



Tract #5

Pottawatomie, County

Over

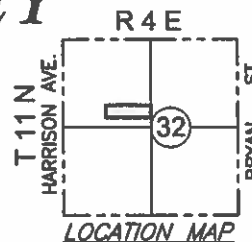
BOUNDARY SURVEY

FOUND ODOT
BRASS CAP
NW/4 SEC. 32
T11N-R4E

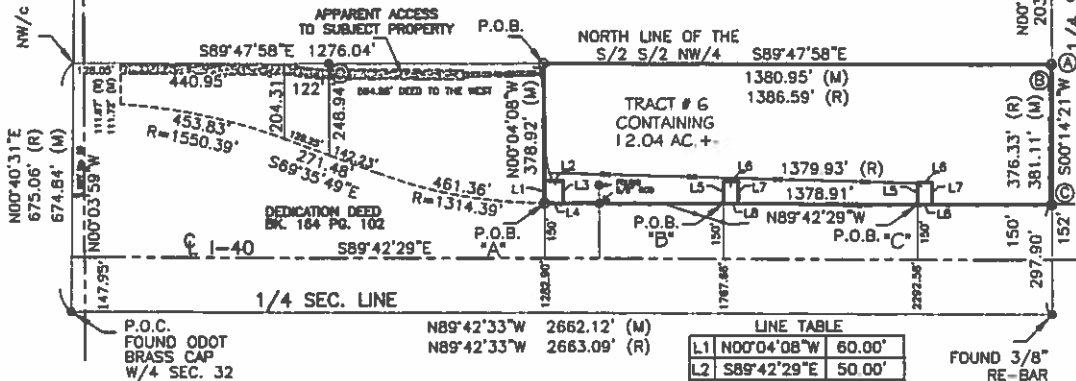
SECTION LINE
NW/4 S/2 S/2 NW/4
2024.52' N
N00°40'31"E

SCALE
1" = 400'

- LEGEND**
- EXISTING CORNER (R) RECORD
 - SET 3/8" REBAR (M) MEASURED
 - AND CAP #1660 P.O.C. POINT OF COMMENCEMENT
 - ~ BROKEN SCALE P.O.B. POINT OF BEGINNING
 - ASPHALT & CONCRETE
 - OVERHEAD ELECTRIC — LIMESTONE



- (A) FOUND 3/8" RE-BAR 0.85' N. & 5.26' E. OF CORNER SET
- (B) FOUND 3/8" RE-BAR 2.91' S. & 3.42' E. OF CORNER SET
- (C) FOUND 3/8" RE-BAR 5.63' N. & 5.27' E. OF CORNER SET
- (D) FOUND 1/2" RE-BAR



LINE TABLE

L1	N00°04'08"W	60.00'
L2	S89°42'29"E	50.00'
L3	S00°04'08"E	60.00'
L4	N89°42'29"W	50.00'
L5	N00°17'31"E	60.00'
L6	S89°42'29"E	40.00'
L7	S00°17'31"W	60.00'
L8	N89°42'29"W	40.00'

CERTIFICATE OF SURVEY

DATE OF SURVEY FEBRUARY 18, 2016

I, CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION: TRACT # 6

A TRACT OF LAND DESCRIBED AS BEGINNING 675.06 FEET N00°59'00"W (MEASURED N00°40'31"E, 674.84 FEET) AND 1276.04 FEET N89°43'54"E (MEASURED S89°47'58"E) OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA. THENCE S89°43'54"E A DISTANCE OF 1386.59 FEET (MEASURED S89°47'58"E 1380.95 FEET), TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH (MEASURED S00°14'21"W) ALONG SAID EAST LINE, A DISTANCE OF 376.33 FEET (MEASURED 381.11 FEET) TO A POINT ON THE NORTH LINE OF INTERSTATE HIGHWAY No. 40; THENCE WEST (MEASURED N89°42'29"W) ALONG SAID LAST MENTIONED NORTH LINE, A DISTANCE OF 1379.93 FEET (MEASURED 1378.91 FEET); THENCE N00°03'59"W A DISTANCE OF 377.84 FEET (MEASURED N00°04'08"W, 378.92 FEET) TO THE POINT OF BEGINNING, CONTAINING 12.04 ACRES, MORE OR LESS, HAVING A BASIS OF BEARING OF N89°42'29"W FROM HWY PLANS, BASELINE BEING THE CENTERLINE OF I-40.

LEGAL DESCRIPTION FOR SIGN EASEMENT "A"

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA. THENCE N00°40'31"E, ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 147.95 FEET, TO THE CENTERLINE OF INTERSTATE FORTY (I-40); THENCE S89°42'29"E, ALONG SAID CENTERLINE A DISTANCE OF 1282.90 FEET; THENCE N00°04'08"W, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY OF SAID I-40; THENCE N00°04'08"W, A DISTANCE OF 60.00 FEET; THENCE S89°42'29"E, A DISTANCE OF 50.00 FEET; THENCE S00°04'08"E, A DISTANCE OF 60.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID I-40; THENCE N89°42'29"W, ALONG SAID NORTH LINE A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING. HAVING A BASIS OF BEARING, OF S89°42'29"E, BASELINE BEING THE CENTERLINE OF INTERSTATE 40, PER HWY PLANS.

LEGAL DESCRIPTION FOR SIGN EASEMENT "B"

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA. THENCE N00°40'31"E, ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 147.95 FEET, TO THE CENTERLINE OF INTERSTATE FORTY (I-40); THENCE S89°42'29"E, ALONG SAID CENTERLINE A DISTANCE OF 1767.66 FEET; THENCE N00°17'31"E, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY OF SAID I-40; THENCE N00°17'31"E, A DISTANCE OF 60.00 FEET; THENCE S89°42'29"E, A DISTANCE OF 40.00 FEET; THENCE S00°17'31"W, A DISTANCE OF 60.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID I-40; THENCE N89°42'29"W, ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING. HAVING A BASIS OF BEARING, OF S89°42'29"E, BASELINE BEING THE CENTERLINE OF INTERSTATE 40, PER HWY PLANS.

LEGAL DESCRIPTION FOR SIGN EASEMENT "C"

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (SW/4 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP ELEVEN (11) NORTH, RANGE FOUR (4) EAST OF THE INDIAN MERIDIAN, POTTAWATOMIE COUNTY, OKLAHOMA. THENCE N00°40'31"E, ALONG THE WEST LINE OF SAID NW/4 A DISTANCE OF 147.95 FEET, TO THE CENTERLINE OF INTERSTATE FORTY (I-40); THENCE S89°42'29"E, ALONG SAID CENTERLINE A DISTANCE OF 2292.58 FEET; THENCE N00°17'31"E, A DISTANCE OF 150.00 FEET, TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY OF SAID I-40; THENCE N00°17'31"E, A DISTANCE OF 60.00 FEET; THENCE S89°42'29"E, A DISTANCE OF 40.00 FEET; THENCE S00°17'31"W, A DISTANCE OF 60.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID I-40; THENCE N89°42'29"W, ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING. HAVING A BASIS OF BEARING, OF S89°42'29"E, BASELINE BEING THE CENTERLINE OF INTERSTATE 40, PER HWY PLANS.

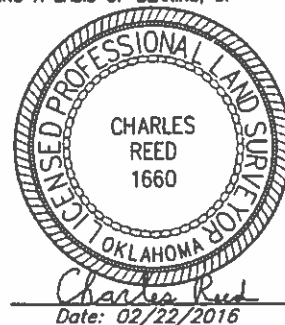
GENERAL NOTES:

1. A TITLE COMMITMENT, INDICATING APPLICABLE EASEMENTS, HAS NOT BEEN PROVIDED, THEREFORE ALL EASEMENTS MAY NOT BE SHOWN HEREON.
2. THIS 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.
3. THE LAST DAY VISITING SAID SITE 02/22/2016.
4. PAGE 2 OF 2, IS USED FOR A SURVEYORS REPORT, AS TO WHY THERE IS SO MANY RECORD & MEASURED.

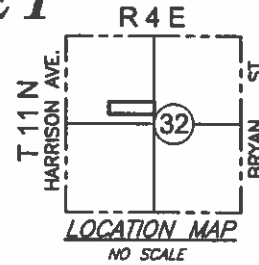
PREPARED BY:
Reed's Surveying PLLC
207 South Broadway
Tucumseh, OK 74873
405-996-8910

Lic. # 1660 EXP. Nov. 30, 2016
CA # 5262 EXP. June 30, 2017

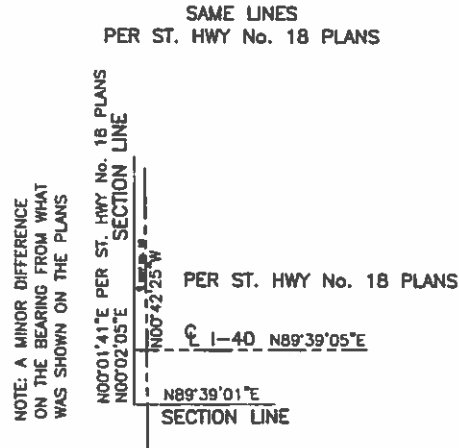
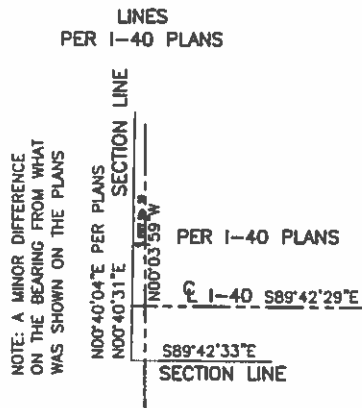
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BOUNDARY SURVEY



NOT A PART OF SURVEY
SHOWN FOR INFORMATIONAL PURPOSE



CERTIFICATE OF SURVEY
DATE OF SURVEY FEBRUARY 18, 22, 2016

I CHARLES REED, LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY AS OF THE DATE SET FORTH ABOVE THAT I HAVE
MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

SURVEYORS REPORT.

TO WHOM IT MAY CONCERN. ABOVE IS A SKETCH, IS TO SHOW SOME OF THE DIFFERENCES I SAW, ON SOME OF THE DEEDS TO THE WEST. AND MAY BE SOME OF THE REASON, THERE IS SO MANY RECORD & MEASURED ON THE DEED PROVIDED. THE RECORD & MEASURED ON THE DEED PROVIDED FIRST DISTANCE CALL, IS BECAUSE IT WENT PAST THE NW/4 OF THE S/2 S/2 NW/4. BASED ON INFORMATION I FOUND, THE SUBJECT PROPERTY SHOULD BE IN THE S/2 S/2 NW/4. THE RECORD & MEASURED ON THE FIRST BEARING'S CALL, IS BECAUSE, MATHEMATICALLY IT IS WAY OFF, IF THE BEARING WERE CHANGED FROM NORTHWEST TO NORTHEAST IT WOULD BE A LOT CLOSER. BUT THE BEARINGS STILL HAVE PROBLEMS. THE RECORD & MEASURED ON THE DISTANCE ON THE 3RD CALL IS BECAUSE, THE LINE INTERSECT'S THE QUARTER SECTION LINE, BEFORE IT GET'S TO THE RECORD DEEDED DISTANCE. THE 4TH CALL, THE ORIGINAL DESCRIPTION GAVE A GENERIC DIRECTION OF SOUTH, ALONG SAID EAST LINE OF SAID NW/4. I PUT THE BEARING I MEASURED, THE RECORD & MEASURED ON THE 4TH CALL'S DISTANCE, IS BECAUSE, THE CALLED FOR, BEING THE NORTH RIGHT OF WAY LINE OF I-40, SUPERSEDES THE RECORD DISTANCE WHICH WAS SHORT. THE RECORD & MEASURED ON THE NEXT CALL, WEST, AGAIN WAS GENERIC, SO I SHOWED THE MEASURED BEARING, THE DISTANCE GIVEN WAS TO LONG, THE DEDICATION DEED TO THE STATE, RECORDED IN BOOK 164 @ PAGE 102 SHOWS, THE DEED GOING FROM THE WEST TO THE EAST, THEREFOR IT INTERSECTED THE QUARTER SECTION LINE BEFORE IT REACHED THE RECORD DISTANCE IN THE DEED, THEN THE LAST CALL, AGAIN THE BEARINGS USED WERE SO FAR OUT OF WHACK, I SHOWED THE MATHEMATICAL BEARING & DISTANCE I CALCULATED FROM TAKING OUT THE DEDICATION DEED TO THE STATE, THEN GOING BACK TO THE POINT OF BEGINNING. I ALSO PULLED AND PLACED THE DEEDS TO THE WEST TO BE SURE I WAS NOT OVERLAPPING, THE TRACT DIRECTLY WEST. I DID FIND THAT WHO EVER CREATED THE SOME OF THE DEED'S TO THE WEST, GOT THE BEARINGS, FROM THE I-40 SURVEY AND A LATER SURVEY ON STATE HWY No. 18, AND MIXED THEM TOGETHER. THE LATER SURVEY FOR HWY No. 18 WAS ON STATE PLANE COORDINATE'S. THE REASON I KNOW THIS IS DURING MY RESEARCH I WAS LOOKING AT THE DIFFERENT SET'S OF PLANS TRYING TO SEE WHERE THE DIFFERENT BEARINGS ON THE WEST LINE OF THE SW/4 WAS COMING FROM. I THEN REALIZED THAT THEY WERE USING THE BEARING, ON THE NEWER HWY 18 PLANS, TO START THE DESCRIPTIONS AND LATER USING THE BEARINGS ON I-40'S DEEDS. YOU CAN NOT MIX THEM, YOU HAVE TO USE THE BASIS OF BEARING FOR I-40 OR THE NEWER PLANS OF HWY 18, WHICH EVER ONE YOU USE, THE BEARING ON THAT SAME LINE WILL DIFFER, BUT THE ANGULAR RELATIONSHIP SHOULD BE THE SAME OR RELATIVITY CLOSE. NOTE: THERE IS ALSO A 0.18 FOOT DIFFERENCE FROM THE POB OF THE SUBJECT PROPERTY & THE DEED TO THE WEST, IT GOES 691.00 FEET FROM THE WEST SECTION LINE AND THEN CONTINUES EAST 584.86 FEET. 691 + 584.86 = 1275.86 FEET. THE SUBJECT PROPERTY DEED IS 1276.04 I DO NOT HAVE ALL THE ANSWERS AS TO WHY THE DEED PROVIDED WAS NOT MORE ACCURATE, I CAN ONLY SAY, IN MY OPINION AS TO WHY I CAME UP WITH THE RECORD AND MEASURED, MEASUREMENTS.

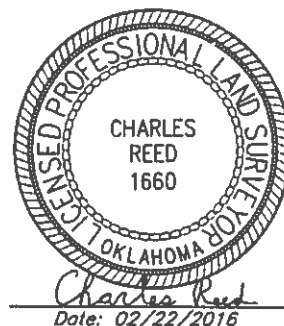
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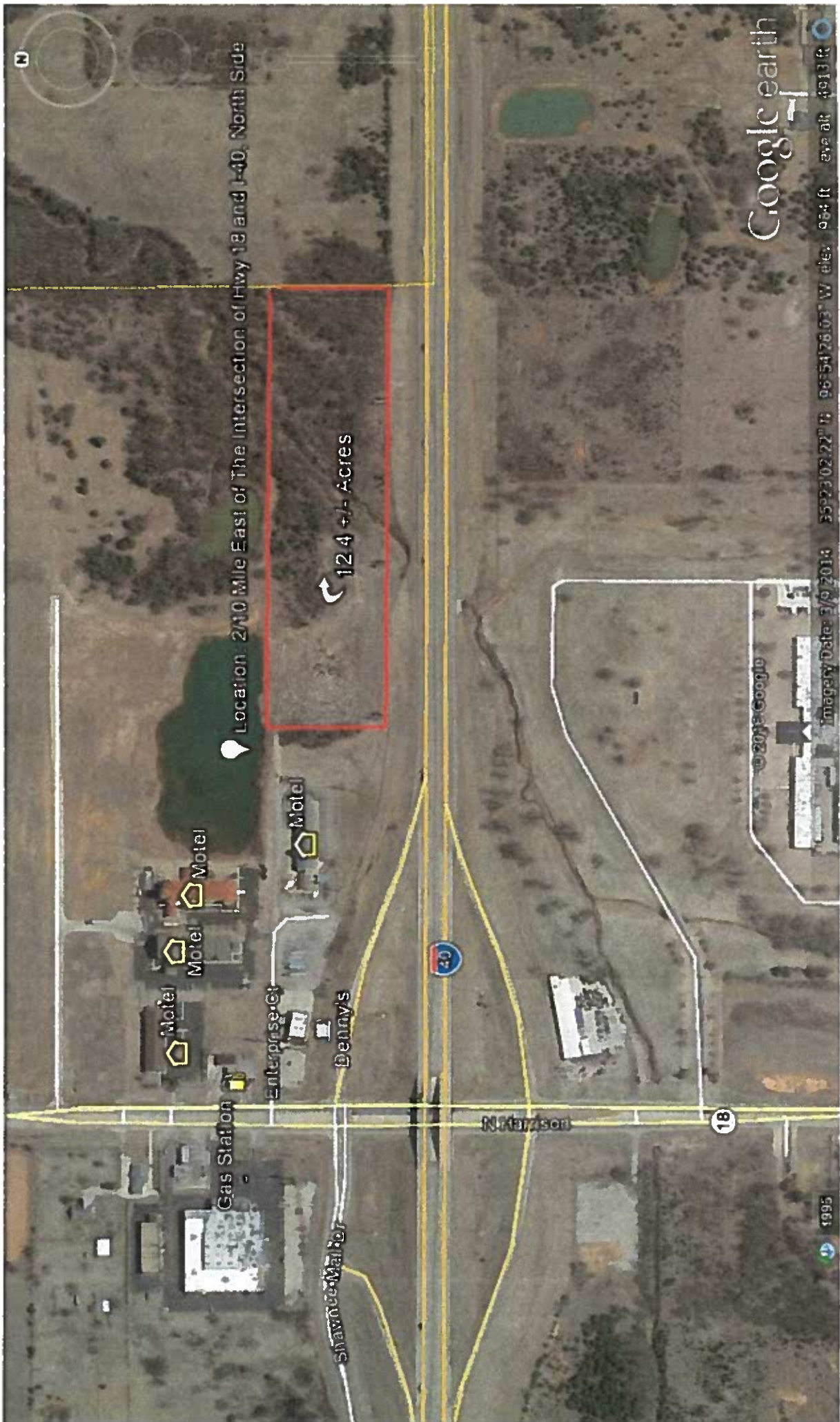
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Location: 2W0 Mile East of The Intersection of Hwy 18 and I-40, North Side

124 +/- Acres

Google Earth

© 2018 Google Imagery Date: 3/9/2018 35°23'02.22" N 96°54'26.03" W ele: 954 ft a.s.l. alt: 4913 ft