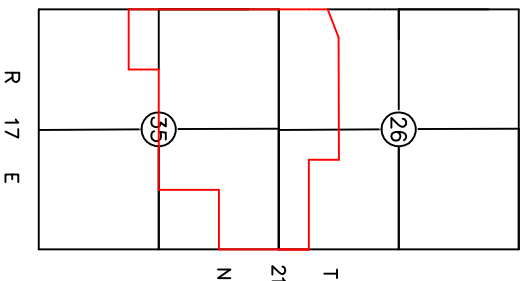


(BIG TIMBER RANCH)

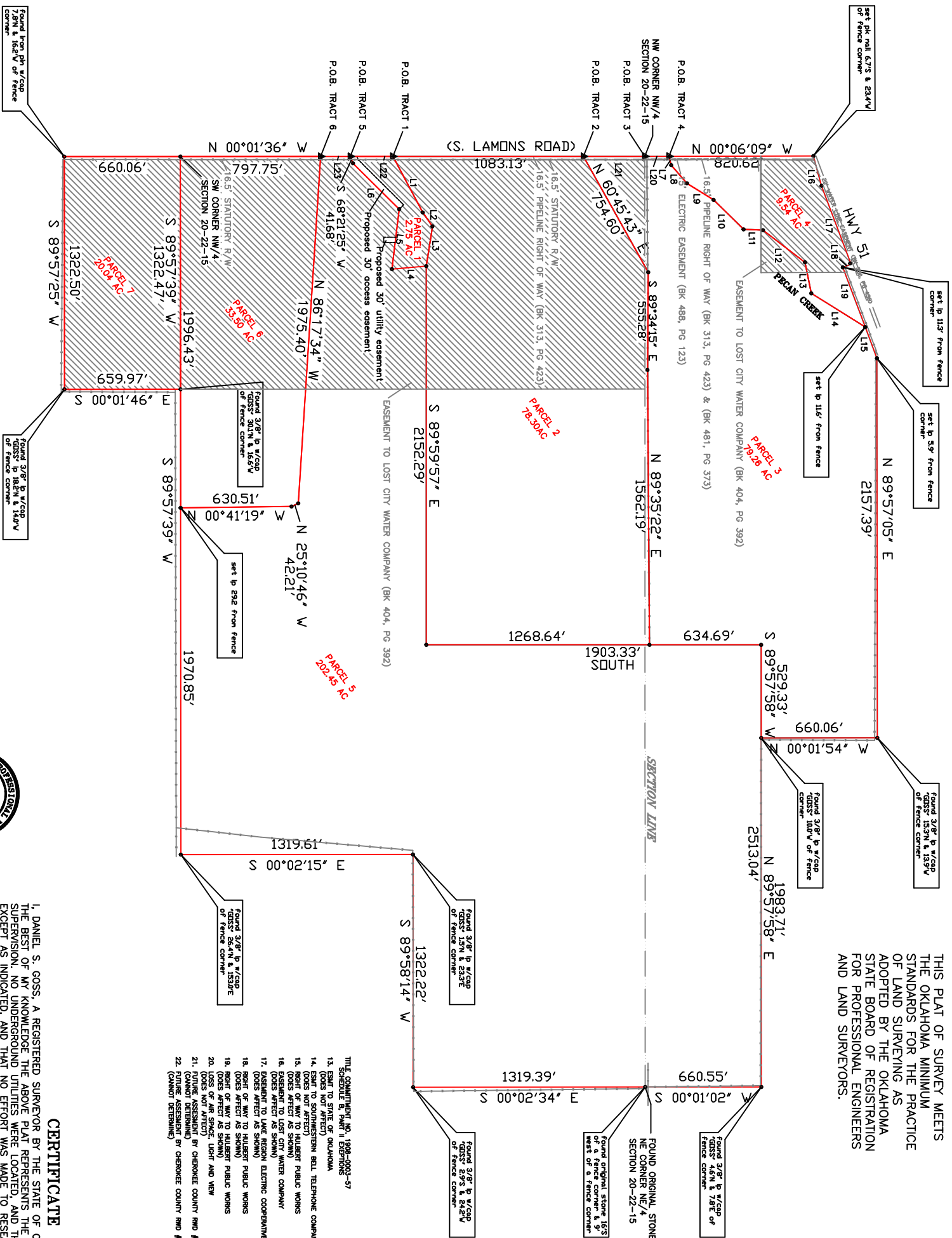
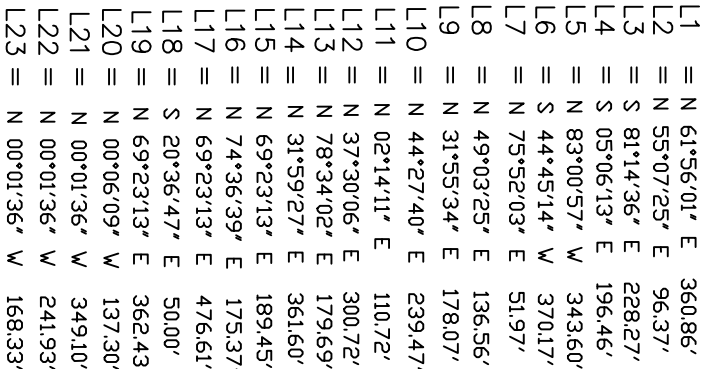
## BASIS OF BEARINGS: GEODETIC NORTH

NOTE

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.



## LOCATION MAP

COUNTY: CHEROKEE

# CERTIFICATE


1. DANIEL S. GOSS, REGISTERED SURVIVOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE PLAT REPRESENTS THE SURVEY THAT WAS MADE UNDER MY DIRECT SUPERVISION, NO UNDERGROUND UTILITIES WERE LOCATED, AND THERE ARE NO BUILDING ENCROACHMENTS THEREON EXCEPT AS INDICATED, AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE. PROPERTY HAS LEGAL ACCESS TO A COUNTY ROAD AND A STATE HWY

D. GOSS & ASSOCIATES  
12347 HEYWOOD HILL RD  
SAPULPA, OK 74066

PH. (918)371-0096 FAX (918)371-7750

LEGAL DESCRIPTIONS  
SEE ATTACHED.

WITNESS MY HAND AND SEAL THIS 1



DANIEL S. GOSS P.L.S. NO. 1316  
C.A. #3932 EXPIRES 6/30/2020

DATE OF LAST SITE VISIT: 08/27/2019

BIG TIMBER RANCH  
LOT SPLIT DESCRIPTIONS

TRACT 1

A tract of land situated in the NW4 of Section 35, T17N, R21E, I.B.&M., Cherokee County, Oklahoma, described as follows: Commencing at the NW Corner of the NW/4 of said Section, thence S 00°01'36" E along the West line of said NW4 a distance of 1432.23 feet to the POINT OF BEGINNING; thence N 61°56'01" E a distance of 360.86 feet; thence N 55°07'25" E a distance of 96.37 feet; thence S 81°14'36" E a distance of 228.27 feet; thence S 05°06'13" E a distance of 196.46 feet; thence N 83°00'57" W a distance of 343.60 feet; thence S 44°45'14" W a distance of 370.17 feet; thence S 68°28'25" W a distance of 41.68 feet to said West line; thence N 00°01'36" W along said West line a distance of 241.93 feet to the POINT OF BEGINNING, Containing 2.75 Acres, more or less...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316 on September 5, 2019.

TRACT 2

A tract of land situated in the N2 of Section 35 and the S2 of Section 26, T17N, R21E, I.B.&M., Cherokee County, Oklahoma, described as follows: Commencing at the NW Corner of the NW/4 of said Section 35, thence S 00°01'36" E along the West line of said NW4 a distance of 349.10 feet to the POINT OF BEGINNING thence N 60°45'43" E a distance of 715.23 feet to the South line of the S2 of said Section 26; thence continuing N 60°45'43" E a distance of 39.37 feet thence S 89°34'15" E a distance of 555.28 feet; thence N 89°35'22" E a distance of 1562.19 feet; thence SOUTH a distance of 25.23 feet to a point on the North line of the N2 of said Section 35; thence continuing SOUTH a distance of 1243.41 feet; thence N 89°59'57" W a distance of 2152.29 feet; thence N 81°14'36" W a distance of 228.27 feet; thence S 55°07'25" W a distance of 96.37 feet; thence S 61°56'01" W a distance of 360.86 feet to the West line of the N2 of said Section 35; thence N 00°01'36" W a along said West line distance of 1083.13 feet to the POINT OF BEGINNING, Containing 78.30 Acres, more or less...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316 on September 5, 2019.

TRACT 3

A tract of land situated in the S2 of Section 26 and the N2 of Section 35, T17N, R21E, I.B.&M., Cherokee County, Oklahoma, described as follows: BEGINNING at the SW Corner of said S2; thence N 00°06'09" W along the West line of said S2 a distance of 137.30 feet; thence N 75°52'03" E a distance of 51.97 feet; thence N 49°03'25" E a distance of 136.56 feet; thence N 31°55'34" E a distance of 178.07 feet; thence N 44°27'40" E a distance of 239.47 feet; thence N 02°14'11" E a distance of 110.72 feet; thence N 37°30'06" E a distance of 300.72 feet; thence N 78°34'02" E a distance of 179.69 feet; thence N 31°59'27" E a distance of 361.60 feet to the Southerly Right of Way line of State Hwy 51; thence N 69°23'13" E along said Right of Way line a distance of 189.45 feet; thence and leaving said Right of Way line a distance of N 89°57'05" E a distance of 2157.39 feet; thence S 00°01'54" E a distance of 660.06 feet; thence S 89°57'58" W a distance of 529.33 feet; thence SOUTH a distance of 634.69 feet; thence S 89°35'22" W a distance of 1562.19 feet; thence N 89°34'15" W a distance of 555.28 feet; thence S 60°45'43" W a distance of 39.37 feet to the North line of said Section 35; thence continuing S 60°45'43" W a distance of

715.23 feet to the West line of said Section 35; thence N 00°01'36" W along said West line a distance of 349.10 feet to the POINT OF BEGINNING, Containing 79.26 Acres, more or less...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316 on September 5, 2019.

#### TRACT 4

A tract of land situated in the S2 of Section 26, T17N, R21E, I.B.&M., Cherokee County, Oklahoma, described as follows: Commencing at the SW Corner of said S2; thence N 00°06'09" W along the West line of said S2 a distance of 137.30 feet to the POINT OF BEGINNING, thence continuing N 00°06'09" W along said West line a distance of 820.62 to a point on the Southerly Right of Way line of State Hwy 51; thence N 74°36'39" E along said Right of Way line a distance of 175.37 feet; thence N 69°23'13" E along said Right of Way line a distance of 476.61 feet; thence S 20°36'47" E along said Right of Way line a distance of 50.00 feet; thence N 69°23'13" E along said Right of Way line a distance of 362.43 feet; thence S 31°59'27" W and leaving said Right of Way line a distance of 361.60 feet; thence S 78°34'02" W a distance of 179.69 feet; thence S 37°30'06" W a distance of 300.72 feet; thence S 02°14'11" W a distance of 110.72 feet; thence S 44°27'40" W a distance of 239.47 feet; thence S 31°55'34" W a distance of 178.07 feet; thence S 49°03'25" W a distance of 136.56 feet; thence S 75°52'03" W a distance of 51.97 feet to the POINT OF BEGINNING, Containing 9.54 Acres, more or less...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316 on September 5, 2019.

#### Tract 5

A tract of land situated in the N2 of Section 35 and the S2 of Section 26, T17N, R21E, I.B.&M., Cherokee County, Oklahoma, described as follows: Commencing at the NW Corner of the N2 of said Section 35, thence S 00°01'36" E along the West line of said N2 a distance of 1674.16 feet to the POINT OF BEGINNING; thence N 68°28'25" E a distance of 41.68 feet; thence N 44°45'14" E a distance of 370.17 feet; thence S 83°00'57" E a distance of 343.60 feet; thence N 05°06'13" W a distance of 196.46 feet; thence S 89°59'57" E a distance of 2152.29 feet; thence NORTH a distance of 1243.41 feet to the South line of said Section 26; thence continuing NORTH a distance of 659.92 feet thence N 89°57'58" E a distance of 2513.04 feet to the East line of said S2; thence S 00°01'02" E along said East line a distance of 660.55 feet to the NE Corner of the NE4 of said Section 35; thence S 00°02'34" W along the East line of said N2 a distance of 1319.39 feet; thence S 89°58'14" W a distance of 1322.22 feet; thence S 00°02'15" E a distance of 1319.61 feet; thence S 89°57'39" W a distance of 1970.85 feet; thence N 00°41'19" W a distance of 630.51 feet; thence N 25°10'46" W a distance of 42.21 feet; thence N 86°17'34" W a distance of 1975.40 feet to the West line of said N2; thence N 00°01'36" W along said West line a distance of 168.33 feet to the POINT OF BEGINNING; Containing 202.44 Acres, more or less...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316 on September 5, 2019.

#### TRACT 6

A tract of land situated in the NW/4 of Section 35, T17N, R21E, I.B.&M., Cherokee County, Oklahoma described as follows: BEGINNING at the SW corner of said NW/4; thence N 00°01'36" W along the West line of said NW4 a distance 797.75 feet; thence S 86°17'34" E a distance of 1975.40 feet; thence S 25°10'46" E a distance of 42.21 feet; thence S 00°41'19" E a distance of 630.51 feet to the South line of said NW4; thence S 89°57'39" W along said South line a distance of 1996.43 feet to the POINT OF

BEGINNING, Containing 33.50 Acres, more or less...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316 on September 5, 2019.

TRACT 7

The N2 of the NW4 of the SW4 of Section 35, T17N, R21E, I.B.&M., Cherokee County, Oklahoma, Containing 20.04 Acres, more or less...Basis of Bearings: Geodetic North, Legal Description prepared by others.

PROPOSED 30' ACCESS EASEMENT

A tract of land situated in the NW4 of Section 35, T17N, R21E, I.B.&M., Cherokee County, Oklahoma, described as follows: Commencing at the NW Corner of the NW/4 of said Section, thence S 00°01'36" E along the West line of said NW4 a distance of 1636.54 feet to the POINT OF BEGINNING; thence N 68°28'25" E a distance of 20.55 feet; thence N 44°45'14" E a distance of 362.82 feet; thence S 45°14'46" E a distance of 35.00 feet; thence S 44°45'14" W a distance of 370.17 feet; thence S 68°28'25" W a distance of 41.68 feet to said West line; thence N 00°01'36" W along said West line a distance of 37.62 feet to the POINT OF BEGINNING, Containing 0.32 Acres, more or less...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316 ON September 11, 2019.

PROPOSED 30' UTILITY EASEMENT

A tract of land situated in the NW4 of Section 35, T17N, R21E, I.B.&M., Cherokee County, Oklahoma, described as follows: Commencing at the NW Corner of the NW/4 of said Section, thence S 00°01'36" E along the West line of said NW4 a distance of S 00°01'36" E a distance of 1674.16 feet; thence N 68°28'25" E a distance of 41.68 feet; thence N 44°45'14" E a distance of 370.17 feet; thence S 83°00'57" E a distance of 160.82 feet to the POINT OF BEGINNING; thence S 83°00'57" E a distance of 30.22 feet; thence SOUTH a distance of 64.52 feet; thence WEST a distance of 30.00 feet; thence NORTH a distance of 68.19 feet to the POINT OF BEGINNING, Containing 0.05 Acres, more or less...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316 on September 11, 2019.