

BOUNDARY SURVEY

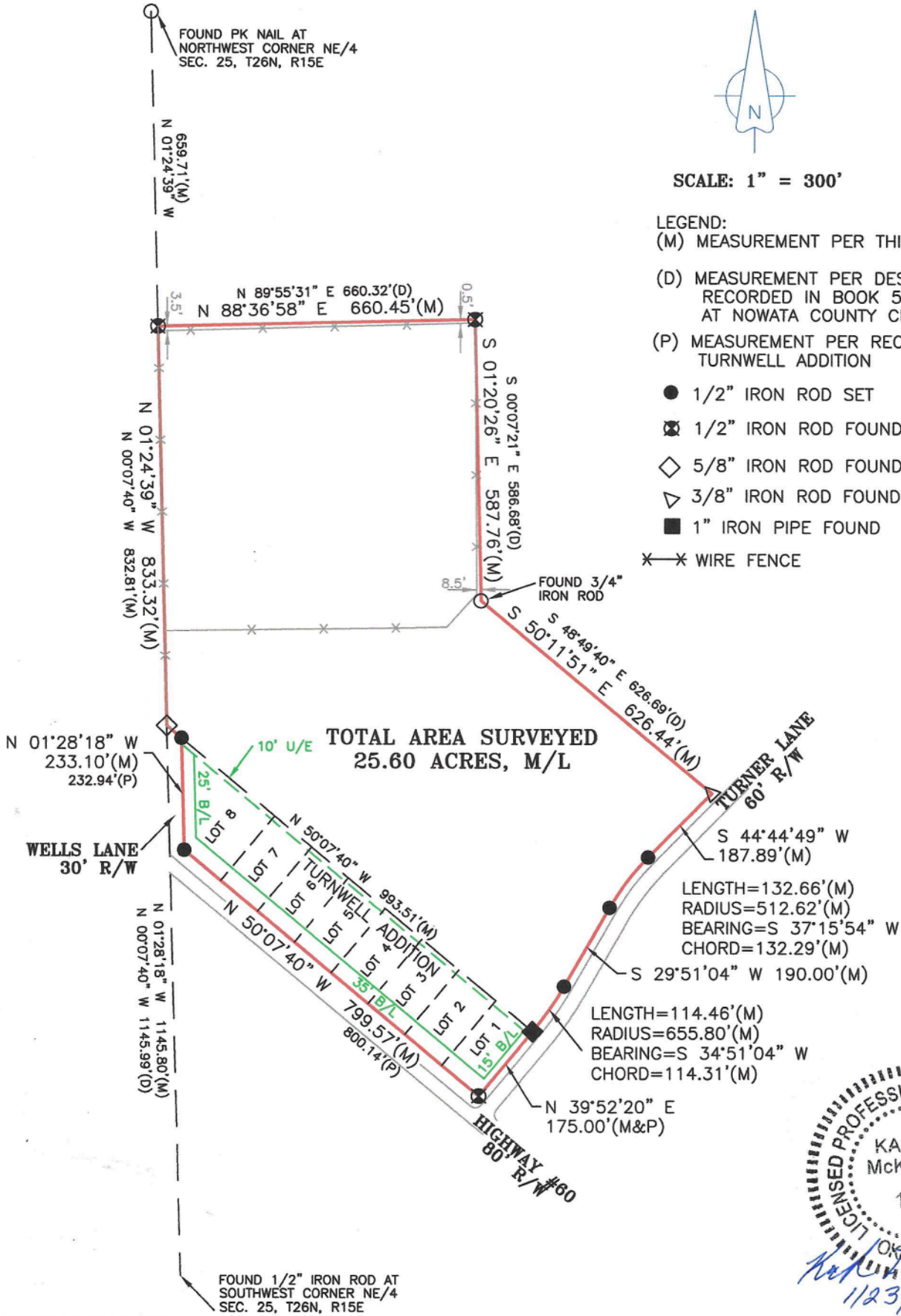
FOUND PK NAIL AT
NORTHWEST CORNER NE/4
SEC. 25, T26N, R15E



SCALE: 1" = 300'

LEGEND:

- (M) MEASUREMENT PER THIS SURVEY
- (D) MEASUREMENT PER DESCRIPTION
RECORDED IN BOOK 589 PAGE 287
AT NOWATA COUNTY CLERKS OFFICE
- (P) MEASUREMENT PER RECORD PLAT OF
TURNWELL ADDITION
- 1/2" IRON ROD SET
- ⊗ 1/2" IRON ROD FOUND
- ◇ 5/8" IRON ROD FOUND
- ▽ 3/8" IRON ROD FOUND
- 1" IRON PIPE FOUND
- * * WIRE FENCE



PROPERTY DESCRIPTION:

A TRACT OF LAND IN THE S/2 OF THE NW/4 OF THE NE/4 AND THE SW/4 OF THE NE/4 OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, NOWATA COUNTY, OKLAHOMA. (SEE ATTACHED DESCRIPTIONS)

I, KALEB J. MCKINNON, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1798, IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY: (1) THAT THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SURVEY DONE UNDER MY DIRECTION, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, (2) THAT AN INDEPENDENT SEARCH OF THE ABSTRACT OR RECORDED DOCUMENTS TO DETERMINE EASEMENTS, ENCUMBRANCES OR RESTRICTIONS, WAS NOT MADE, (3) THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING

DATED THIS 8TH DAY OF JANUARY, 2025

GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83, NORTH ZONE.
2. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT

MCKINNON LAND SURVEYING, LLC.

19482 US HIGHWAY 60, NOWATA, OK 74048
(918) 230-3927
EMAIL: MCKINNONLANDSURVEYING@GMAIL.COM
C.A. NO. 8511 EXP. 6/30/2025

ORIGINAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 BLOCK 2 TURNWELL ADDITION TO THE CITY OF NOWATA, NOWATA COUNTY, OKLAHOMA.

AND

A TRACT OF LAND IN THE S/2 OF THE NW/4 OF THE NE/4 AND THE SW/4 OF THE NE/4 OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE CENTER OF SAID SECTION 25; THENCE ALONG THE QUARTER SECTION LINE NORTH 0°07'40" WEST A DISTANCE OF 1145.99 FEET TO THE NORTHWEST CORNER OF THE TURNWELL ADDITION AND THE TRUE POINT OF BEGINNING; THENCE N 00°07'40" WEST A DISTANCE OF 832.81 FEET; THENCE N89°55'31" EAST A DISTANCE OF 660.32 FEET TO THE NORTHEAST CORNER OF THE SW/4 OF THE NW/4 OF THE NE/4; THENCE S 00°07'21" EAST A DISTANCE OF 586.68 FEET; THENCE S 48°49'40" EAST A DISTANCE OF 626.69 FEET; THENCE N 46°00'00" EAST A DISTANCE OF 62.51 FEET; THENCE S 44°00'00" EAST A DISTANCE OF 210 FEET; THENCE S 00°00'40" EAST A DISTANCE OF 421.90 FEET; THENCE N 89°51'07" WEST A DISTANCE OF 529.14 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 1, TURNWELL ADDITION; THENCE ALONG THE TURNWELL ADDITION N48°49'40" WEST A DISTANCE OF 1053.81 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT

A PART OF THE E/2 OF THE SW/4 OF THE NE/4, SECTION 25, TOWNSHIP 26 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, NOWATA COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER NE/4 SW/4 NE/4 OF SAID SECTION, THENCE N00°00'40"W A DISTANCE OF 210.00 FEET; THENCE N44°00'00"W A DISTANCE OF 150.00 FEET; THENCE S46°00'00"W A DISTANCE OF 250.25 FEET; THENCE SOUTHWEST ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE SOUTHEAST AND HAS A RADIUS OF 452.62 FEET A DISTANCE OF 117.10 FEET THE CHORD OF SAID CURVE BEING S38°35'35"W A DISTANCE OF 116.78 FEET; THENCE S31°10'20"W A DISTANCE OF 190.00 FEET; THENCE SOUTHWEST ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE NORTHWEST AND HAS A RADIUS OF 715.80 FEET A DISTANCE OF 124.93 FEET THE CHORD OF SAID CURVE BEING S36°10'20"W A DISTANCE OF 124.77 FEET; THENCE S89°51'07"E A DISTANCE OF 529.14 FEET; THENCE N00°00'40"W A DISTANCE OF 211.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

THAT PART OF TURNER LANE RIGHT OF WAY DEDICATED TO THE PUBLIC IS BOOK 571 PAGE 480 AT NOWATA COUNTY CLERKS OFFICE.

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REVISED PROPERTY DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7, 8 BLOCK 2 TURNWELL ADDITION TO THE CITY OF NOWATA, NOWATA COUNTY, OKLAHOMA.

AND

A TRACT OF LAND IN THE S/2 OF THE NW/4 OF THE NE/4 AND THE SW/4 OF THE NE/4 OF SECTION 25, TOWNSHIP 26 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, NOWATA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS,

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SW/4 NE/4; THENCE N01°28'18"W ALONG THE WEST LINE OF SAID SW/4 NE/4 A DISTANCE OF 1145.80 FEET TO THE NORTHWEST CORNER OF TURNWELL ADDITION, TO THE CITY OF NOWATA, OKLAHOMA AND THE POINT OF BEGINNING; THENCE N01°24'39"W ALONG THE WEST LINE OF SAID SW/4 NE/4 AND THE WEST LINE OF SAID S/2 NW/4 NE/4 A DISTANCE OF 833.32 FEET TO THE NORTHWEST CORNER OF SAID S/2 NW/4 NE/4; THENCE N88°36'58"E ALONG THE NORTH LINE OF SAID S/2 NW/4 NE/4 A DISTANCE OF 660.45 FEET TO THE NORTHEAST CORNER OF THE SW/4 NW/4 NE/4 OF SAID SECTION 25; THENCE S01°20'26"E ALONG THE EAST LINE OF SAID SW/4 NW/4 NE/4 A DISTANCE OF 587.76 FEET; THENCE S50°11'51"E A DISTANCE OF 626.44 FEET TO THE NORTHERLY RIGHT OF WAY OF TURNER LANE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING COURSES; THENCE S44°44'49"W A DISTANCE OF 187.89 FEET; THENCE ON A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 512.62 FEET, WITH AN ARC LENGTH OF 132.66 FEET, A CHORD BEARING OF S37°15'54"W, AND A CHORD DISTANCE OF 132.29 FEET; THENCE S29°51'04"W A DISTANCE OF 190.00 FEET; THENCE ON A CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 655.80 FEET, WITH AN ARC LENGTH OF 114.46 FEET, A CHORD BEARING OF S34°51'04"W, AND A CHORD DISTANCE OF 114.31 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2 SAID TURNWELL ADDITION; THENCE N50°07'40"W ALONG THE NORTHERLY LINE OF SAID TURNWELL ADDITION A DISTANCE OF 993.51 FEET TO THE POINT OF BEGINNING.

(PREPARED BY KALEB J. MCKINNON, PLS 1798, OKLAHOMA STATE PLANE, NORTH ZONE)