

FINAL PLAT OF PINE CANYON

PART OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27,
TOWNSHIP 11 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, MUSTANG, CANADIAN COUNTY, OKLAHOMA

OWNER/DEVELOPER:
B & J INVESTMENTS LLC
6209 BENTLEY DRIVE
OKLAHOMA CITY, OKLAHOMA 73169
(405) 371-9066

ENGINEER:
GRUBBS CONSULTING, LLC
1800 S. SARA ROAD
YUKON, OKLAHOMA 73099
(405) 265-0641 FAX: (405) 265-0649

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT B & J INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY HEREBY CERTIFIES THAT IT IS THE OWNER OF, AND THE ONLY PERSON, FIRM, CORPORATION, OR ENTITY HAVING TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE FINAL PLAT OF PINE CANYON, AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA. IT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, AND EASEMENTS, AS SHOWN ON SAID FINAL PLAT OF PINE CANYON, AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, A TRACT OF LAND BEING A PART OF THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY SEVEN (27), TOWNSHIP ELEVEN (11) NORTH, RANGE FIVE (5) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY OKLAHOMA.

THEY FURTHER CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS OR CORPORATIONS WHO HAS ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THE ABOVE MENTIONED FINAL PLAT, AND THEY DO HEREBY DEDICATE ALL STREET RIGHTS-OF-WAY AND UTILITY EASEMENTS AS SHOWN ON SAID FINAL PLAT TO THE USE OF THE PUBLIC FOR PUBLIC STREETS, HIGHWAYS, AND UTILITIES FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTORS CERTIFICATE, EXECUTED ON THIS ____ DAY OF _____, 20____.

B & J INVESTMENTS, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: WILLIAM T. JESTER, MANAGER

STATE OF OKLAHOMA)
) SS:
COUNTY OF CANADIAN)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED WILLIAM T. JESTER, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED THE NAME OF THE MAKER THEREOF TO THE FOREGOING INSTRUMENT AS ITS MANAGER, AND DULY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND SEAL THE DAY YEAR LAST ABOVE WRITTEN.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

MY COMMISSION NO.: _____

CERTIFICATION OF PLANNING COMMISSION:

I, _____, OF THE PLANNING COMMISSION OF THE CITY OF MUSTANG, OKLAHOMA, HEREBY CERTIFY THAT THE SAID PLANNING COMMISSION DULY APPROVED THE FINAL PLAT OF PINE CANYON, AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA AT A MEETING THE ____ DAY OF _____, 20____.

CERTIFICATE OF CITY CLERK:

I, _____, CITY CLERK OF THE CITY OF MUSTANG, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF SAID CITY AND FIND THAT ALL DEFERRED PAYMENTS ON UN-MATURED INSTALLMENTS UPON SPECIAL ASSESSMENT HAVE BEEN PAID IN FULL AND THAT THERE ARE NO SPECIAL ASSESSMENT PROCEDURES NOW PENDING AGAINST THE LAND SHOWN ON THE FINAL PLAT OF PINE CANYON, AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA.

SIGNED BY THE CITY CLERK THIS ____ DAY OF _____, 20____.

ACCEPTANCE OF DEDICATION BY CITY COUNCIL:

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MUSTANG THAT THE DEDICATION OF STREETS AND PUBLIC UTILITY EASEMENTS (BUT NOT PRIVATE DRAINAGE EASEMENTS OR COMMON AREAS) SHOWN ON THE FINAL PLAT OF PINE CANYON, AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, IS HEREBY ACCEPTED.

ADOPTED BY THE COUNCIL OF THE CITY OF MUSTANG THIS ____ DAY OF _____, 20____.

CITY CLERK _____ MAYOR _____

COUNTY TREASURER'S CERTIFICATE:

I, _____ DO HEREBY CERTIFY THAT I AM THE DULY QUALIFIED AND COUNTY TREASURER OF CANADIAN COUNTY AND THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES FOR THE YEAR 20____ AND PRIOR YEARS ARE PAID ON THE FINAL PLAT OF PINE CANYON, AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICES OF THE COUNTY TREASURER GUARANTEEING THE CURRENT YEAR'S TAXES.

IN WITNESS THEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS ____ DAY OF _____, 20____.

COUNTY TREASURER _____

BONDED ABTRACTOR'S CERTIFICATE:

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABTRACTOR OF TITLES IN AND FOR CANADIAN COUNTY AND STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE RECORDS OF SAID COUNTY SHOW THAT THE TITLE TO THE LAND SHOWN ON THE FINAL PLAT OF PINE CANYON, AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, IS VESTED IN B & J INVESTMENTS LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY, THIS ____ DAY OF _____, THERE ARE NO ACTIONS PENDING OR JUDGMENTS OF ANY NATURE IN ANY COURT OR ON FILE WITH THE CLERK THEREOF, THAT THE TAXES ARE PAID FOR THE YEAR 20____ AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON, THAT THERE ARE NO LIENS, OR OTHER ENCUMBRANCES OF ANY KIND AGAINST THE LAND INCLUDED IN THE FINAL PLAT, EXCEPT MORTGAGES, RIGHTS-OF-WAY, EASEMENTS, MINERAL RIGHTS AND WATER RIGHTS CONVEYANCES OF RECORD.

IN WITNESS THEREOF, SAID BONDED ABTRACTOR HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS ____ DAY OF _____, 20____.

FIRST AMERICAN TITLE INSURANCE COMPANY

AUTHORIZED SIGNER _____

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE:

I, MATT C. BARNUM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FINAL PLAT OF PINE CANYON, AN ADDITION TO THE CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, CONSISTING OF 2 SHEETS, REPRESENTS A CAREFUL SURVEY MADE UNDER MY SUPERVISION ON DECEMBER 13, 2019, AND THAT THE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF SAID SURVEY AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXISTS.

I FURTHER CERTIFY THAT THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

MATT C. BARNUM, P.L.S., NO. 1742
DURHAM SURVEYING, INC.

STATE OF OKLAHOMA)
) SS:
COUNTY OF CANADIAN)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC WITHIN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MATT C. BARNUM, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

MY COMMISSION NO.: _____

LEGAL DESCRIPTIONS

TOTAL TRACT

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4);
THENCE NORTH 89°58'21" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 2,650.19 FEET TO SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 22, BLOCK 1, THE PLANTATION, AN ADDITION TO THE CITY OF MUSTANG, ACCORDING TO THE PLAT RECORDED AT BOOK 8 PLATS, PAGE 126, FILED IN THE OFFICES OF THE COUNTY CLERK OF CANADIAN COUNTY, OKLAHOMA;

THENCE NORTH 00°09'29" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4) AND THE EAST BOUNDARY LINES OF SAID THE PLANTATION ADDITION AND THE PLANTATION 2ND ADDITION, AN ADDITION TO THE CITY OF MUSTANG, ACCORDING TO THE PLAT RECORDED AT BOOK 8 PLATS, PAGE 180, FILED IN THE OFFICES OF THE COUNTY CLERK OF CANADIAN COUNTY, OKLAHOMA, A DISTANCE OF 410.42 FEET (RECORD 408.3 FEET) TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN THAT QUIT CLAIM DEED RECORDED IN BOOK 4758, PAGE 1035, FILED IN THE OFFICE OF SAID COUNTY CLERK;

THENCE SOUTH 89°58'21" EAST, ALONG THE SOUTH LINE OF SAID TRACT OF LAND AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 2,649.96 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4);

THENCE SOUTH 00°11'21" EAST, ALONG SAID EAST LINE, A DISTANCE OF 410.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1,087,635 SQUARE FEET OR 24.9687 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THE ABOVE-DESCRIBED TRACT OF LAND IS THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) HAVING A RECORD BEARING OF SOUTH 00°11'21" EAST.

COMMON AREA A

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4);
THENCE NORTH 89°58'21" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°58'21" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 2,286.55 FEET;
THENCE NORTH 00°01'39" EAST, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 66.42 FEET;
THENCE SOUTH 89°58'21" EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 2,286.30 FEET TO A POINT 70.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4);
THENCE SOUTH 00°11'21" EAST, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 66.42 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 151,858 SQUARE FEET OR 3.4862 ACRES, MORE OR LESS.

AND

COMMON AREA B

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4);
THENCE NORTH 89°58'21" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 2,356.55 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°58'21" WEST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 293.63 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4);
THENCE NORTH 00°09'29" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 410.42 FEET;
THENCE SOUTH 89°58'21" EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 294.96 FEET;
THENCE SOUTH 00°01'39" WEST, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 163.29 FEET;
THENCE SOUTHERLY ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 53.00 FEET, CENTRAL ANGLE OF 46°56'51", CHORD BEARING OF SOUTH 00°01'39" WEST, CHORD DISTANCE OF 41.43 FEET, FOR AN ARC LENGTH OF 42.61 FEET;
THENCE SOUTH 00°01'39" WEST, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 205.70 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 120,665 SQUARE FEET OR 2.7701 ACRES, MORE OR LESS.

AND

COMMON AREA C

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION 27, TOWNSHIP 11 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, CITY OF MUSTANG, CANADIAN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4);
THENCE NORTH 00°11'21" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 410.42 FEET;
THENCE NORTH 89°58'21" WEST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;

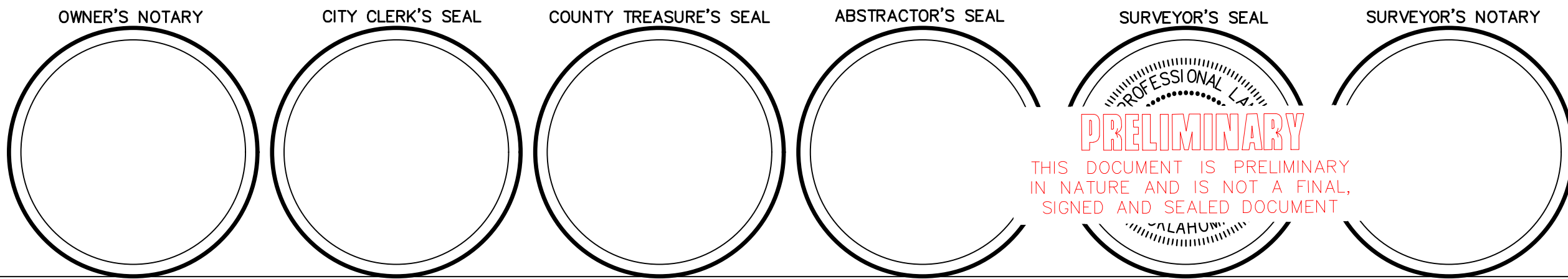
THENCE SOUTH 00°11'21" EAST, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89°58'21" WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 180.04 FEET;
THENCE SOUTH 00°01'39" WEST, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89°58'21" WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 2,105.00 FEET;
THENCE NORTH 00°01'39" EAST, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89°58'21" EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 2,285.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 43,900 SQUARE FEET OR 1.0078 ACRES, MORE OR LESS.

DURHAM SURVEYING, INC.

1800 SOUTH SARA ROAD, YUKON, OKLAHOMA 73099

Ph. (405) 265-3404 Fax (405) 265-0649 CERTIFICATE OF AUTHORIZATION NO. 5313 EXPIRATION DATE: JUNE 30, 2020



GRUBBS CONSULTING, LLC. CERTIFICATE OF AUTHORIZATION NO. CA 5115 EXP. 06/30/20

SUBDIVISION CONTAINS:
SEVENTY SIX (76) LOTS IN
ONE (1) BLOCK
GROSS SUBDIVISION AREA: ±1,087,635.67 SQ. '
OR ±24.97 ACRES
NET SUBDIVISION AREA: ±621,499.39 SQ. '
OR ±14.27 AC.
COMMON AREA: ±316,422.72 SQ. '
OR ±7.26 AC.
RIGHT-OF-WAY AREA: ±149,713.56 SQ. '
OR ±3.44 AC
PUBLIC LOCAL STREET: 2,146.24 LF.

R/W = RIGHT-OF-WAY
LNA = LIMITS OF NO ACCESS
B/L = BUILDING LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DRAINAGE EASEMENT
PD/E = PRIVATE DRAINAGE EASEMENT
ESMT = EASEMENT

O = FOUND MAG NAIL W/ SHINER UNLESS OTHERWISE NOTED
● = SET #3 BAR W/ CAP STAMPED "DURHAM 5313" UNLESS OTHERWISE NOTED
▲ = SET MAG NAIL W/ SHINER STAMPED "DURHAM CA CA 5313" UNLESS OTHERWISE NOTED

NR = NOT RADIAL
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
① = BLOCK NUMBER

PLAT NOTES:

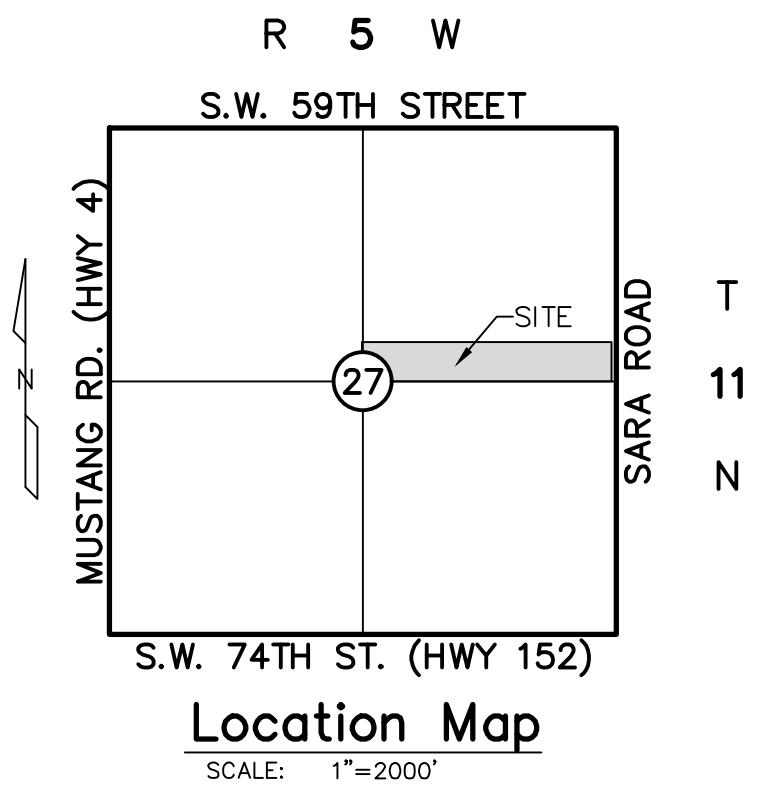
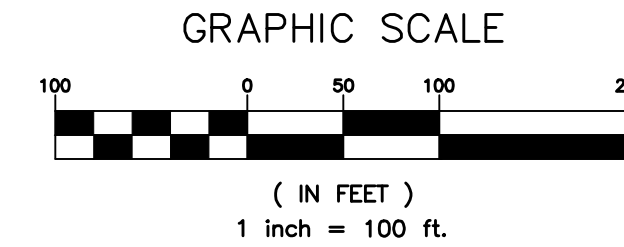
- ALL MAINTENANCE OF COMMON AREAS A, B, AND C SHALL BE THE RESPONSIBILITY OF THE CURRENT PROPERTY OWNERS OF THE SUBDIVISION THROUGH THE PINE CANYON PROPERTY OWNERS' ASSOCIATION. THE PROPERTY OWNERS' ASSOCIATION SHALL, AT A MINIMUM, INCLUDE AS MEMBERS THE CURRENT OWNERS OF TRACTS WITHIN THE PLATTED AREA, AND SHALL EXIST IN PERPETUITY. THE OBLIGATION TO MAINTAIN THE COMMON AREAS A, B AND C IS INTENDED TO BENEFIT, AND MAY BE ENFORCED BY, THE CITY OF MUSTANG.
- A SIDEWALK IS REQUIRED IN EACH LOT WHERE IT ABUTS LOCAL AND COLLECTOR STREET RIGHTS-OF-WAY AND MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE AFFECTED LOT.
- COMMON AREAS A, B AND C SHALL BE OWNED BY THE PROPERTY OWNERS ASSOCIATION.
- THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
- CENTERLINE OF RIGHT OF WAY MONUMENTS SHALL BE AS FOLLOWS:
MAGNETIC NAIL WITH SHINER STAMPED "DURHAM CA 5313" FOR ALL PAVED SURFACES OR #3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED FOR ALL UNPAVED SURFACES.
- THE FINAL PLAT BOUNDARY AND LOT CORNER MONUMENTS SHALL BE AS FOLLOWS:
#3 BAR WITH CAP STAMPED "DURHAM CA 5313" UNLESS OTHERWISE NOTED

FINAL PLAT OF PINE CANYON

PART OF THE SOUTH HALF (S/2) OF THE SOUTH HALF (S/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27,
TOWNSHIP 11 NORTH, RANGE 5 WEST OF THE INDIAN MERIDIAN, MUSTANG, CANADIAN COUNTY, OKLAHOMA

OWNER/DEVELOPER:
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ENGINEER:
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1800 S. SARA ROAD
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CENTERLINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N89°58'21"W	54.14'

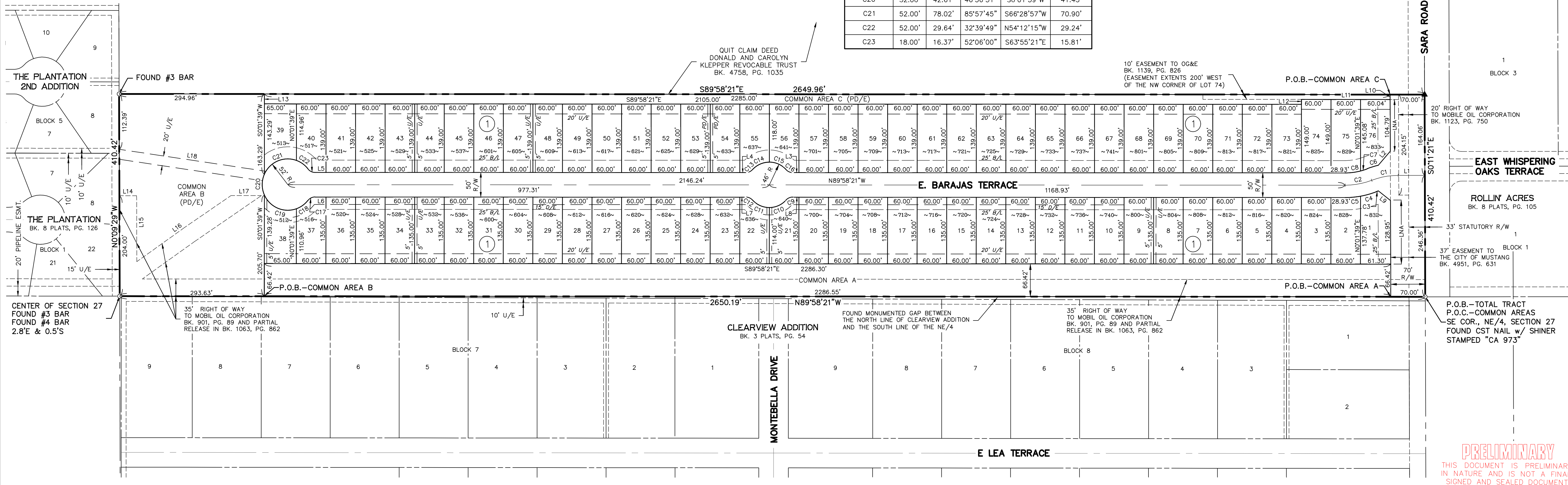
CENTERLINE CURVE TABLE					
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	150.00'	55.00'	21°00'30"	S79°31'24"W	54.69'
C2	150.00'	55.00'	21°00'30"	S79°31'24"W	54.69'

PROPERTY LINE CURVE TABLE					
CURVE NO.	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C3	125.00'	4.99'	2°17'13"	N7°09'45"E	4.99'
C4	175.00'	32.93'	10°46'52"	N74°24'35"E	32.88'
C5	175.00'	31.24'	10°13'39"	N84°54'50"E	31.20'
C6	175.00'	23.17'	7°35'13"	N72°48'45"E	23.16'
C7	125.00'	14.43'	6°36'54"	N72°19'36"E	14.42'
C8	125.00'	31.40'	14°23'36"	N82°49'51"E	31.32'
C9	18.00'	15.01'	47°47'19"	S66°08'02"W	14.58'
C10	46.00'	38.37'	47°47'18"	N66°08'01"E	37.26'
C11	46.00'	38.37'	47°47'17"	S66°04'42"E	37.26'
C12	18.00'	15.01'	47°47'17"	N66°04'42"W	14.58'
C13	18.00'	15.01'	47°47'17"	N66°08'01"E	14.58'
C14	46.00'	38.37'	47°47'17"	S66°08'01"W	37.26'
C15	46.00'	38.37'	47°47'17"	N66°04'42"W	37.26'
C16	18.00'	15.09'	48°01'56"	S66°11'59"E	14.65'
C17	18.00'	16.37'	52°06'00"	S63°58'40"W	15.81'
C18	52.00'	29.64'	32°39'49"	N54°15'34"E	29.24'
C19	52.00'	78.02'	85°57'45"	S66°25'38"E	70.90'
C20	52.00'	42.61'	46°56'51"	S0°01'39"W	41.43'
C21	52.00'	78.02'	85°57'45"	S66°28'57"W	70.90'
C22	52.00'	29.64'	32°39'49"	N54°12'15"W	29.24'
C23	18.00'	16.37'	52°06'00"	S63°55'21"E	15.81'

PROPERTY LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L2	N40°15'23"E	38.05'
L3	N89°58'21"W	12.52'
L4	N89°58'21"W	12.60'
L5	N89°58'21"W	22.07'
L6	N89°58'21"W	22.07'
L7	N89°58'21"W	12.60'
L8	N89°58'19"W	12.60'
L9	N51°34'19"W	31.21'
L10	S0°11'21"E	10.00'
L11	N89°58'21"W	180.04'
L12	S0°01'39"W	10.00'
L13	N0°01'39"E	20.00'

EASEMENT LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L14	S89°55'00"E	35.00'
L15	S0°09'29"E	133.95'
L16	N54°24'01"E	117.72'
L17	S89°58'21"E	61.75'
L18	S81°29'48"E	301.27'

THE BASIS OF BEARING IS THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) HAVING A RECORD BEARING OF SOUTH 00°11'21" EAST



PRELIMINARY
THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL,
SIGNED AND SEALED DOCUMENT