

E. HANCOCK ROAD

# PLAT OF SURVEY

## LEGAL DESCRIPTION (AS PROVIDED)

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A tract of land located in the SW/4 of the NW/4 and the NW/4 of the SW/4 of Section 2, T14N, R18E of the I.B.&M., Muskogee County, State of Oklahoma, with the basis of bearing of this description being NAD83 (93) Oklahoma State Plane, North Zone, more particularly described as follows, to-wit: Commencing at the W/4 Corner of said Section 2; thence N01°39'07"W along the West Line of Section 2 a distance of 541.10 feet to a point on said West Line of Section 2; thence N88°34'17"E a distance of 644.60 feet to the Point of Beginning; thence continuing N88°34'17"E a distance of 247.13 feet; thence S01°35'34"E a distance of 412.26 feet; thence S37°13'51"W a distance of 142.25 feet; thence S32°32'07"W a distance of 194.22 feet; thence N57°56'03"W a distance of 50.00 feet; thence N32°20'54"E a distance of 151.44 feet; thence N51°35'13"W a distance of 120.00 feet; thence N01°35'34"W a distance of 454.08 feet to the Point of Beginning.

AND

A tract of land in the NW/4 and in the SW/4 of Section 2, T14N, R18E of the I.B.&M., Muskogee County, State of Oklahoma, with the basis of bearing of this description being NAD83 (93) Oklahoma State Plane, North Zone, more particularly described as follows, to-wit: Commencing at the SW Corner of the NW/4 of said Section 2; thence N01°39'07"W along the West line of Section 2 a distance of 541.10 feet to a point on said West line of Section 2; thence N88°34'17"E a distance of 644.60 feet; thence S01°35'34"E a distance of 424.08 feet to the Point of Beginning; thence N69°13'27"W a distance of 250.00 feet (249.25 measured); thence S31°33'34"W a distance of 142.35 feet (142.52 measured) to the North line of Old Highway #64; thence S57°59'05"E along said highway right of way a distance of 379.20 feet; thence N32°20'54"E a distance of 151.44 feet; thence N51°35'13"W a distance of 120.00 feet; thence N01°35'34"W a distance of 30.00 feet to the Point of Beginning.

Containing a total of 4.43 Acres, more or less.

S. CHEROKEE ST.

GULICK AVENUE

### LOCATION MAP

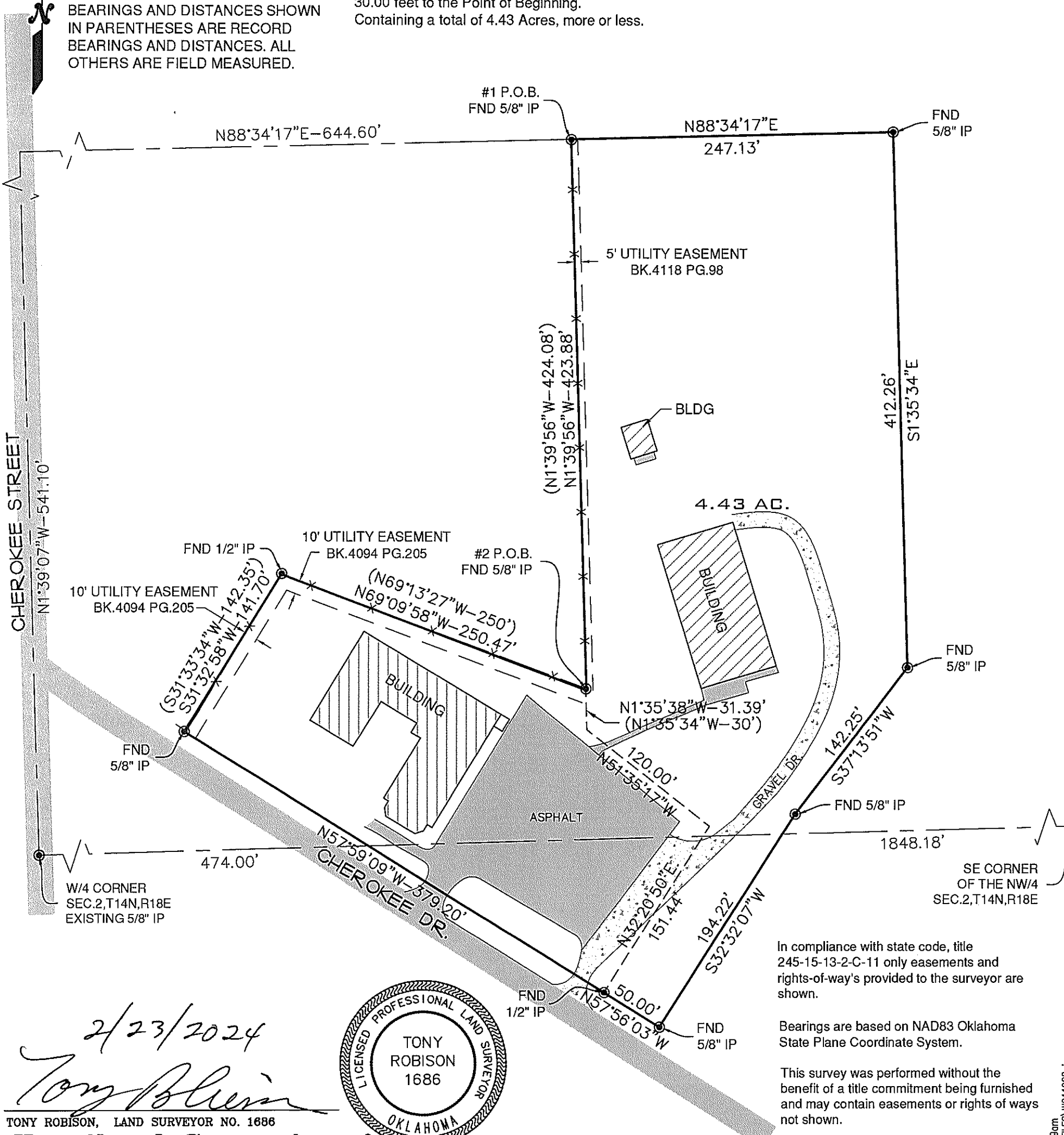
SEC. 2 T 14 N, R 18 E

SCALE: 1" = 80'

● = IRON PIN

—x— = FENCE

BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD BEARINGS AND DISTANCES. ALL OTHERS ARE FIELD MEASURED.



In compliance with state code, title 245-15-13-2-C-11 only easements and rights-of-way's provided to the surveyor are shown.

Bearings are based on NAD83 Oklahoma State Plane Coordinate System.

This survey was performed without the benefit of a title commitment being furnished and may contain easements or rights of ways not shown.

2/23/2024  
*Tony Robison*  
 TONY ROBISON, LAND SURVEYOR NO. 1686



**Heartland Surveying & Mapping, PLLC**

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 Muskogee, Oklahoma 74401  
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FOR: Fort Gibson New Life Assembly of God, Inc.  
 2710 S. Cherokee Dr., Muskogee  
 DATE: 2/21/2024

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

W.O.# 11928  
 SURVEYED BY: RT/JB  
 DRAWN BY: AM  
 Last Site Visit: 2/13/24

FILE NAME  
 Feb 23, 2024 - 10:39am  
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