

I-2023-001132

Book 2836 Pg 447

01/27/2023 3:09pm

Pg 0447-0448

Fee: \$20.00 Doc: \$0.00

Pam Beller - McClain County Clerk

State of OK



By SS Deputy
 X Return to:
 Wyatt Joiner
 P.O. Box 94
 Wayne, OK 73095

PRIVATE ROAD MAINTENANCE AGREEMENT

State of Oklahoma.

County of McClain.

This road maintenance agreement executed by the undersigned, as the record owners of lands in Remuda Estates, of McClain County, Oklahoma, covering the following described property in McClain County, Oklahoma.

Legal Description

The Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE/4-SW/4-SW/4) and the Southwest Quarter of the Northeast Quarter of the Southwest Quarter (SW/4-NE/4-SW/4) of Section Thirteen (13), Township Five (5) North, Range Two (2) West, McClain County, Oklahoma

AND

The Southeast Quarter of the Northwest Quarter (SE/4-NW/4) and the South Half of the Southwest Quarter of the Northeast Quarter (S/2-SW/4-NE/4) and the South Half of the Southeast Quarter (S/2-SE/4) and the Northwest Quarter of the Southeast Quarter (NW/4-SE/4) and the Southwest Quarter of the Northeast Quarter of the Southeast Quarter (SW/4-NE/4-SE/4) and the Northeast Quarter of the Southwest Quarter (NE/4-SW/4) and the East Half of the Southeast Quarter of the Southwest Quarter (E/2-SE/4-SW/4) and the Northwest Quarter of the Southeast Quarter of the Southwest Quarter (NW/4-SE/4-SW/4) in Section Thirteen (13), Township Five (5) North, Range Two (2) West, McClain County, Oklahoma,

LESS AND EXCEPT a tract of land located in part of the W/2 of Section 13, Township 5 North, Range 2 West, McClain County, Oklahoma and being more particularly described as follows: Beginning at a point which bears East 1401.5 feet and S00°50'E, 135.6 feet from on existing brass cap for the Southwest corner of the NW/4 Section 13: thence N00°50'W, 560.1 feet: thence N45°21'E 198.8 feet; thence N06°52'E, 320.2 feet; thence N83°51'E, 128.7 feet; thence N38°16'E, 283.1 feet; thence N34°59'W, 272.3 feet; thence N89°32'E, 627.4 feet; thence S32°30'W, 1756.2 feet to the point of beginning.

AND

The North Half of the Southwest Quarter of the Southwest Quarter (N/2-SW/4-SW/4) and the Southwest Quarter of the Southwest Quarter of the Southwest Quarter (SW/4-SW/4-SW/4) of Section Thirteen (13), Township Five (5) North, Range Two (2) West McClain County, Oklahoma LESS AND EXCEPT The following tract of land located in the Southeast Quarter of the Northwest Quarter (SE/4-NW/4), the Southwest Quarter of the Northeast Quarter (SE/4-NE/4), the Northeast Quarter of the Southwest Quarter (NE/4-SW/4) and the Northwest Quarter of the Southeast Quarter (NW/4-SE/4) of Section Thirteen (13), Township Five (5) North, Range Two (2) West of the Indian Meridian, McClain County, Oklahoma, more particularly described as follows: Commencing at the Southwest corner of the Northeast Quarter of said Section: thence N89°26'39"E along the South line of said NW/4 of said Section a distance of 1322.76 feet to the Southwest corner of said SE/4-NW/4: thence N00°05'45"W along the West line of said SE/4-NW/4 a distance of 1323.04 feet to the Northwest corner of said SE/4-NW/4: thence N89°31'12"E along the North line of said SE/4-NW/4 a distance of 399.57 feet to the Northwest corner of a tract of land recorded in Deed Book 1159 Page 2 (Vo-Tech tract): thence along common line with said Vo-Tech tract, S34°59'00"E, a distance of 272.30 feet: thence continuing on said common line S83°51'00"W a distance of 128.70 feet: thence continuing on said common line S06°52'00"W a distance of 320.20 feet: thence continuing on said common line S45°21'00"W a distance of 198.80 feet: thence continuing on said common line S00°50'00"E a distance of 560.10 feet: thence continuing on said common line N32°30'00"E a distance of 1757.26 to a point on the North line of said SE/4-NW/4 and the Northeast corner of said Vo-Tech tract: thence N89°31'12"E along the North line of said SE/4-NW/4 a distance of 297.02 feet to the Northeast corner of said SE/4-NW/4: thence S00°07'34"E along the East line of said SE/4-NW/4 a

distance of 660.63 feet to the Northwest corner of the South Half of the said SW/4-NE/4: thence N89°38'29"E along the North line of the South Half of said SW/4-NE/4 a distance of 1322.46 feet to the Northeast corner of the South Half of said SW/4-NE/4: thence S00°09'08"E along the East line of said SW/4-NE/4 a distance of 660.92 feet to the Southeast corner of said SW/4-NE/4 also being the Northeast corner of said NW/4-SE/4: thence S00°08'47"E along the East line of said NW/4-SE/4 a distance of 170.72 feet: thence 589°32'55"W a distance of 2645.71 feet to a point on the West line of said NE/4-SW/4: thence N00°04'54"W along the West line of said NE/4-SW/4 a distance of 170.72 feet to the Southwest corner of said SE/4-NW/4 and the point of beginning.

AND

The Northwest Quarter of the Northeast Quarter (NW/4-NE/4) and the North Half of the North Half of the Northwest Quarter (N/2-N/2-NW/4) of Section Twenty-four (24), Township Five (5) North, Range Two (2) West, McClain County, Oklahoma.

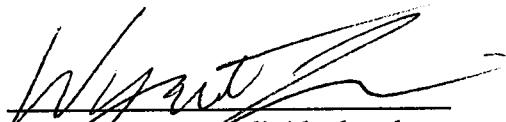
The record owners of the property identified below, being all of the present owners, agree to provide the maintenance required to maintain said roadway passable by automobile and other motor vehicles that will traverse said roadway consistent with the utilization of residential property

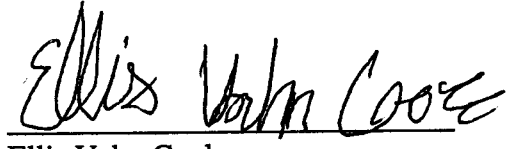
The cost of maintenance of the road will be prorated amongst the owners based upon the amount of frontage owned along the road.

This agreement is transferable to and the responsibility of maintenance will extend to future owners of the above-described property.

This road maintenance agreement shall be binding upon the heirs, executors, administrators, and assigns of the undersigned.

Dated this 27th day of January, 2023

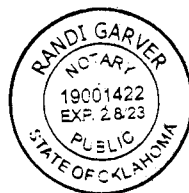

Wyatt Joiner, as individual and
Manager of Remuda Estates, LLC

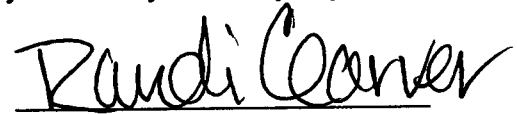

Ellis Vahn Cook

State of Oklahoma, County of McClain SS.

Subscribed and sworn to and before me this 27th day of January, 2023, by Wyatt Joiner, individual and Manager of Remuda Estates, LLC.

My Commission expires:
2-8-23




Notary Public

State of Oklahoma, County of McClain SS.

Subscribed and sworn to and before me this 27th day of January, 2023, by Ellis Vahn Cook.

My Commission expires:
2-8-23




Notary Public

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Fee: \$20.00 Doc: \$0.00

Pam Beller - McClain County Clerk

State of OK

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