

Legend

- Set 1/2" Iron Rod w/Cap Marked "BMA CA5975"
- Found Noted Monument
- Found 3/8" Spike
- Found 3/8" Iron Rod
- Line Not To Scale
- Fence
- Over Head Power Line
- Record Measurement
- Covered Areas
- Concrete
- Improvements

Found 3/4" Iron Rod at Northeast Corner of Section 2, T6S, R3E, No CCR, CCR by LS1471 bears S79°57'E 6.82'.

E.L. Wright and Timothy L. Wright
Book 1207
Page 464
Not a part of

S85°59'23"E 175.62'
[S85°55'14"E 175.62']

Point of Beginning Parcel "A"

Parcel "A"
1.45 Acres

Portion of
Jimmie E. Mangrum
and Deanna Mangrum
Book 835
Page 565

33' Statutory Right of Way
16.5' Each Section

N 85°53'54" W 317.21'

Point of Beginning Parcel "B"

South Line of Government Lot 1

[N 03°20'37" W 373.08']

N 03°24'46" W 296.61'

E.L. Wright and Timothy L. Wright
Book 1207
Page 464
Not a part of

Parcel "B"
2.01 Acres

Portion of
Jimmie E. Mangrum
and Deanna Mangrum
Book 835
Page 565

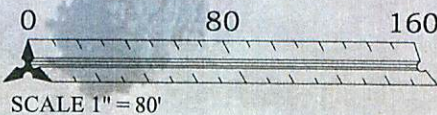
S 89°59'35" W 298.38'
[S 89°56'16" E 298.38']

Fence Corner
1.7' N of
Property Corner

David Idigpio
and Carita Idigpio
Book 1173
Page 107
Not a part of

Calculated corner by
"Morris" survey. No
monument found at the
Southeast Corner of the
Northeast Quarter

Found 1/2" Iron Rod
CCR LS 1796 &
corner by LS1471 bears
S81°11'E 3.41'.



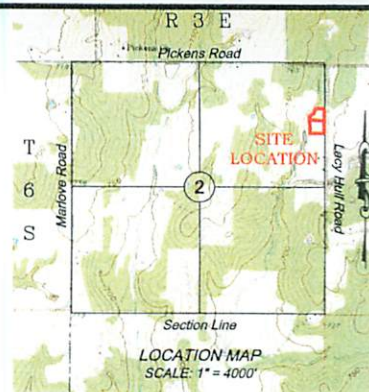
BASIS OF BEARINGS ARE FROM
GEODETIC NORTH
LATITUDE: 34°04'16.13" N
LONGITUDE: 96°54'35.36" W
OF GEODETIC OBSERVATION

NOTES:

1. Subject to Easements, Rights-of-Way and Restrictions, recorded or implied, if any, thereof and subject to a 33' Statutory Section line Right of Way, being 16.5, on each side of the Section line.

2. Survey was performed without the benefit of a current Abstract, Commitment or Title Opinion. No Easements or Rights-of-Way were provided to the Surveyor.

3. This survey boundary as shown hereon is based on a retracement of the original survey prepared by Aaron L. Morris, Dated October 16, 2002.



LEGAL DESCRIPTION: Parcel "A"

A parcel of land located in the Government Lot One (1) of Section Two (2), Township Six (6) South, Range Three (3) East, Indian Meridian, Marshall County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast Corner of said Section 2;

Thence S00°04'36"W, along the East line of the Northeast Quarter, a distance of 982.14 feet to the Northeast Corner of a parcel of land as recorded in Book 835 on Page 565 in the Office of the Marshall County Clerk and being the Point of Beginning;

Thence continuing S00°04'36"W along the East line of the aforementioned parcel, a distance of 246.98 feet;

Thence N85°53'54"W, a distance of 317.21 feet to a point on the West Boundary line of a parcel of land as recorded in Book 835 on Page 565 in the Office of the Marshall County Clerk;

Thence along the boundary line of the aforementioned parcel of land the following Four (4) Courses and Distances:

1. Thence N03°24'46"W, a distance of 76.47 feet;

2. Thence N61°04'35"E, a distance of 104.12 feet;

3. Thence N26°34'23"E, a distance of 122.86 feet;

4. Thence S85°59'23"E, a distance of 175.62 feet to the Point of Beginning, having an area of 1.45 Acres, Basis of Bearings are Geodetic North. Said being described by Obert D. Bennett, RPLS No. 1471 on January 20, 2025. Subject to Easements, Rights-of-Way and Restrictions, recorded or implied, if any, thereof.

LEGAL DESCRIPTION: Parcel "B"

A parcel of land located in the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) and in Government Lot One (1) in Section Two (2), Township Six (6) South, Range Three (3) East, Indian Meridian, Marshall County, Oklahoma, being more particularly described as follows:

Commencing at the Northeast Corner of said Section 2;

Thence S00°04'36"W along the East line of the Northeast Quarter, a distance of 1229.12 feet to the Point of Beginning;

Thence continuing S00°04'36"W along the aforementioned East line, a distance of 273.36 feet to the Southeast Corner of a parcel of land as recorded in Book 835 on Page 565 in the Office of the Marshall County Clerk;

Thence along the boundary line of the aforementioned parcel of land the following Two (2) Courses and Distances:

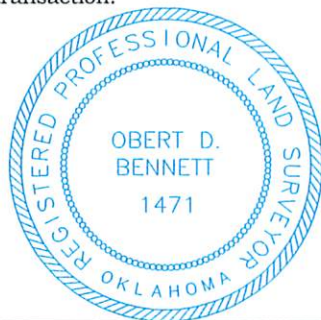
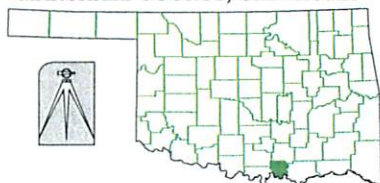
1. Thence S89°59'35"W, a distance of 298.38 feet to the Southwest Corner thereof;

2. Thence N03°24'46"W, a distance of 296.61 feet;

Thence S85°53'54"E, a distance of 317.21 feet to the Point of Beginning, having an area of 2.01 Acres, Basis of Bearings are Geodetic North. Said being described by Obert D. Bennett, RPLS No. 1471 on January 20, 2025. Subject to Easements, Rights-of-Way and Restrictions, recorded or implied, if any, thereof.

I, Obert D. Bennett, Registered Professional Land Surveyor, hereby state that this Plat of Survey meets or exceeds the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The above Plat of Survey is prepared solely for the parties listed hereon and of this date and may not be used for any subsequent loan closing, refinance, or other transaction.

MARSHALL COUNTY, OKLAHOMA



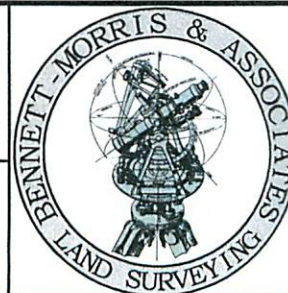
Obert D. Bennett

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Land Surveying, P.C. ~ C.A. No. 5975 (LS)

**Boundary Survey for:
Jimmie E. and Deanna Mangrum**

SURVEYING AND MAPPING BY
Bennett-Morris And Associates
Land Surveying, P.C.
MADILL, OKLAHOMA



SCALE: 1in = 80ft	SITE VISIT: (Number, Date and Explanation) 1. 01/14/2025 FIELD SURVEY
DATE: 2/20/2025	
DRAWING AND PROJECT NUMBER: 241138A.DWG SAVAGE1.CRD FIELD BOOK: N/A	REVISIONS: (Number, Date and Explanation)
SHEET: 1 OF 1	