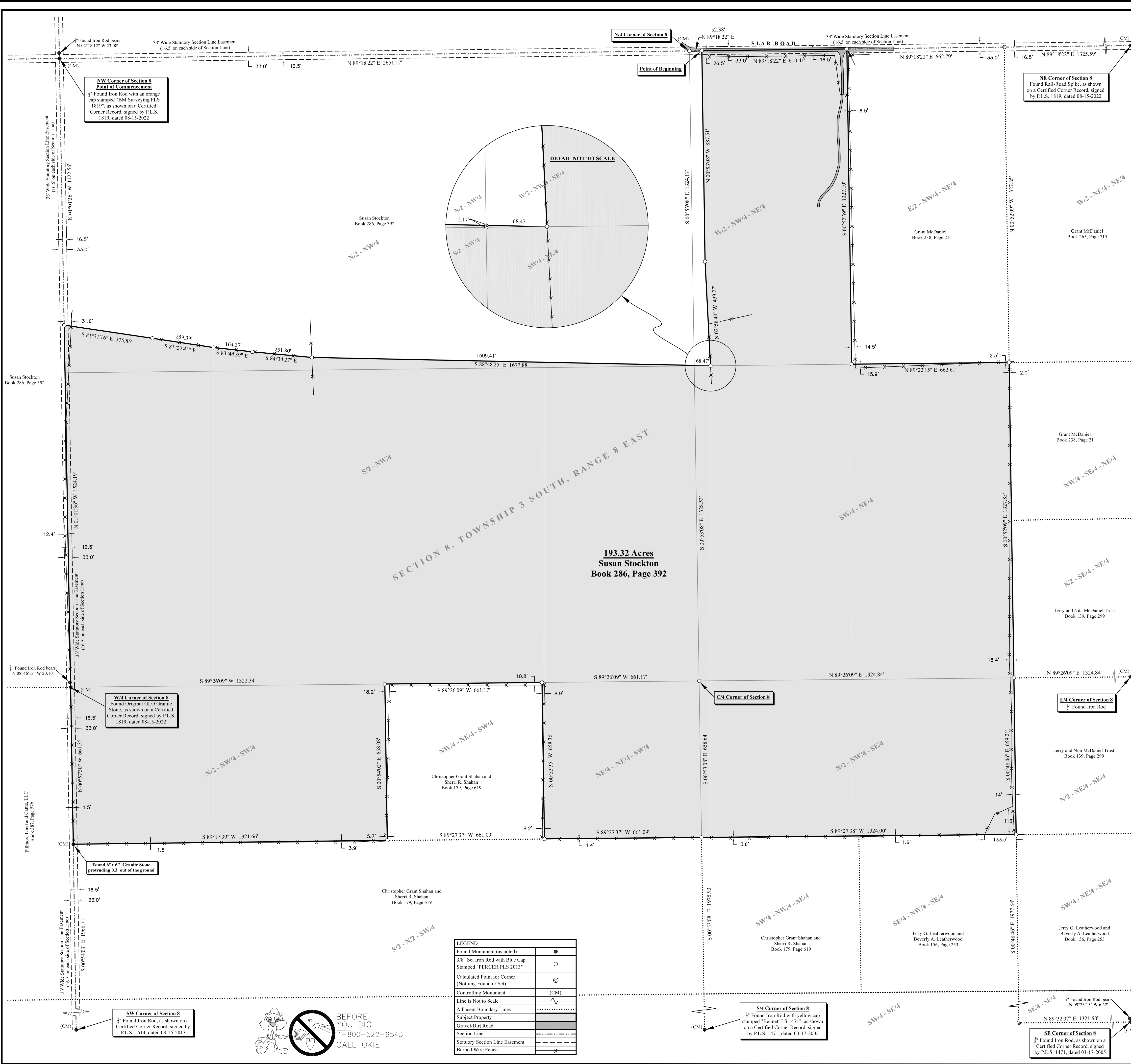




LEGAL DESCRIPTION

Being 193.32 acres, situated partially in the NE/4, SE/4, SW/4 and the NW/4 of Section 8, Township 3 South, Range 8 East of the Indian Base and Meridian in Johnston County, Oklahoma. The said 193.32 acres being a portion of a tract of land conveyed in a Warranty Deed from Maureen Womack Johnson to Susan Stockton, of record in Book 286, Page 392. The said 193.32 acres of land being more particularly described by metes and bounds as follows:

Commencing at a 1/2" found iron rod with an orange cap stamped "BM Surveying PLS 1819" at the NW corner of the referenced Section 8, as shown on a certified corner record signed by P.L.S. 1819, dated 08-15-2022, **GO** N 89°18'22" E a distance of 2651.17 feet to a 3/8" set iron rod (all 3/8" set iron rods have a blue cap stamped "PERCER PLS 2013") at the N/4 corner of the referenced Section 8, **Thence** N 89°18'22" E a distance of 52.38 feet to a 3/8" set iron rod on the North line of the W/2 of the NW/4 of the NE/4 of the referenced Section 8 for the **Point of Beginning** and the Northernmost Northwest corner of this tract.

Thence: N 89°18'22" E a distance of 610.41 feet to a 3/8" set iron rod at the Northeast corner of the W/2 of the NW/4 of the NE/4 of the referenced Section 8 for the Northernmost Northeast corner of this tract.

Thence: S 00°52'39" E a distance of 1327.10 feet to a 3/8" set iron rod at the Southeast corner of the W/2 of the NW/4 of the NE/4 of the referenced Section 8 for an inside Northeast corner of this tract.

Thence: N 89°22'15" E a distance of 662.61 feet to a 3/8" set iron rod at the Northeast corner of the SW/4 of the NE/4 of the referenced Section 8 for the Easternmost Northeast corner of this tract.

Thence: S 00°52'09" E a distance of 1327.85 feet to a 3/8" set iron rod at the Southeast corner of the SW/4 of the NE/4 of the referenced Section 8 for a break in the Easternmost East line of this tract.

Thence: S 00°48'46" E a distance of 659.21 feet to a 3/8" set iron rod at the Southeast corner of the N/2 of the NW/4 of the SE/4 of the referenced Section 8 for a break in the Easternmost Southeast corner of this tract.

Thence: S 89°27'38" W a distance of 1324.00 feet to a 3/8" set iron rod at the Southwest corner of the N/2 of the NW/4 of the SE/4 of the referenced Section 8 for a break in a South line of this tract.

Thence: S 89°27'37" W a distance of 661.09 feet to a 3/8" set iron rod at the Southwest corner of the NE/4 of the NE/4 of the SW/4 of the referenced Section 8 for a Southwest corner of this tract.

Thence: N 00°53'35" W a distance of 658.36 feet to a 3/8" set iron rod at the Northwest corner of the NE/4 of the NE/4 of the SW/4 of the referenced Section 8 for an inside Southwest corner of this tract.

Thence: S 89°26'09" W a distance of 661.17 feet to a 3/8" set iron rod at the Northeast corner of the N/2 of the NW/4 of the SW/4 of the referenced Section 8 for an inside Southeast corner of this tract.

Thence: S 00°54'02" E a distance of 658.08 feet to a 3/8" set iron rod at the Southeast corner of the N/2 of the NW/4 of the SW/4 of the referenced Section 8 for a Southeast corner of this tract.

Thence: S 89°17'39" W a distance of 1321.66 feet to a found 6" x 6" granite stone for the Southwest corner of the N/2 of the NW/4 of the SW/4 of the referenced Section 8 for the Westernmost Southwest corner of this tract, (from which a 3/8" found iron rod at the Southwest corner of the referenced Section 8, as shown on a certified corner record signed by P.L.S. 1614, dated 03-25-2013 bears S 00°54'03" E a distance of 1968.71 feet).

Thence: N 00°57'30" W a distance of 661.35 feet to a found Original GLO Granite Stone at the W/4 corner of the referenced Section 8, as shown on a certified corner record signed by P.L.S. 1819, dated 08-15-2022 for a break in the Westernmost West line of this tract.

Thence: N 01°01'36" W a distance of 1524.19 feet to a 3/8" set iron rod on the West line of the NW/4 of the referenced Section 8 for the Westernmost Northwest corner of this tract, (from which the 1/2" found iron rod at the Northwest corner of the referenced Section 8, described as the Point of Commencement bears N 01°01'36" W a distance of 1122.56 feet).

Thence: S 81°31'16" E a distance of 375.85 feet to a 3/8" set iron rod for a break in the Westernmost North line of this tract.

Thence: S 81°22'45" E a distance of 259.39 feet to a 3/8" set iron rod for a break in the Westernmost North line of this tract.

Thence: S 84°34'27" E a distance of 251.80 feet to a 3/8" set iron rod for a break in the Westernmost North line of this tract.

Thence: S 88°48'25" E passing a point on the West line of the W/2 of the NW/4 of the NE/4 of the referenced Section 8 at 1609.41 feet and continuing a total distance of 1677.88 feet to a 3/8" set iron rod on the South line of the W/2 of the NW/4 of the NE/4 of the referenced Section 8 for an inside Northwest corner of this tract.

Thence: N 02°58'40" W a distance of 439.27 feet to a 3/8" set iron rod for a break in the Northernmost West line of this tract.

Thence: N 00°53'08" W parallel to the West line of the W/2 of the NW/4 of the NE/4 of the referenced Section 8 a distance of 887.51 feet to the **Point of Beginning** and containing 193.32 acres of land.

Basis of Bearings for the above described property are Grid Bearings based on the Oklahoma State Plane Coordinate System (South Zone), utilizing NAD83 for a Horizontal Datum. The North Line of the NW/4 of Section 8, in Township 3 South, Range 8 East = N 89°18'22" E

The new property description above was prepared by James Wiley Percer, Professional Land Surveyor No. 2013 on 10-10-2024

The parent tracts to the new legal descriptions above can be found in Book V286, Page 392, described as:

"The NW1/4 and W1/2 of NW1/4 of NE1/4 and SW1/4 of NE1/4 and N1/2 of NW1/4 of SE1/4 and NE1/4 of SW1/4 and N1/2 of NW1/4 of SW1/4 of Section 8, in Township 3 South, Range 8 East in Johnston County, Oklahoma."

0204039

0200400600

SCALE 1"=200'

REFERENCE BEARING: BEARINGS ARE GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND UTILIZING NAD83 FOR A HORIZONTAL DATUM. THE NORTH LINE OF THE NW/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 8 EAST = N 89°18'22" E

FIRM INFORMATION:

PERCER LAND SURVEYING, LLC. (CA. #8767)
(CA. EXPIRATION DATE: 06-30-2025)
798 E. 2100 ROAD, BOSWELL OK 74727
580-566-2801
PERCERLANDSURVEYING@GMAIL.COM

SURVEYOR INFORMATION

JAMES WILEY PERCER
PROFESSIONAL LAND SURVEYOR NO. 2013

PLAT OF SURVEY

193.32 ACRES IN SECTION 8, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE INDIAN BASE AND MERIDIAN, JOHNSTON COUNTY, OKLAHOMA

SUBJECT PARCEL DEED INFORMATION:

BOOK V286, PAGE 392

SURVEY ORDERED BY:

PAM VANSICKLE

SURVEY LOCATION:

PARTIALLY IN THE NE/4, SE/4, SW/4 & NW/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 8 EAST

GENERAL SURVEYOR NOTES:

BURIED UTILITIES MAY BE LOCATED ON THIS PROPERTY THAT ARE NOT SHOWN ON THIS PLAT. YOU MUST CONTACT OKIE11 BY DIALING 811 OR AT OKIE11.ORG AND HAVE ALL UTILITIES MARKED BEFORE ANY DIGGING OR CONSTRUCTION.

THE PLAT OF SURVEY DOES NOT DEPICT ANY FLOOD ZONES. FLOOD ZONES MAY EXIST ON THE SUBJECT PARCEL.

ALL FENCES VARY FROM LINE. AREAS BETWEEN FENCE AND BOUNDARY LINES MAY BE IN POSSIBLE CONFLICT. THE SUBJECT TRACT CONTAINS INTERIOR FENCING, WHICH IS NOT DEPICTED

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS WERE NOT PROVIDED TO THE SURVEYOR. EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT.

MEASUREMENTS SHOWN ON THIS PLAT OF SURVEY ARE GRID BEARINGS (NAD 83) AND GRID DISTANCES. THE ACREAGE SHOWN ON THIS PLAT OF SURVEY IS COMPUTED FROM GRID MEASUREMENTS.

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

COPIES OF THIS PLAT OF SURVEY AND REDUCED COPIES CAN AFFECT THE SCALE AND/OR LINE STYLES DEPICTED ON THIS SURVEY WHICH CAN CAUSE MISINTERPRETATION.

NO.	REVISION ISSUE	DATE OF REVISION

SHEET 1 OF 1

PLAT OF SURVEY SIZE 24X36 LANDSCAPE

DATES:

FIELD WORK

10-04 & 10-07-2024

LAST SITE VISIT

10-07-2024

COMPLETED PLAT

10-14-2024

SURVEYOR'S SIGNATURE

James Wiley Percer

JAMES WILEY PERCER PLS # 2013

10-14-2024

DATE OF SIGNATURE

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR

JAMES WILEY PERCER

2013

OKLAHOMA