

BOOK 2671 PAGE 674

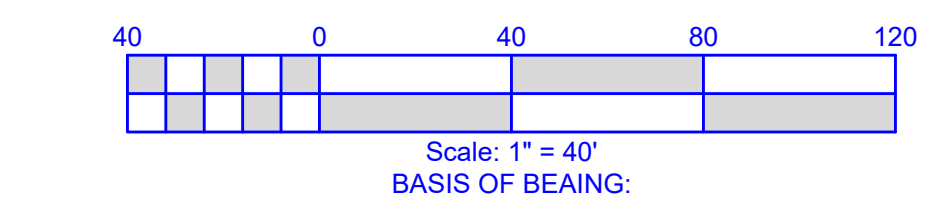
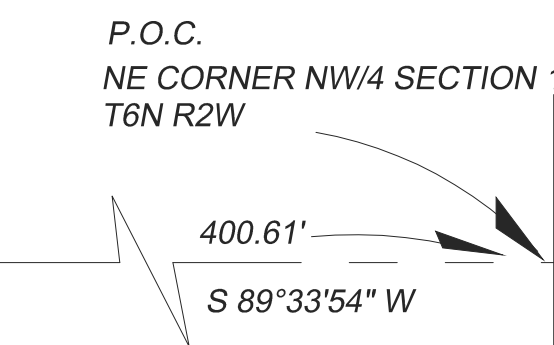
NORTH LINE SECTION 1

GRANT STREET

LINCOLN

N. 4TH STREET

9.24 AC.



**LEGEND**

— PROPERTY LINE

- SET 5/8" IRON ROD WITH CAP
- FOUND MONUMENT (AS NOTED)

**LEGAL DESCRIPTION**

A TRACT OF LAND IN THE NE/4 OF THE NW/4 OF SECTION 1 T6N R2W I.M. IN PURCELL, MC CLAIN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NE CORNER OF SAID NW/4; THENCE S 89°33'54" W ALONG THE NORTH LINE OF SAID SECTION 1 A DISTANCE OF 400.61'; THENCE S 00°26'06" E A DISTANCE OF 35.87' TO THE TRUE POINT OF BEGINNING;  
 THENCE S 45°21'26" E A DISTANCE OF 21.18'; THENCE S 00°16'45" E A DISTANCE OF 587.64'; THENCE S 89°54'01" W A DISTANCE OF 632.33'; THENCE N 9°20'07" W A DISTANCE OF 528.26'; THENCE N 32°36'09" E A DISTANCE OF 47.81'; THENCE N 78°02'40" E A DISTANCE OF 50.18'; THENCE N 89°33'54" E A DISTANCE OF 64.47'; THENCE N 62°53'51" E A DISTANCE OF 60.01'; THENCE N 89°33'54" E A DISTANCE OF 507.35' TO THE TRUE POINT OF BEGINNING, CONTAINING 9.24 ACRES.  
 ABOVE LEGAL DESCRIPTION WAS WRITTEN BY J. STEVEN FOX P.L.S. #1165 USING GEODETIC NORTH AS A BASIS OF BEARING.

ALL CORNERS MONUMENTED AS DENOTED

I, J. STEVEN FOX, a Registered Professional Land Surveyor for the State of Oklahoma, hereby state that this plat of survey meets or exceeds the Oklahoma Minimum Technical Standards for the practice of land surveying. I further state that said survey, shown on this certificate was made in accordance with the original survey of this covering area, and that this plat is a true and correct representation of survey, and/or improvements thereon.

**ENCROACHMENTS**  
 \_\_\_ This property on Public R/W  
 \_\_\_ Adjacent property on this property  
 X No encroachment

Certificate of Authorization #5135 J. STEVEN FOX  
 C of A Expires June 30, 2024 P.L.S. No. 1165 Oklahoma  
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**UTILITY STATEMENT**  
 UNDERGROUND UTILITIES SHOWN ARE ONLY APPROXIMATE LOCATIONS. DEPICTION OF UTILITY LINES WERE DRAWN FROM EXISTING ABOVE GROUND OBJECTS SUCH AS FIRE HYDRANTS, TUG BOXES, POWER POLES, ETC. ALL LOCATIONS AND DEPTHS SHOULD BE VERIFIED BY AN 'OKIE' LOCATE AND/OR POT HOLE OF UNDERGROUND UTILITIES TO VERIFY DEPTH.



NOTE: ATTACHED AERIAL IS A DRONE IMAGE FROM SEPT 2022

THIS SURVEY WAS PRODUCED WITHOUT THE REVIEW OF THE ABSTRACT OF THE PROPERTY. NO EASEMENTS TO PLOT WERE PROVIDED.

**FOX ENGINEERING**  
 CIVIL ENGINEERS  
 ARDMORE - OKLAHOMA

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CERTIFICATE OF AUTHORIZATION NO. 5133  
 CERTIFICATE OF AUTHORIZATION EXPIRES 6-30-2024

**CERTIFICATE OF SURVEY**  
**CITY OF PURCELL**  
 A TRACT OF LAND IN SECTION 1 T6N R2W IN PURCELL, MC CLAIN COUNTY, OKLAHOMA

ISSUE DATE: SEPT 5, 2022

Rev #	Revision Date	Description
1	OCT 15, 2022	REV BOUNDARY
2	1-5-2024	REV LEGAL

PROJ. PHASE: X SHEET NO. 1  
 PROJ. NO. 22075

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