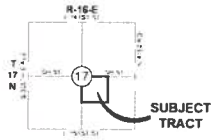
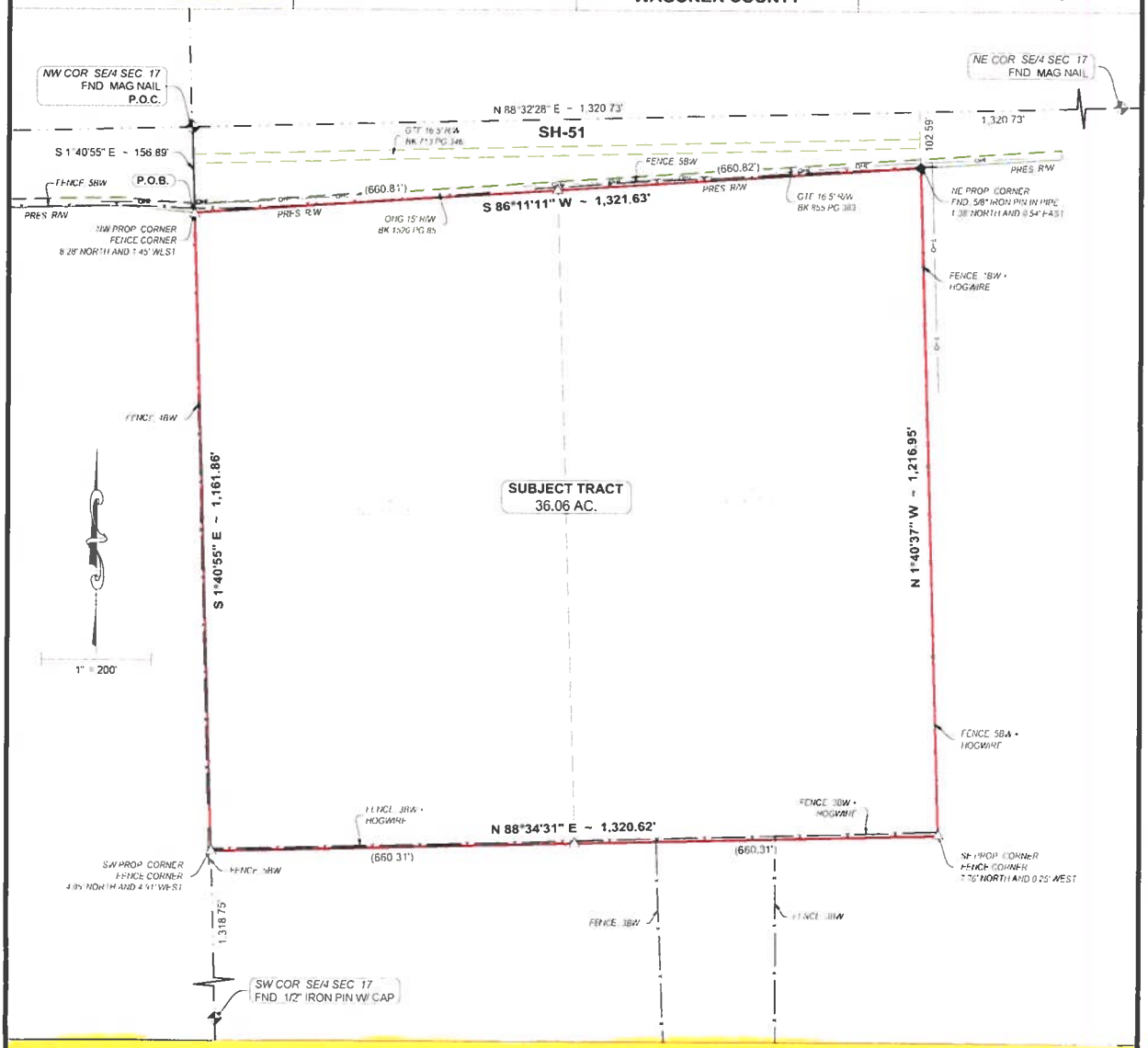
LEGEND

- SECTION CORNER MONUMENT (AS DESCRIBED)
- FOUND MONUMENT AS DESCRIBED
- SET 1/2" IRON PIN WITH CAP #7232
- FENCE
- PROPERTY LINE
- ST. HWY 51 RIGHT-OF-WAY
- UTILITY EASEMENT



WAGONER COUNTY

STATE OF OKLAHOMA



TRACT LEGAL DESCRIPTION

THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4), LYING SOUTH OF HIGHWAY NO. 51, ALL IN SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA. SAID TRACT BEING MORE PARTICULARY DESCRIBED AS FOLLOWS

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVENTEEN (17), SAID POINT BEING A FOUND MAG NAIL

THENCE S 1°40'55" E ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4) A DISTANCE OF 156.89 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 51, SAID POINT BEING A SET 1/2" IRON PIN WITH CAP #7232, SAID POINT ALSO BEING THE **POINT OF BEGINNING**,

THENCE CONTINUING S 1°40'55" E ON THE WEST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 1,161.86 FEET TO A SET 1/2" IRON PIN WITH CAP #7232

THENCE N 88°34'31" E A DISTANCE OF 1,320.62 FEET TO A SET 1/2" IRON PIN WITH CAP #7232

THENCE N 1°40'37" W A DISTANCE OF 1,216.95 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 51,

THENCE S 86°11'11" W ON THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY 51 A DISTANCE OF 1,321.63 FEET RETURNING TO THE **POINT OF BEGINNING**,

SAID TRACT CONTAINS 36.06 ACRES AS DESCRIBED

NOTES

- BASIS OF BEARING FOR THIS SURVEY IS "GRID" NORTH BASED ON NAD 83, OKLAHOMA NORTH STATE PLANE COORDINATE SYSTEM WITH THE CONTROLLING LINE BEING THE WEST LINE OF THE SOUTHEAST QUARTER (SE/4) WITH A BEARING OF S 1°40'55" E
- NO TITLE OPINION, COMMITMENT FOR TITLE INSURANCE OR ABSTRACT WAS PROVIDED THEREFORE WE DO NOT CERTIFY THAT ALL ENCUMBRANCES ARE SHOWN OR NOTED HEREON

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY THE UNDERSIGNED, THAT THE SURVEY WAS DONE ON THE GROUND IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS SET FORTH BY THE STATE OF OKLAHOMA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THE ACCURACY AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH THE SPECIFICATIONS FOR LAND BOUNDARY SURVEYS

J. WYATT BISHOP 3.01.21 P.L.S. #1649

LICENSED PROFESSIONAL LAND SURVEYOR
J. Wyatt Bishop
3.01.21
1649
OKLAHOMA

SCALE	PAGE	DATE	JOB NO.
1" = 200'	1 OF 1	2/24/21	21-0022

BOUNDARY SURVEY

PART OF THE NW/4 OF THE SE/4 OF SECTION 17
T-17-N, R-16-E
WAGONER COUNTY, OKLAHOMA

PREPARED FOR:
MASS ARCHITECTS
OKLAHOMA CITY, OKLAHOMA
(ICTC COWETA CAMPUS)

frontier LAND SURVEYING
CA #7232 EXP. 6/30/22

P.O. BOX 7197
Edmond, OK 73083
405 285 0433

REVISIONS

DATE	DESCRIPTION	BY
2/25/21	DATE OF LAST FIELD VISIT	AS
2/26/21	DRAFTING COMPLETE	WM
2/26/21	REVIEWED	JB