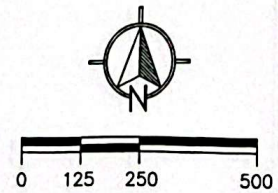


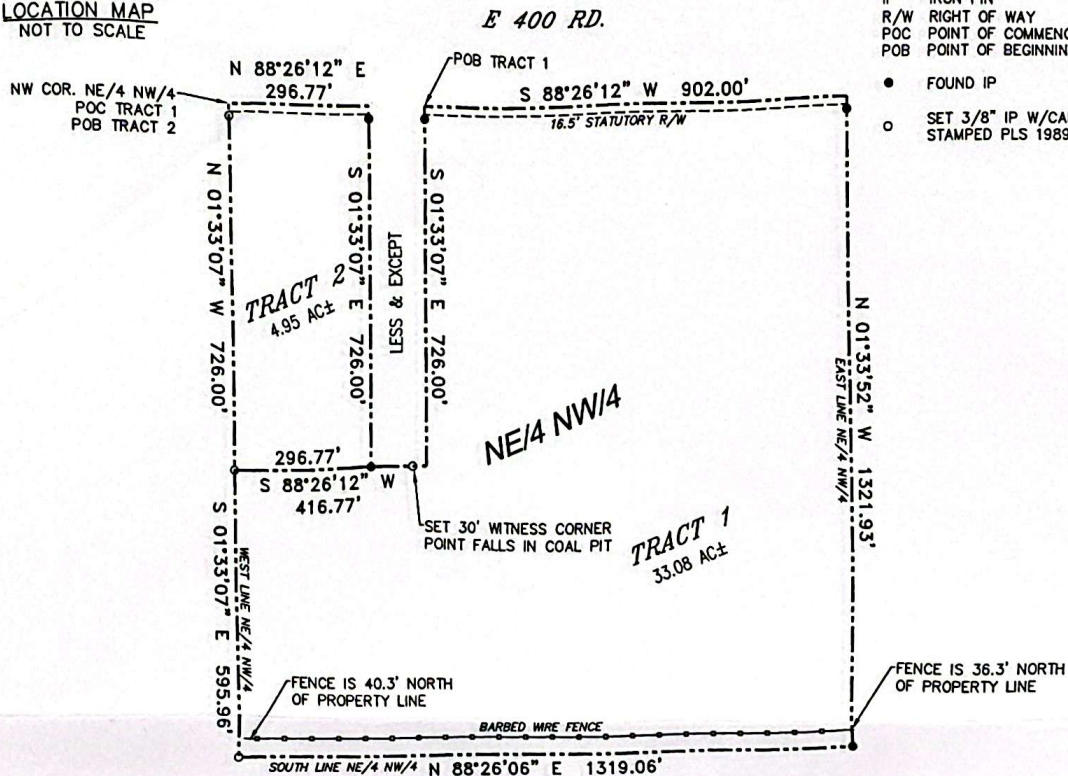
LOCATION MAP
NOT TO SCALE

PLAT OF SURVEY OF A PART OF THE NE/4 NW/4 SEC. 35, T-23-N, R-16-E ROGERS COUNTY, OKLAHOMA



LEGEND

- IP IRON PIN
- R/W RIGHT OF WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- FOUND IP
- SET 3/8" IP W/CAP
STAMPED PLS 1989



PARENT TRACT LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 16 EAST, SUBJECT TO THE EXISTING RIGHT OF WAY EASEMENTS, LESS AND EXCEPT
A TRACT OF LAND IN THE NE/4 OF THE NW/4 OF SECTION 35, TOWNSHIP 23 NORTH, RANGE 16 EAST OF THE I.B.&M., ROGERS COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT 902 FEET WEST OF THE NORTHEAST CORNER OF NE/4 OF NW/4; THENCE SOUTH 726 FEET; THENCE WEST 120 FEET; THENCE NORTH 726 FEET; THENCE EAST 120 FEET TO THE POINT OF BEGINNING.

TRACT LEGAL DESCRIPTIONS

TRACT 1

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SIXTEEN (16) EAST OF THE I.B.&M., ROGERS COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NE/4 NW/4; THENCE N 88°26'12" E ALONG THE NORTH LINE THEREOF A DISTANCE OF 416.77 FEET TO THE POINT OF BEGINNING; THENCE S 01°33'07" E A DISTANCE OF 726.00 FEET; THENCE S 88°26'12" W A DISTANCE OF 416.77 FEET TO A POINT ON THE WEST LINE OF SAID NE/4 NW/4; THENCE S 01°33'07" E ALONG SAID WEST LINE A DISTANCE OF 595.96 FEET TO THE SOUTHWEST CORNER OF SAID NE/4 NW/4; THENCE N 88°26'06" E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1319.06 FEET TO THE SOUTHEAST CORNER OF SAID NE/4 NW/4; THENCE N 01°33'52" W ALONG THE EAST LINE THEREOF A DISTANCE OF 1321.93 FEET TO THE NORTHEAST CORNER OF SAID NE/4 NW/4; THENCE S 88°26'12" W ALONG THE NORTH LINE THEREOF A DISTANCE OF 902.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 33.08 ACRES, MORE OR LESS.

TRACT 2

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SIXTEEN (16) EAST OF THE I.B.&M., ROGERS COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID NE/4 NW/4; THENCE N 88°26'12" E ALONG THE NORTH LINE THEREOF A DISTANCE OF 296.77 FEET; THENCE S 01°33'07" E A DISTANCE OF 726.00 FEET; THENCE S 88°26'12" W A DISTANCE OF 296.77 FEET TO A POINT ON THE WEST LINE OF SAID NE/4 NW/4; THENCE N 01°33'07" W ALONG SAID WEST LINE A DISTANCE OF 726.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 4.96 ACRES, MORE OR LESS.

SURVEYOR'S STATEMENT

I, JAMES COLT LARIMORE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF OKLAHOMA HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY. THE ABOVE PLAT REFLECTS ALL INSTRUMENTS THAT HAVE BEEN DISCLOSED AND FURNISHED AT THE TIME OF SURVEY. NO OPINION IS VERSED AS TO THE OWNERSHIP OF FENCES OR ANY OTHER APPURTENANCES ON SAID PROPERTY. THIS PLAT SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS LAND SURVEYORS.

NOTES

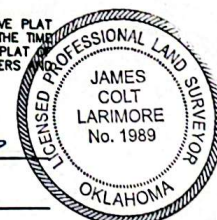
- THIS LEGAL DESCRIPTION WAS PREPARED BY JAMES COLT LARIMORE OKLAHOMA REGISTERED LAND SURVEYOR #1989.
- THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
- THE BEARING BASE FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, NAD 83, OKLAHOMA NORTH ZONE, U.S. SURVEY FEET.
- TRACTS HAVE ACCESS VIA DRIVEWAYS TO E 400 RD.

BY:

James Colt Larimore
JAMES COLT LARIMORE, RLS #1989

AUGUST 14, 2025

DATE OF CERTIFICATION



2668 E. SYCAMORE ST.
CLAREMORE, OK 74017
CA. NO. 8242

PHONE: (918) 269-7815
EXP. DATE 6/30/2027

SCALE:	1"=250'
DRAWN BY:	JCL
SURVEY BY:	AMD
REVISION:	
SURVEY DATE:	8-11-2025
JOB NO:	02381