

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.

PLAT OF SURVEY

SURVEY NOTES:

LEGAL ACCESS PROVIDED BY WAY OF COUNTY ROAD 356.

BASIS OF BEARINGS: OKLAHOMA STATE PLANE (NORTH ZONE) NAD 1983

LAST VISIT TO SITE WAS APRIL 28, 2025.

LEGAL DESCRIPTIONS PREPARED BY L.S. 1533 ON APRIL 30, 2025.

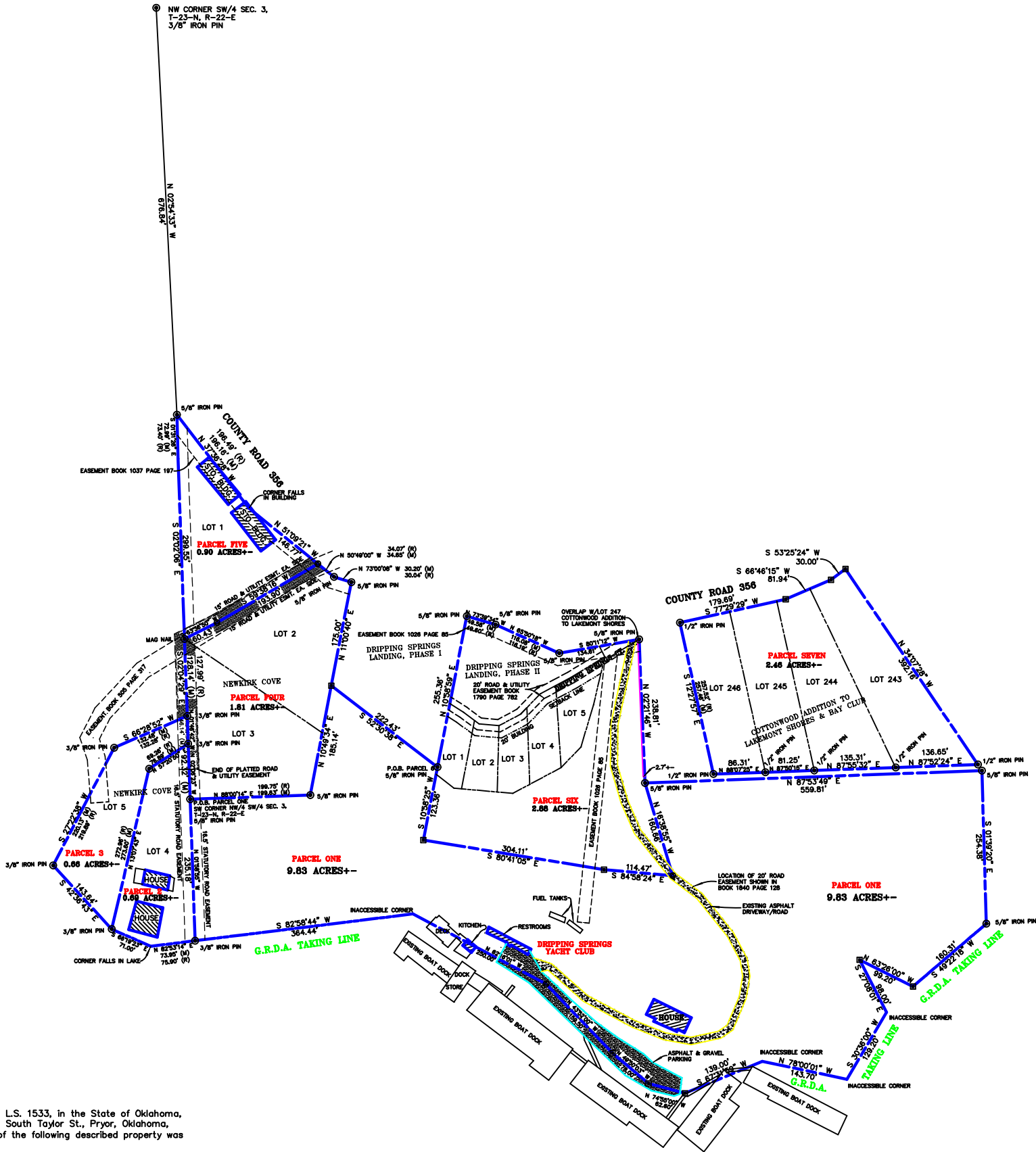
BEARING EQUATION: N 0°14'40" W=S 02°02'06" E

SOME TOPOGRAPHIC DETAILS SHOWN ON THIS DRAWING WERE TAKEN FROM AERIAL IMAGERY AND NOT FIELD LOCATED.

THE EASEMENTS FILED IN BOOK 1051 AT PAGE 166 AND BOOK 517 AT PAGE 297 ARE BLANKET EASEMENTS.

THE EASEMENTS FILED IN BOOK 1113 AT PAGE 34, BOOK 1484 AT PAGE 03 AND BOOK 1529 AT PAGE 650 LACK THE INFORMATION TO PLOT THEIR LOCATION.

THE EASEMENT FILED IN BOOK 1505 AT PAGE 119 DOES NOT AFFECT THE SUBJECT PROPERTY.



PARCEL ONE
A tract of land being a part of the West Half of the Southwest Quarter of Section 3, Township 23 North, Range 22 East of the Indian Meridian, Delaware County, Oklahoma, and being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Southwest Quarter, thence N88°00'14"E for 199.63 feet; thence N10°49'34"E for 185.14 feet; thence S52°30'38"E for 222.43 feet; thence S10°58'25"W for 123.36 feet; thence S80°41'05"E for 304.11 feet; thence S84°58'24"E for 114.47 feet; thence N16°38'55"W for 160.66 feet; thence N87°53'49"E for 559.81 feet; thence S1°39'20"E for 254.38 feet to a point on the G.R.D.A. taking line with the next 11 calls being along said taking line; thence S49°22'18"W for 160.31 feet; thence N63°26'00"W for 98.20 feet; thence S27°08'01"E for 98.00 feet; thence S30°36'00"W for 129.20 feet; thence N78°00'01"W for 143.70 feet; thence S67°31'59"W for 139.00 feet; thence N74°55'00"W for 82.60 feet; thence N49°50'03"W for 78.00 feet; thence N43°52'00"W for 159.50 feet; thence N62°16'01"W for 250.00 feet; thence S82°58'44"W for 364.44 feet; thence N1°58'55"W and leaving said taking line for 235.18 feet to the Point of Beginning

PARCEL TWO
Lot Four (4) of the NEWKIRK COVE, a subdivision in Delaware County, Oklahoma, according to the recorded plat thereof.

PARCEL THREE
Lot Five (5) of the NEWKIRK COVE, a subdivision in Delaware County, Oklahoma, according to the recorded plat thereof.

PARCEL FOUR
Lots Two (2) and Three (3) of the NEWKIRK COVE, a subdivision in Delaware County, Oklahoma, according to the recorded plat thereof.

PARCEL FIVE
Lot One (1) of the NEWKIRK COVE, a subdivision in Delaware County, Oklahoma, according to the recorded plat thereof.

PARCEL SIX
A tract of land being a part of the West Half of the Southwest Quarter of Section 3, Township 23 North, Range 22 East of the Indian Meridian, Delaware County, Oklahoma, and being more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter, thence N88°00'14"E for 199.63 feet; thence N10°49'34"E for 185.14 feet; thence S52°30'38"E for 222.43 feet to the point of beginning; thence N10°58'59"E for 255.36 feet; thence S73°39'34"E for 49.58 feet; thence S65°50'18"E for 116.08 feet; thence N80°11'12"E for 134.61 feet; thence S2°21'46"E for 238.81 feet; thence S16°38'55"E for 160.66 feet; thence N84°58'24"W for 114.47 feet; thence N80°41'05"W for 304.11 feet; thence N10°58'25"E for 123.36 feet to the point of beginning.

PARCEL SEVEN
Lots 243, 244, 245 and 246 of the COTTONWOOD ADDITION OF LAKE MONT SHORES & BAY CLUB, a subdivision, according to the recorded plat thereof, Delaware County, Oklahoma.

CERTIFICATE
I, Brett King, the undersigned, a registered Land Surveyor, L.S. 1533, in the State of Oklahoma, of Landmark Surveying, C.A. 4572, EXP. 6-30-25, of 245 South Taylor St., Pryor, Oklahoma, (918-825-2804) do hereby certify that a careful survey of the following described property was made under my supervision:

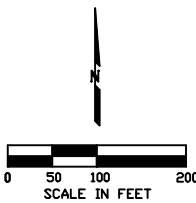
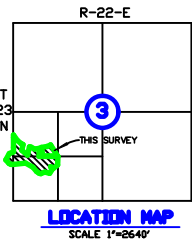
SEE INDIVIDUAL PARCEL DESCRIPTIONS ON THIS SHEET

Witness my hand and seal this 30th day of April, 2025.

Brett King—Land Surveyor



Copyright April, 2025.



- (R) DENOTES RECORD DISTANCE
- (M) DENOTES MEASURED DISTANCE
- DENOTES SET MAG NAIL W/FLASH
- ⊙ DENOTES FOUND IRON PIN AS NOTED
- DENOTES EXISTING FENCE CORNER
- DENOTES SET 1/2" IRON PIN W/CAP

THE WORD CERTIFY OR CERTIFICATE AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

SURVEY OF DRIPPING SPRINGS YACHT CLUB FOR CJ AUCTIONS

LANDMARK SURVEYING
245 SOUTH TAYLOR
PRYOR, OK. 74361

PHONE: 918-825-2804 FAX: 918-825-2803
C.A. 4572 EXP. JUNE 30, 2025

Job Number 12693