





LEGAL DESCRIPTION:

A parcel of land located in the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section Twenty Eight (28), Township Five (5) South, Range Five (5) East, Indian Meridian, Marshall County, Oklahoma, being more particularly described as follows:  
Commencing at the Northwest Corner of the Northeast Quarter of said Section 28;  
Thence S89°46'26"E, along the North line of the Northeast Quarter, a distance of 809.00 feet;  
Thence S00°02'54"E parallel with the West line of the Northeast Quarter, a distance of 236.58 feet to a point on the South Right of Line of Highway No. 70, as recorded in Book 1276 on Page 416 in the Office of the Marshall County Clerk, said point being the Point of Beginning;  
Thence along the aforementioned Right of Way line for the following Two (2) courses and distances:  
1. Thence S86°49'55"E, a distance of 143.17 feet;  
2. Thence S67°47'45"E, a distance of 50.85 feet;  
Thence S00°02'54"E, a distance of 144.90 feet;  
Thence N89°46'26"W, parallel with the North line of the Northeast Quarter, a distance of 190.00 feet to a point on the East Boundary line of a parcel of land as recorded in Book 1256 on Page 59 in the office of the Marshall County Clerk;  
Thence N00°02'54"W, along the aforementioned East Boundary line, a distance of 171.28 feet to the Point of Beginning, having an area of 0.72 Acres. Basis of Bearings are Geodetic North. Said being described by Obert D. Bennett, RPLS No. 1471 on February 13, 2025. Subject to Easements, Rights-of-Way and Restrictions, recorded or implied, if any, thereof.

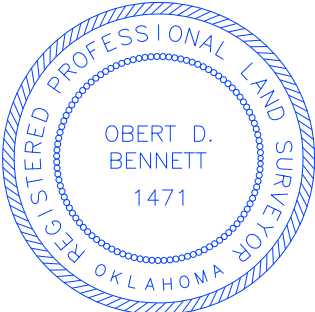
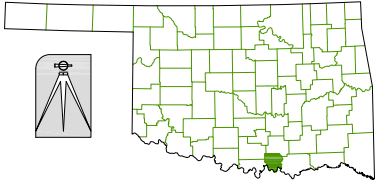
SUBJECT TO, AND RESERVED UNTO THE GRANTOR, THEIR HEIRS, SUCCESSORS AND ASSIGNS:

LEGAL DESCRIPTION: Easement

A 40 foot Non-Exclusive Road and Utility Easement located in the Northeast Quarter (NE/4) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section Twenty Eight (28), Township Five (5) South, Range Five (5) East, Indian Meridian, Marshall County, Oklahoma, being more particularly described as follows:  
Commencing at the Northwest Corner of the Northeast Quarter of said Section 28;  
Thence S89°46'26"E, along the North line of the Northeast Quarter, a distance of 809.00 feet;  
Thence S00°02'54"E parallel with the West line of the Northeast Quarter, a distance of 236.58 feet to a point on the South Right of Line of Highway No. 70, as recorded in Book 1276 on Page 416 in the Office of the Marshall County Clerk,  
Thence along the aforementioned Right of Way line the following Three (3) courses and distances:  
1. Thence S86°49'55"E, a distance of 143.17 feet;  
2. Thence S67°47'45"E, a distance of 7.63 feet, to the Point of Beginning;  
3. Thence continuing S67°47'45"E, a distance of 43.22 feet;  
Thence S00°02'54"E, a distance of 144.90 feet;  
Thence N89°46'26"W, parallel with the North line of the Northeast Quarter, a distance of 40.00 feet;  
Thence N00°02'54"W, a distance of 161.08 feet to the Point of Beginning, having an area of 0.14 Acres, Basis of Bearings are Geodetic North. Said being described by Obert D. Bennett, RPLS No. 1471 on February 13, 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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SCALE: 1in = 80ft	SITE VISIT: (Number, Date and Explanation) 1. 08/16/2024 FIELD SURVEY	
DATE: 2/19/2025		
DRAWING AND PROJECT NUMBER: 231252B.DWG RTK2855.CRD FIELD BOOK: N/A	REVISIONS: (Number, Date and Explanation)	
SHEET: 2 OF 2		

Boundary Survey for:  
Daniel & Lindsay James

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

