 49.97 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE "OLD" STATE HIGHWAY NO. 20; THENCE S 02°21'21" E FOR A DISTANCE OF 805.07 FEET ALONG SAID RIGHT-OF-WAY; THENCE N 88°59'41" W FOR A DISTANCE OF 206.85 FEET; THENCE S 04°11'02" W FOR A DISTANCE OF 219.18 FEET; THENCE S 87°02'19" W FOR A DISTANCE OF 713.35 FEET; THENCE N 03°14'47" W FOR A DISTANCE OF 247.08 FEET TO THE POINT OF BEGINNING; THENCE S 03°14'47" E FOR A DISTANCE OF 1146.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 20; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10890.62 FEET FOR A DISTANCE OF 1530.66 FEET, BEING SUBTENDED BY A CHORD OF N 86°25'58" W FOR A DISTANCE OF 1529.40 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 89°32'25" W FOR A DISTANCE OF 169.63 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE WEST LINE OF SAID NE/4; THENCE N 00°14'19" W FOR A DISTANCE OF 1174.06 FEET ALONG SAID WEST LINE; THENCE S 87°18'40" E FOR A DISTANCE OF 736.34 FEET; THENCE S 84°57'40" E FOR A DISTANCE OF 407.30 FEET; THENCE S 83°52'54" E FOR A DISTANCE OF 497.64 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 43.85 ACRES, MORE OR LESS.

NOTES

- THIS LEGAL DESCRIPTION WAS PREPARED BY JAMES COLT LARIMORE, OKLAHOMA LICENSED PROFESSIONAL SURVEYOR #1989. THE TRACT DESCRIPTIONS HEREON ARE WHOLLY CONTAINED WITHIN THE PARENT TRACT DESCRIPTION.
- NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
- THE BEARING BASE FOR THIS SURVEY IS AN ASSUMED BEARING OF S 00°21'21" E ALONG THE EAST LINE OF THE NE/4
- SUBJECT PROPERTY HAS ACCESS VIA ENTRY POINTS ALONG OLD STATE HIGHWAY 20.
- AN ERRONEOUS CALL WAS FOUND IN THE FILED PARENT TRACT LEGAL DESCRIPTION. MATHEMATICAL CLOSURE AND FOUND MONUMENTATION PROVED THE TRUE DISTANCE TO BE 899.25 FEET, VERSUS 889.25 FEET AS RECORDED.

SURVEYOR'S STATEMENT

I, JAMES COLT LARIMORE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OKLAHOMA HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY. THE ABOVE PLAT REFLECTS ALL INSTRUMENTS THAT HAVE BEEN DISCLOSED AND FURNISHED AT THE TIME OF SURVEY. NO OPINION IS VERSED AS TO THE OWNERSHIP OF FENCES OR ANY OTHER APPURTENANCES ON SAID PROPERTY. THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BY: 
JAMES COLT LARIMORE, RLS #1989
JUNE 17, 2026
DATE OF CERTIFICATION



10800 E. 450 RD.
CLAREMORE, OK 74017
C.A. NO. 8242

PHONE: (918) 269-7815
EXP. DATE 6/30/2027

SCALE:	1"=250'
DRAWN BY:	JCL
SURVEY BY:	AMD
REVISION:	
SURVEY DATE:	6-16-2026
JOB NO:	02799