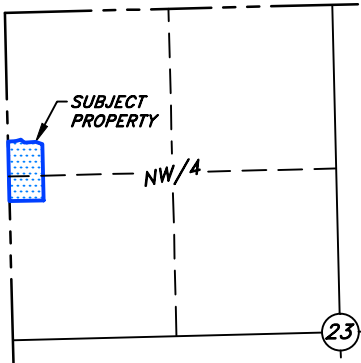
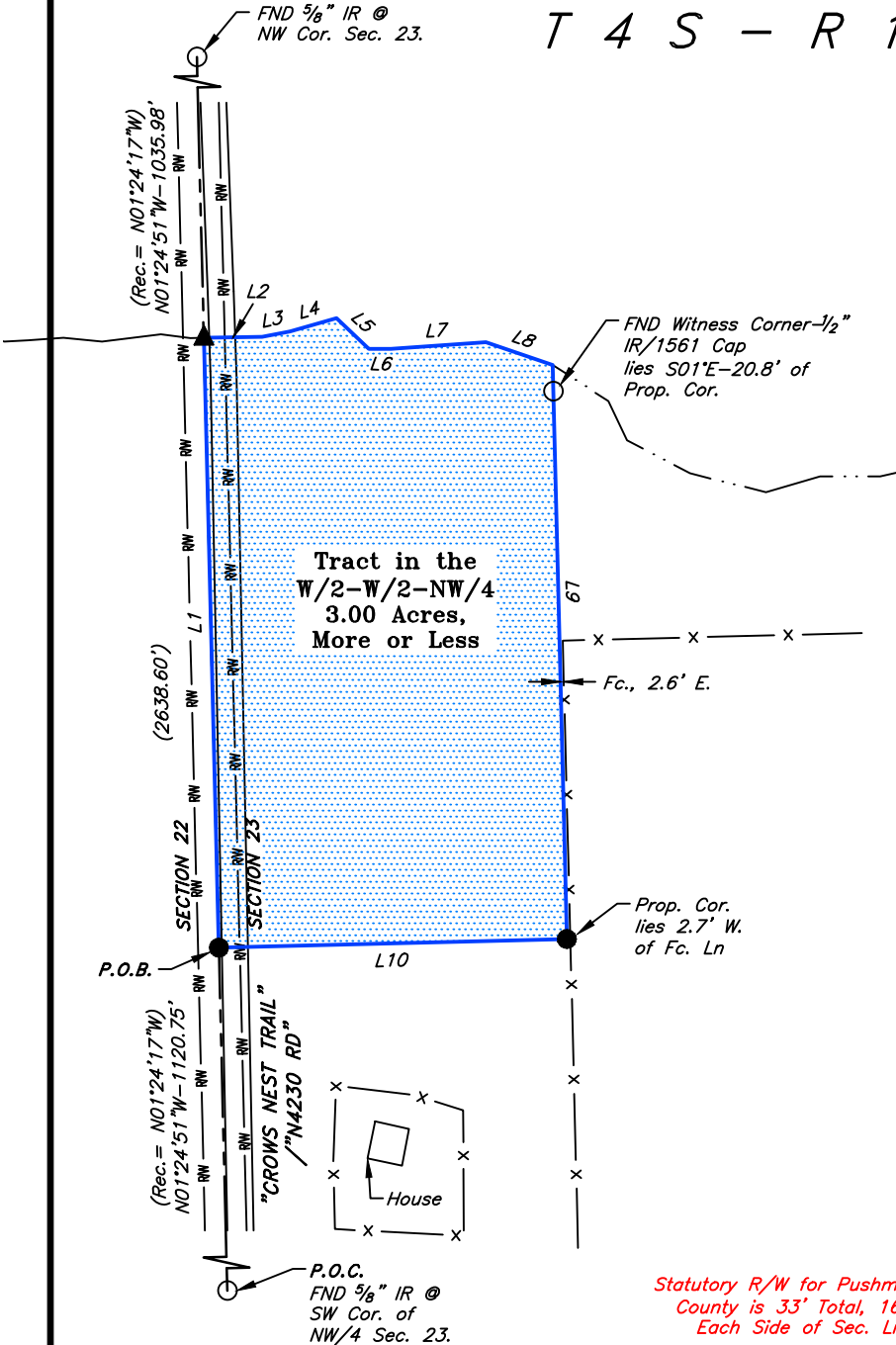


PLAT OF SURVEY
SHOWING 3.00 ACRES OF LAND, MORE OR LESS,
BEING IN A PART OF THE W/2-W/2-NW/4 SECTION 23,
T4S-R17E, PUSHMATAHA COUNTY, OKLAHOMA

3.00 ACRE SURVEY,
MORE OR LESS

T 4 S - R 17 E



BASIS OF BEARINGS:
GRID NORTH - NAD 83
STATE PLANE - OK SOUTH ZONE
0' 75' 150' 225'
SCALE: 1" = 150'

LINE	BEARING-DISTANCE	
L1	N01°24'51"W-481.87'	(Rec.= S01°24'17"E)
L2	N89°05'38"E-46.13'	
L3	N78°35'23"E-22.41'	
L4	N74°14'22"E-38.10'	
L5	S46°47'00"E-35.22'	
L6	S89°15'26"E-17.43'	
L7	N85°53'09"E-75.17'	
L8	S71°09'51"E-55.74'	
L9	S01°24'51"E-453.64'	(Rec.= N01°24'17"W)
L10	S88°35'09"W-274.98'	

-LEGEND-	
	= Property Line
	= Statutory Right-of-Way
	= Section Line
	= Fence
	= Set 1/2" Iron Rod w/Arkoma CA5348 Cap
	= Found Monument
	= Set Mag Nail w/Arkoma CA5348 Washer

PROPERTY DESCRIPTION:
A 3.00 Acre tract of land lying in a part of the W/2-W/2-NW/4 of Section 23, Township 4 South, Range 17 East of the Indian Meridian, Pushmataha County, Oklahoma, being more particularly described as follows:

COMMENCING at a Found 5/8" Iron Rod at the Southwest Corner of the NW/4 of said Section 23; Thence N01°24'51"W, along the West line of said NW/4, a dist. of 1120.75 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap and being the Point of Beginning; Thence N01°24'51"W, continuing along said West line, a dist. of 481.87 feet to a Set Mag Nail w/Arkoma CA5348 Washer on the centerline of existing creek; Thence the following meanders along said creek; N89°05'38"E a dist. of 46.13 feet; N78°35'23"E a dist. of 22.41 feet; N74°14'22"E a dist. of 38.10 feet; S46°47'00"E a dist. of 35.22 feet; S89°15'26"E a dist. of 17.43 feet; N85°53'09"E a dist. of 75.17 feet; S71°09'51"E a dist. of 55.74 feet; Thence S01°24'51"E, parallel with the West line of the NW/4, a dist. of 453.64 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap; Thence S88°35'09"W, perpendicular to said West line, a dist. of 274.98 feet to a Set 1/2" Iron Rod w/Arkoma CA5348 Cap to the Point of Beginning, said tract contains 3.00 Acres, more or less.

The above description is composed under the supervision of Zach Duncan, L.P.L.S. #2001, on this 29th day of April, 2024, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.

CERTIFICATION:
This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Cassie Bruce, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

ZACH DUNCAN
05/01/2024
L.P.L.S. #2001



Survey Requested By:
CASSIE BRUCE
Pushmataha Co., OK

SURV. BY: L.C. 04/22/2024	SCALE: 1" = 150'
DRAWN BY: S.S. 04/29/2024	JOB NO.: 11-152
APPROVED BY: Z.D.	DRAW. NO.: 11-152-BNDRY2
SHEET 1 OF 1	SHEET SIZE: 8.5" X 14"



SURVEY & MAPPING BY:
ARKOMA SURVEYING & MAPPING, PLLC
(918)465-5711 P.O. Box 238 C.A. #5348,
(918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-24

NO.	REVISION DESCRIPTION	DATE	BY