

NE COR SE/4
SEC 9, 8N-3W
FND MAG NAIL

NORTH LINE SE/4-BASIS OF BEARING
S 89°56'22" E 1320.00' (8) HIGHWAY DEED

POINT OF COMMENCING
NW COR SE/4
SEC 9, 8N-3W
FND SPIKE

(6) 40' HWY ESMT.

STATE HIGHWAY 9
(VARIABLE WIDTH RW)
ASPHALT PAVEMENT



SURVEY LEGEND

- TUGM - TELEPHONE MARKER
- TP - TELEPHONE PEDESTAL
- UP - UTILITY POLE
- LP - LIGHT POLE
- PP - POWER POLE
- R/W - R/W MARKER
- FOM - FIBEROPTIC MARKER
- GLM - GASLINE MARKER
- C - GUY WIRE
- x - FENCE
- OHE - OVERHEAD ELECTRIC

PROPERTY LINE PER LOT
LINE ADJUSTMENT, BK
2108 PG 939

PROPERTY LINE PER
HIGHWAY DEED, BK 393
PG 492

SET 3/8" REBAR WITH CAP
STAMPED CA6117
FENCE CORNER IS 3.6'
WEST AND 3.6' SOUTH
OF PROPERTY CORNER

POINT OF BEGINNING
FND 1/2" REBAR
7' EAST AND 2.5'
SOUTH OF FENCE
CORNER

NOTES

1. THIS SURVEY RELIED UPON TITLE COMMITMENT PROVIDED BY STEWART TITLE GUARANTY CO.. COMMITMENT NUMBER 1075229, COMMITMENT DATE JANUARY 27, 2021. ONLY EASEMENTS AND/OR ENCUMBRANCES LISTED IN COMMITMENT 1075229 ARE LISTED OR SHOWN AS TO THEIR EFFECT ON SUBJECT PROPERTY.
2. THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
3. FIELD SURVEYED FEBRUARY, 2021.
4. BASIS OF BEARING IS THE WEST LINE OF THE SW/4, SECTION 19, 6N-3W, I.M., ASSUMED TO BEAR N 00°06'26" E, AND MONUMENTED BY A MAG NAIL FOUND AT THE NORTHWEST CORNER AND A 3/8" REBAR FOUND AT THE SOUTHWEST CORNER OF SAID SW/4.
6. ANY VISIBLE ENCROACHMENTS FROM WITHIN OR WITHOUT AS SHOWN.
7. THIS SURVEYOR ONLY LOCATED VISIBLE IMPROVEMENTS SHOWN HEREON.

SCHEDULE B - II EXCEPTION NOTES FOR COMMITMENT NO. 1075229, DATED JANUARY 27, 2021.

5. Statutory Section Line Road Easements in favor of the State of Oklahoma. DOES NOT AFFECT.
6. Easement/Right of Way in favor of the State of Oklahoma recorded in Book 87, Page 365. DOES NOT AFFECT, SHOWN FOR INFORMATION ONLY.
7. Easement/Right of Way in favor of Phillips Petroleum Company recorded in Book 235, Page 171. BLANKET EASEMENT OVER ENTIRE SE/4, VISIBLE EVIDENCE OF PIPELINES AS SHOWN.
8. Warranty Deed in favor of the State of Oklahoma, acting by and through the Department of Highways of the State of Oklahoma recorded in Book 393, Page 492. AS SHOWN. THIS WARRANTY DEED CHANGES NORTH PROPERTY LINE TO THAT SHOWN HEREON.
9. Warranty Deed in favor of the State of Oklahoma, acting by and through the Department of Highways of the State of Oklahoma recorded in Book 395, Page 492. AS SHOWN. RIGHT OF WAY DESCRIBED IS COINCIDENT WITH THE EAST 30 FEET OF THE NORTH LINE OF SUBJECT PROPERTY.
10. Easement/Right of way in favor of Goldsby Rural Water District #5 recorded in Book 520, Page 385. DOES NOT AFFECT, EASEMENT IS SOUTH OF SUBJECT PROPERTY.
11. Ordinance No. 2007-3 of the City of Goldsby recorded in Book 1837, Page 559. ADDS SUBJECT PROPERTY TO CITY LIMITS OF GOLDSBY.
12. Ordinance No. 2013-1 of the City of Goldsby recorded in Book 2100, Page 488. CHANGES ZONING OF SUBJECT PROPERTY FROM A1 AGRICULTURAL-RESIDENTIAL TO C-1 GENERAL COMMERCIAL.
13. Application for Lot Line Adjustment recorded in Book 2108, Page 939. SUBJECT PROPERTY IS PART OF TRACT "D" AS SHOWN IN LOT LINE ADJUSTMENT.

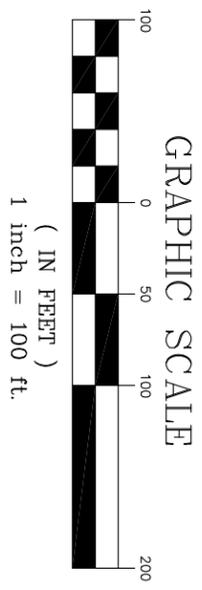
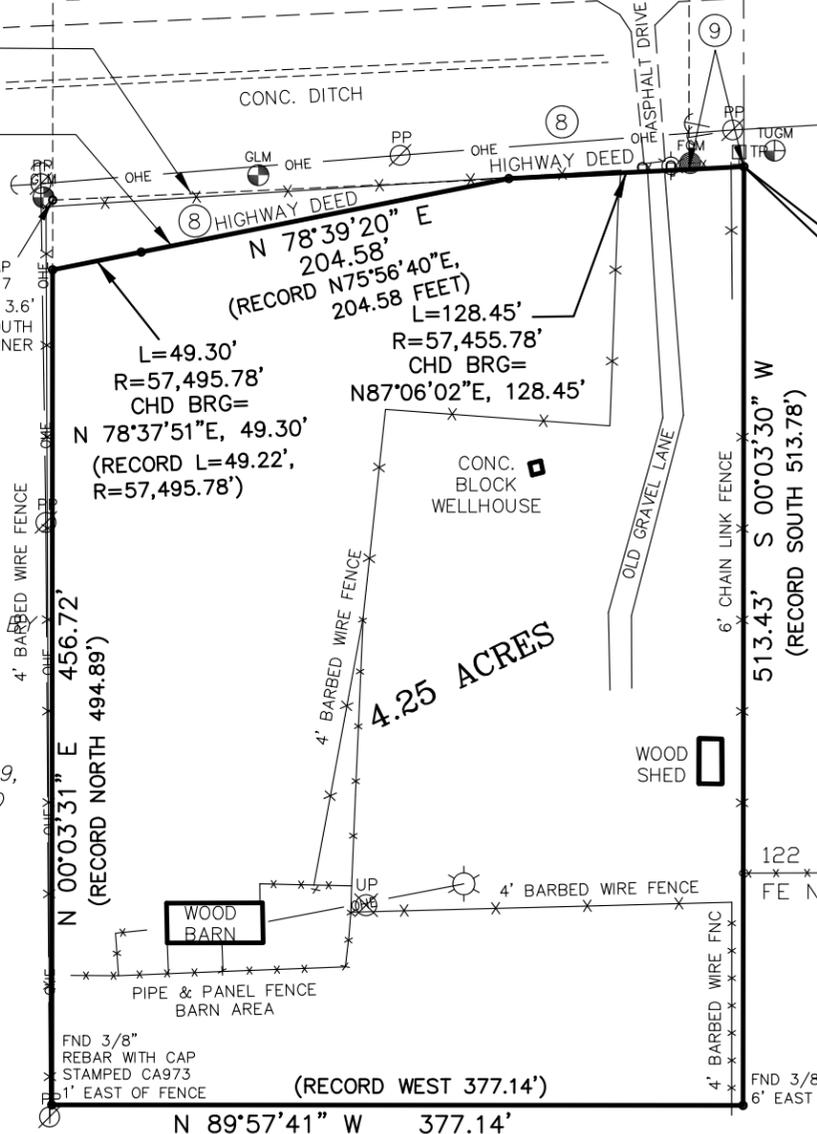
LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER (NW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION NINE (9), TOWNSHIP EIGHT (8) NORTH, RANGE THREE (3) WEST OF THE I.M., McCLAIN COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:
BASIS OF BEARING FOR THIS DESCRIPTION IS THE NORTH LINE OF SAID SE/4, ASSUMED TO BEAR S 89°56'22" E AND MONUMENTED BY A SPIKE FOUND AT THE NORTHWEST CORNER AND A MAG NAIL FOUND AT THE NORTHEAST CORNER OF SAID SE/4;
COMMENCING AT THE NORTHWEST CORNER OF SAID SE/4; THENCE S 89°56'22" E (RECORD EAST) ALONG THE NORTH LINE OF SAID SE/4 A DISTANCE OF 1320.00 FEET; THENCE S 00°08'28" E A DISTANCE OF 237.19 FEET (RECORD SOUTH 236.97) TO THE POINT OF BEGINNING; THENCE S 00°03'30" W A DISTANCE OF 513.43 FEET (RECORD SOUTH 513.78); THENCE N 89°57'41" W (RECORD WEST) A DISTANCE OF 377.14 FEET; THENCE N 00°03'31" E (RECORD NORTH) A DISTANCE OF 494.89 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 57,455.78 FEET A DISTANCE OF 377.61 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT PROPERTY DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 393, PAGE 492, SAID PROPERTY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID NW/4 SE/4, A DISTANCE OF 943.86 FEET, S 89°56'22" E (RECORD EAST) OF THE NORTHWEST CORNER OF SAID NW/4 SE/4; THENCE S 89°56'22" E (RECORD EAST) A DISTANCE OF 347.14 FEET; THENCE S 00°03'31" W A DISTANCE OF 238.77 FEET (RECORD SOUTH, 238.42 FEET); THENCE SOUTHWESTERLY (RECORD NORTHWESTERLY) ON A CURVE TO THE RIGHT HAVING A CHORD BEARING OF S 87°06'56" W AND HAVING A RADIUS OF 57,455.78 FEET A DISTANCE OF 98.40 FEET (RECORD 99.42 FEET); THENCE S 78°39'20" W (RECORD S 75°56'40" W) A DISTANCE OF 204.58 FEET; THENCE SOUTHWESTERLY (RECORD NORTHWESTERLY) ON A CURVE TO THE LEFT HAVING A CHORD BEARING OF S 78°37'51" W AND HAVING A RADIUS OF 57,495.78 FEET A DISTANCE OF 49.30 FEET (RECORD 49.22 FEET); THENCE N 00°03'31" E (RECORD NORTH) A DISTANCE OF 294.05 FEET TO THE POINT OF BEGINNING.

CERTIFICATION

I, Anthony B. Cole, a Registered Professional Land Surveyor in the State of Oklahoma, do hereby certify that this plat of survey represents a survey made on the ground under my direction and supervision in February, 2021 and that the monuments shown hereon actually exist and their positions are correctly shown, and that except as shown hereon, there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of visible improvements, easements or rights of way as shown hereon and that said property has access to and from State Highway 9.

Anthony B. Cole
Anthony B. Cole PLS 1445
03/02/21
Date



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| OF SHEETS | SHEET | PINNACLE CONSULTING MANAGEMENT GROUP, INC 4516 N.W. 36TH STREET, Ste 100 OKLAHOMA CITY, OK 73122 PH (405) 879-0600 Fax (405) 604-4627 CA 6117 Expires 6-30-21 | BOUNDARY SURVEY, PART OF THE NW/4 SE/4 SECTION 9, 8N-3W McCLAIN COUNTY, OKLAHOMA | RSK PROPERTIES LLC 4.25 AC | |
| | | Drawn By: ABC | | Approved By: | |
| | | Checked By: | | Date: 03/02/21 | |
| | | | | Project No.: 4-9-477 | Scale: 1" = 100' |