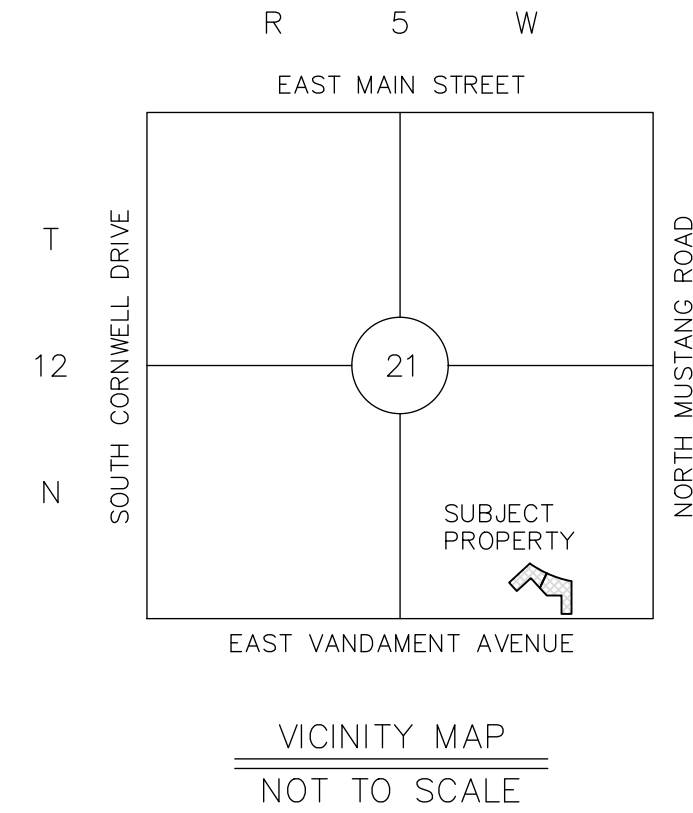


PLAT OF SURVEY PART SE/4, SECTION 21, T-12-N, R-5-W, I.M. CANADIAN COUNTY, OK



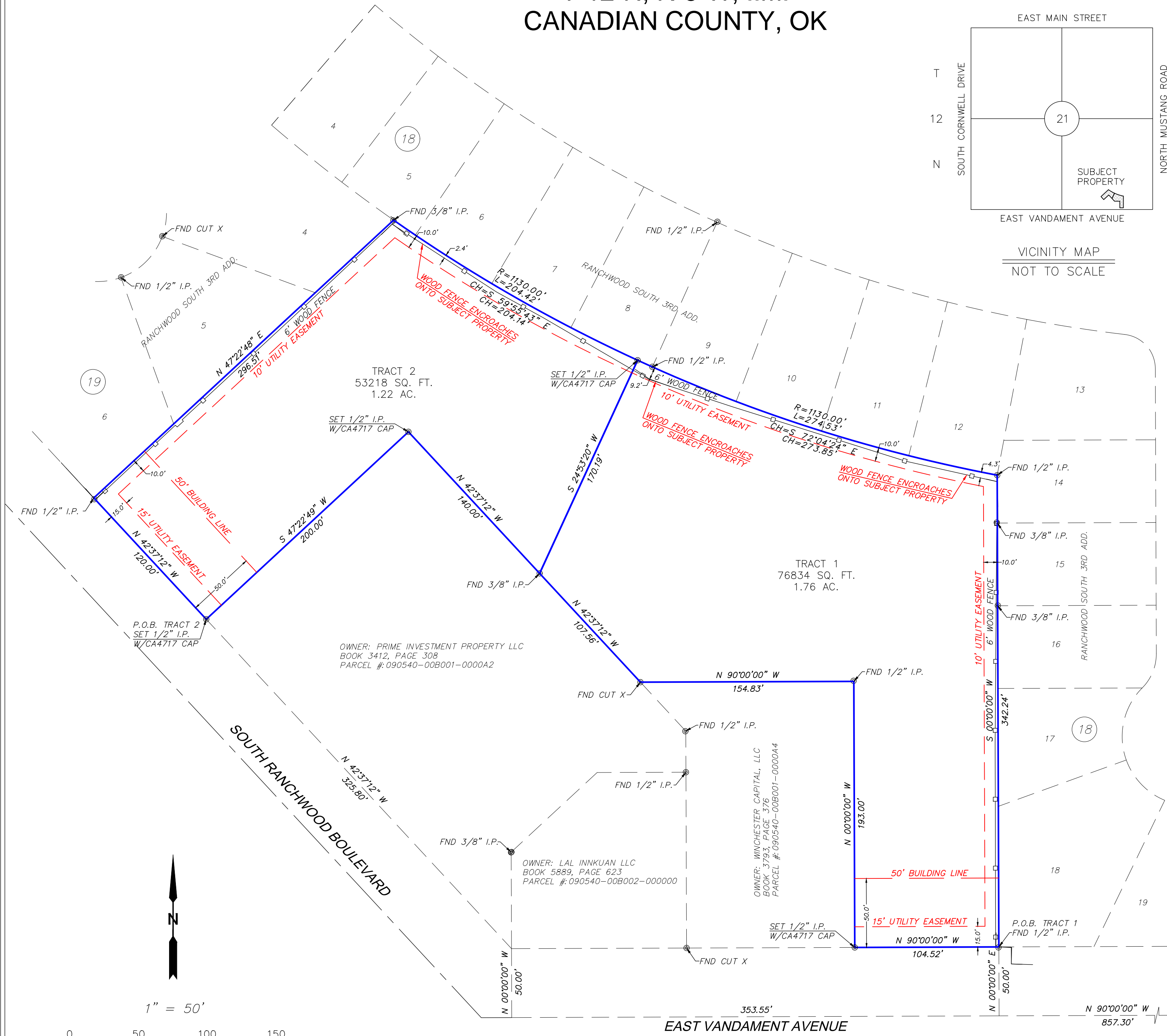
LEGAL DESCRIPTION

TRACT 1
WARRANTY DEED, BOOK 5825, PAGE 689

A part of Lot One (1), REPLAT OF BLOCK B, RANCHWOOD SOUTH ADDITION, SECTION 3 AND A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, an Addition to the City of Yukon, Canadian County, Oklahoma, as recorded in Plat Book 8, page 142, more particularly described as follows: Commencing at the Southeast Corner of the Southeast Quarter (SE/4) of said Section 21; Thence North 90°00'00" West along the South of said SE/4 a distance of 857.30 feet; Thence North 00°00'00" East a distance of 50.00 feet to a point being the Southeast corner of Lot 1, Block B of said REPLAT OF BLOCK B, RANCHWOOD SOUTH ADDITION, SECTION 3, said point being the Point of Beginning; Thence North 90°00'00" West and along the North Right-of-way line of Vandament Street for a distance of 104.52 feet; Thence North 00°00'00" West for a distance of 193.00 feet; Thence North 90°00'00" West a distance of 154.83 feet; Thence North 42°37'12" West for a distance of 107.56 feet; Thence North 24°53'20" East for a distance of 170.19 feet to a point being on the Northeasterly line of said Lot 1; Thence on a curve to the left, radius being 1130.00 feet, chord bearing South 72°04'24" East for a length of curve of 274.53 feet to point being the Northeast corner of said Lot 1; Thence South 00°00'00" West for a distance of 342.24 feet to the Point of Beginning.

TRACT 2
WARRANTY DEED, BOOK 5931, PAGE 670

A part of Lot One (1), REPLAT OF BLOCK B, RANCHWOOD SOUTH ADDITION, SECTION 3 AND A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TWELVE (12) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, an Addition to the City of Yukon, Canadian County, Oklahoma, as recorded in Plat Book 8, page 142, more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter (SE/4) of said Section 21, Township 12 North, Range 5 West of Indian Meridian; Thence North 90°00'00" West along the South of said Southeast Quarter (SE/4) a distance of 1210.85 feet; Thence North 00°00'00" East a distance of 50.00 feet to a point being the intersection of the North Right-of-way line for State Highway No. 4; Thence North 42°37'12" West along said Right-of-way a distance of 325.80 feet to the Point of Beginning; Thence continuing North 42°37'12" West along said Right-of-way a distance of 120.0 feet; Thence North 47°22'48" East a distance of 296.51 feet; Thence Southeastly along an inverted curve to the left having a radius of 1130.00 feet, said curve subtended by a chord bearing of South 59°55'43" East and an arc distance of 204.42 feet; Thence South 24°53'20" West a distance of 170.19 feet; Thence North 42°37'12" West a distance of 140.00 feet; South 47°22'49" West (South 47°37'12" West record) a distance of 200.00 feet to the Point of Beginning.



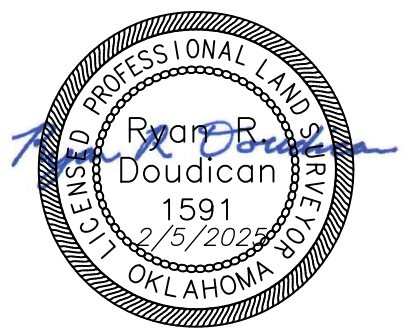
NOTES

Basis of Bearing: N 90°00'00" W along the South line of the SE/4, Section 21, Township 12 North, Range 5 West, I.M. per REPLAT OF BLOCK B, RANCHWOOD SOUTH ADDITION, SECTION 3.

I, Ryan Doudican, a Registered Professional Land Surveyor, do hereby certify that I, or others under my direct supervision, have made a careful survey of the property shown hereon.

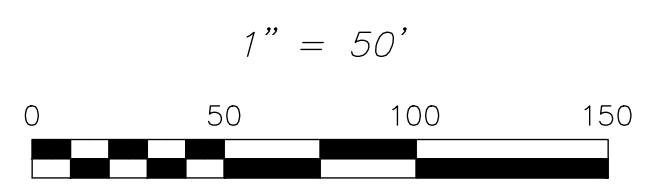
This plat of survey meets the Minimum Technical Standards as adopted by the Board of Registration for Professional Engineers and Land Surveyors for the State of Oklahoma.

Date of last site visit - 1/30/2025
Property appears to have access to a public street.



OKLAHOMA SURVEY CO.
3121 E. SORGHUM MILL RD. EDMOND, OK 73034
(405) 821-5656 ryan@oklahomasurveycompany.com
CERTIFICATE OF AUTHORIZATION #4717

BOUNDARY SURVEY PART SW/4, SECTION 21, T-12-N, R-5-W, I.M. CANADIAN COUNTY OKLAHOMA	SCALE 1"=50' DATE: 2/5/2025 PAGE 1 OF 1 PROJECT NO. 4107
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P.O.C. TRACTS 1&2
SE COR., SE/4, SEC. 21,
T-12-N, R-5-W, I.M.