

LEGAL DESCRIPTION FROM WARRANTY DEED (BOOK 952, PAGE 647):

The South Half of the Northeast Quarter of the Southwest Quarter lying and being North of the County Road in Section 3, Township 6 North, Range 21 East of the Indian Base and Meridian, Latimer County, Oklahoma.

FD 'X' ON STONE
NW CORNER
SW/4
SECTION 3

NEW LEGAL DESCRIPTION FOR TRACT 1 (3.32 ACRES):

Part of the South Half of the Northeast Quarter of the Southwest Quarter lying and being North of the County Road in Section 3, Township 6 North, Range 21 East of the Indian Base and Meridian, Latimer County, Oklahoma, more particularly described as follows: Commencing at the NW corner of the SW/4; thence South 01 degrees 07 minutes 18 seconds East along the West line of said SW/4 a distance of 660.02 feet; thence North 88 degrees 00 minutes 36 seconds East along the North line of the S/2 N/2 SW a distance of 2291.63 feet to the TRUE POINT OF BEGINNING; thence continuing North 88 degrees 00 minutes 36 seconds East a distance of 336.06 feet to the NE corner of the S/2 NE SW; thence South 01 degrees 04 minutes 14 seconds West along the East line of said S/2 NE SW a distance of 327.82 feet to the centerline of an existing county road; thence South 55 degrees 51 minutes 30 seconds West along said centerline a distance of 246.51 feet; thence South 63 degrees 52 minutes 36 seconds West along said centerline a distance of 142.87 feet; thence North 01 degrees 04 minutes 14 seconds West a distance of 517.44 feet to the point of beginning.

NEW LEGAL DESCRIPTION FOR TRACT 2 (14.12 ACRES):

Part of the South Half of the Northeast Quarter of the Southwest Quarter lying and being North of the County Road in Section 3, Township 6 North, Range 21 East of the Indian

142.87 feet; thence North 01 degrees 04 minutes 14 seconds West a distance of 517.44 feet to the point of beginning.

NEW LEGAL DESCRIPTION FOR PROPOSED 30-FT WIDE EASEMENT:

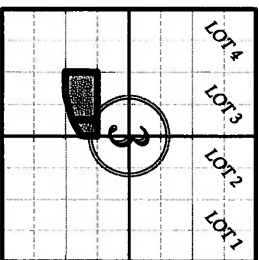
A 30.00 feet wide easement through part of the South Half of the Northeast Quarter of the Southwest Quarter in Section 3, Township 6 North, Range 21 East of the Indian Base and Meridian, Latimer County, Oklahoma, more particularly described as follows: Commencing at the NW corner of the SW/4; thence South 01 degrees 07 minutes 18 seconds East along the West line of said SW/4 a distance of 660.02 feet; thence North 88 degrees 00 minutes 36 seconds East along the North line of the S/2 N/2 SW a distance of 2291.63 feet to the TRUE POINT OF BEGINNING; thence North 88 degrees 00 minutes 36 seconds East a distance of 30.00 feet; thence South 01 degrees 04 minutes 14 seconds East a distance of 503.90 feet to the centerline of an existing county road; thence South 63 degrees 52 minutes 36 seconds West along said centerline a distance of 33.12 feet; thence North 01 degrees 04 minutes 14 seconds West a distance of 517.44 feet to the point of beginning.

Base and Meridian, Latimer County, Oklahoma, more particularly described as follows: Commencing at the NW corner of the SW/4;

thence South 01 degrees 07 minutes 18 seconds East along the West line of said SW/4 a distance of 660.02 feet; thence North 88 degrees 00 minutes 36 seconds East along the S/2 NW SW/4 a distance of 1313.85 feet to the NW corner of the S/2 NE SW and the TRUE POINT OF BEGINNING; thence continuing North 88 degrees 00 minutes 36 seconds East along the North line of the S/2 NE SW a distance of 977.79 feet; thence South 01 degrees 04 minutes 14 seconds East a distance of 517.44 feet to the centerline of an existing county road; thence along said centerline the following three (3) courses: South 63 degrees 52 minutes 36 seconds West a distance of 42.33 feet; thence South 71 degrees 01 minutes 27 seconds West a distance of 152.37 feet; thence South 73 degrees 03 minutes 33 seconds West a distance of 331.29 feet to the South line of the S/2 NE SW; thence South 88 degrees 09 minutes 40 seconds West along said South line a distance of 475.42 feet to the SW corner of said S/2 NE SW; thence North 01 degrees 05 minutes 43 seconds West a distance of 663.49 feet to the point of beginning.

VICINITY MAP

SECTION 3



T 6 N R 21 E



LINE	BEARING	DISTANCE
L1	S 01°07'18" E	660.02'
L2	N 88°00'36" E	2291.63'
L3	N 88°00'36" E	30.00'
L4	S 01°04'14" E	503.90'
L5	S 63°52'36" W	33.12'
L6	N 01°04'14" W	517.44'



BASIS OF BEARINGS:

The West Line of the SW/4 of Section 3 bears S 01°07'18" E.
Grid North as established by Oklahoma State Plane Datum: NAD 83 South Zone.
Grid distances in U.S. Survey Feet.

MONUMENT LEGEND

- Iron Pin Found
- 1/2" Iron Pin & Cap Set
- △ Found Original Stone
- Government Monument
- 60d Nail or Mag Nail

LINE TYPE LEGEND

- Property Line
- - - Section Line
- - - Aliquot Line
- - - Road
- * - * - Existing Fence
- - - Deed Line
- - - Adjacent Deed Line

JOANNE PRATT

PROPERTY SURVEY

PART OF THE S/2 NE SW OF SECTION 3, T6N, R21E

LATIMER COUNTY, OKLAHOMA

McCLAIN

SURVEYING, P.C.

REGISTERED PROFESSIONAL LAND SURVEYORS
109 Hulse, Poteau, OK 74953
McClainSurveying.com | 918.647.2716
Certificate of Authorization #2338

I, Jeffrey A. Rogers, a Registered Professional Land Surveyor in the State of Oklahoma, do hereby certify to the named party shown hereon, that this plat is a true representation of a survey performed under my supervision on the date shown and that said survey meets the requirements of the "Oklahoma Minimum Standards for Land Surveying".
Jeffrey A. Rogers
Registered Professional Land Surveyor #1800
Date Signed 10/31/25

CERTIFICATION: TO JOANNE PRATT

JOB#: 23827	DWG NAME: 23827 PLAT.DWG	DRAWN BY: TKR
DRAWING SCALE: 1" = 200'	MAP DATE: 10/30/2025	
FIELD CREW CHIEF: KW	FIELD NOTES: 865+85	
SURVEY FIELD DATE(S): 10/16/2025		
NO.	REVISION	DATE BY

