

1/4 SL

N 89°34'47" E 2642.32'

NW/C SE/4
CALC @ INT OF
1/4 SECT LINES

NE/C SE/4
7-3N-6E, I.M.
PONTOTOC CO, OK
FND 'X' IN CONC
PER 1539 CCR

SURVEY PLAT

CERTIFICATE OF SURVEY:

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.



33.00' GAP BETWEEN
PROPERTY LINE AND
EAST R/W LINE OF
RAILROAD NOT A PART
PER DEED OF RECORD
BOOK 45, PAGE 618.
NOTE: SURVEY BY KEVIN
GUINN, PLS #1449, DATED
12/29/20 DOES NOT
SHOW THIS GAP.

LEGAL DESCRIPTIONS: (SEE SHEET 2)

Marcus T. Heilman 1827
Name of Surveyor and PLS #

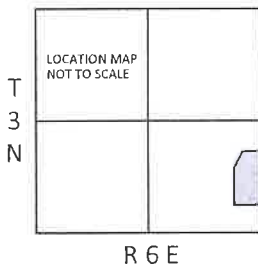
3/31/21
Date of Signature

3/26/21
Date of Last Site Visit

BEARINGS ARE GRID
(NAD83 OK SOUTH)

- SET 1/2" IP
W/1827 CAP
- SET 1/2" IP
W/1827 CAP
- FND MONUMENT
AS NOTED
- △ CALC ONLY

SECTION 7



SECTION 37 SURVEYING & MAPPING

P.O. Box 1876, DUNCAN, OK 73534
(580) 786-4363 surveyor@section-37.com
Certificate of Authorization #7984

Survey For: Patrick Bennett

Field Survey Conducted: 3/26/2021

SW/C SE/4
7-3N-6E, I.M.
PONTOTOC CO, OK
FND 60D NAIL
PER 1542 CCR

SURVEY NOTE:

A previous survey completed by Kevin Guinn, PLS #1449 shows a 66.5' Permanent Easement along the East side of the property. This easement was not included in the Title Commitment and thus was not verified as part of this survey.

P.O.C.
SE/C SE/4
7-3N-6E, I.M.
PONTOTOC CO, OK
FND COTTON SPINDLE
W/CA 5954 DISC
PER 1542 CCR

N 89°37'25" E 2641.36'

SECTION LINE

SHEET 1 OF 2

TRACT A: A tract of land described as: Commencing at the SE/C of the SE/4 of Section 7, Township 3 North, Range 6 East, I.M., Pontotoc County, Oklahoma; Thence N00°53'57"W, along the East Line of said SE/4, a distance of 1601.97 feet to the Point of Beginning; Thence S89°36'46"W a distance of 636.57 feet; Thence N25°25'57"E a distance of 97.49 feet; Thence Northeasterly, on a curve to the right (R=4879.28' / CB=N26°43'29"E / CL=331.29') a distance of 331.36 feet to a point on the North Line of the SE/4 of the NE/4 of said SE/4; Thence N89°35'27"E, along said North Line, a distance of 439.71 feet to the NE/C of the SE/4 of the NE/4 of said SE/4; Thence S00°53'57"E, along the East Line of said SE/4, a distance of 382.83 feet back to the Point of Beginning. Bearings for this description are grid (NAD83 OK South) holding N00°53'57"W along the East Line of said SE/4. This description was prepared on March 31, 2021 by Marcus T. Heilman, PLS #1827. Certificate of Authorization #7984 expires June 30, 2021. Said tract contains 4.75 acres.

TRACT B: A tract of land described as: Commencing at the SE/C of the SE/4 of Section 7, Township 3 North, Range 6 East, I.M., Pontotoc County, Oklahoma; Thence N00°53'57"W, along the East Line of said SE/4, a distance of 1288.04 feet to the Point of Beginning; Thence S89°36'46"W a distance of 660.46 feet to a point on the West Line of the NE/4 of the SE/4 of said SE/4; Thence N00°54'16"W, along said West Line and along the West Line of the SE/4 of the NE/4 of said SE/4, a distance of 265.40 feet; Thence N25°25'57"E a distance of 53.90 feet; Thence N89°36'46"E a distance of 636.57 feet to a point on the East Line of said SE/4; Thence S00°53'57"E, along said East Line, a distance of 313.93 feet back to the Point of Beginning. Bearings for this description are grid (NAD83 OK South) holding N00°53'57"W along the East Line of said SE/4. This description was prepared on March 31, 2021 by Marcus T. Heilman, PLS #1827. Certificate of Authorization #7984 expires June 30, 2021. Said tract contains 4.75 acres.

TRACT C: A tract of land described as: Commencing at the SE/C of the SE/4 of Section 7, Township 3 North, Range 6 East, I.M., Pontotoc County, Oklahoma; Thence N00°53'57"W, along the East Line of said SE/4, a distance of 974.82 feet to the Point of Beginning; Thence S89°36'46"W a distance of 660.43 feet to a point on the West Line of the NE/4 of the SE/4 of said SE/4; Thence N00°54'16"W, along said West Line, a distance of 313.22 feet; Thence N89°36'46"E a distance of 660.46 feet to a point on the East Line of said SE/4; Thence S00°53'57"E, along said East Line, a distance of 313.22 feet back to the Point of Beginning. Bearings for this description are grid (NAD83 OK South) holding N00°53'57"W along the East Line of said SE/4. This description was prepared on March 31, 2021 by Marcus T. Heilman, PLS #1827. Certificate of Authorization #7984 expires June 30, 2021. Said tract contains 4.75 acres.

TRACT D: A tract of land described as: Commencing at the SE/C of the SE/4 of Section 7, Township 3 North, Range 6 East, I.M., Pontotoc County, Oklahoma; Thence N00°53'57"W, along the East Line of said SE/4, a distance of 661.60 feet to the SE/C of the NE/4 of the SE/4 of said SE/4 and the Point of Beginning; Thence S89°36'46"W, along the South Line of the NE/4 of the SE/4 of said SE/4, a distance of 660.40 feet to the SW/C of the NE/4 of the SE/4 of said SE/4; Thence N00°54'16"W, along the West Line of the NE/4 of the SE/4 of said SE/4, a distance of 313.22 feet; Thence N89°36'46"E a distance of 660.43 feet to a point on the East Line of said SE/4; Thence S00°53'57"E, along said East Line, a distance of 313.22 feet back to the Point of Beginning. Bearings for this description are grid (NAD83 OK South) holding N00°53'57"W along the East Line of said SE/4. This description was prepared on March 31, 2021 by Marcus T. Heilman, PLS #1827. Certificate of Authorization #7984 expires June 30, 2021. Said tract contains 4.75 acres.

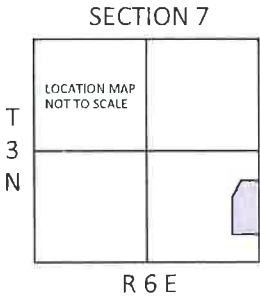
TITLE COMMITMENT: (Completed by James R. Scrivner, 2/4/2021)

Easement: Southwestern Bell Telephone Company - Book 335, Page 179

Surveyor Comment: This is a "blanket easement" and covers the entirety of the subject property.

CERTIFICATE OF SURVEY:

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.



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