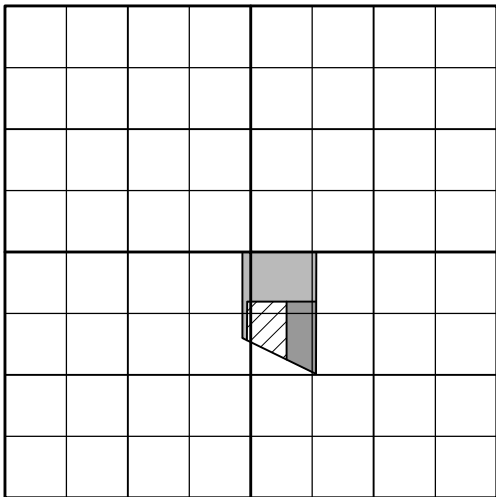


LEGAL DESCRIPTIONS



LOCATION MAP

SEC. 24 T 16 N, R 17 E

SHEET SIZE 11x17

SCALE: 1"= 200'

● =IRON PIN

—x— =FENCE



TRACT 1 : A tract of land situated in the W/2 of the SE/4 and E/2 of the NE/4 of the SW/4 of Section 24, T16N, R17E of the I.B.&M., Wagoner County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 7/14/2025 by Tony Robison, LS #1686: said tract of land being more particularly described by metes and bounds as follows: Commencing at the E/4 Corner of Section 24, thence S88°12'56"W along the North line of the South half of Section 24 a distance of 1922.19 feet to the Point of Beginning; thence continuing S88°12'56"W a distance of 786.07 feet; thence S1°38'18"E a distance of 918.06 feet to a point on the North line of Highway 51B Right-of-Way; thence S65°56'12"E along the North line of Highway 51B Right-of-Way a distance of 55.49 feet; thence N1°38'18"W a distance of 413.85 feet; thence N88°12'56"E a distance of 736.07 feet; thence N1°38'18"W a distance of 528.41 feet to the Point of Beginning. Containing 10.00 acres, more or less.

TRACT 2 : A tract of land situated in the W/2 of the SE/4 and E/2 of the NE/4 of the SW/4 of Section 24, T16N, R17E of the I.B.&M., Wagoner County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 7/14/2025 by Tony Robison, LS #1686: said tract of land being more particularly described by metes and bounds as follows: Commencing at the E/4 Corner of Section 24, thence S88°12'56"W along the North line of the South half of Section 24 a distance of 1922.19 feet; thence S1°38'18"E a distance of 528.41 feet; thence S88°12'56"W a distance of 315.00 feet to the Point of Beginning; thence S1°38'18"E a distance of 617.59 feet to a point on the North line of Highway 51B Right-of-Way; thence N65°56'12"W along the North line of Highway 51B Right-of-Way a distance of 467.30 feet; thence N1°38'18"W a distance of 413.85 feet; thence N88°12'56"E a distance of 412.07 feet to the Point of Beginning. Containing 5.00 acres, more or less.

TRACT 3 : A tract of land situated in the W/2 of the SE/4 of Section 24, T16N, R17E of the I.B.&M., Wagoner County, State of Oklahoma: with the basis of bearing of this description being NAD83 Oklahoma State Plane, and prepared on 7/14/2025 by Tony Robison, LS #1686: said tract of land being more particularly described by metes and bounds as follows: Commencing at the E/4 Corner of Section 24, thence S88°12'56"W along the North line of the South half of Section 24 a distance of 1922.19 feet; thence S1°38'18"E a distance of 528.41 feet to the Point of Beginning; thence S88°12'56"W a distance of 315.00 feet; thence S1°38'18"E a distance of 617.59 feet to a point on the North line of Highway 51B Right-of-Way; thence S65°56'12"E along the North line of Highway 51B Right-of-Way a distance of 349.59 feet; thence N1°38'18"W a distance of 770.00 feet to the Point of Beginning. Containing 5.00 acres, more or less.

SCHEDULE B ITEMS:

- ⑨-Right-of-Way in favor of Missouri, Kansas and Oklahoma Railroad Company, Bk.135 Pg.234 (Does Not Affect, Plotted Hereon)
- ⑩-Dedicate Deed in favor of State of Oklahoma, Bk.276 Pg. 362 (Does Not Affect, Plotted Hereon)
- ⑪-Right-of-Way in favor of Missouri, Kansas and Oklahoma Railroad Company, Bk.135 Pg.233 and Bk.719, Pg.460 (Does Not Affect, Plotted Hereon)
- ⑫-Right-of-Way and Easement Grant in favor of Mistletoe Pipeline, LLC, Bk.1780, Pg.470 (Affects, Plotted Hereon)

LEGAL INGRESS AND EGRESS TO PROPERTY IS ALONG NORTH SIDE OF HIGHWAY 51B.

PROPOSE 30' UTILITY EASEMENT

A strip of land 30.00 feet in width, being 10.00 feet each side of the following described centerline: Commencing at the E/4 Corner of Section 24, T16N, R17E of the I.B.&M., Wagoner County, State of Oklahoma, thence S88°12'56"W along the North line of the South half of Section 24 a distance of 2042.19 feet to the Point of Beginning; thence S18°36'00"W a distance of 563.71 feet to the Point of Termination.

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC

CA #4849

600 Emporia St., Ste."C"
Muskogee, Oklahoma 74401
(918) 682-7796

FOR: HUNTER PRIVETTE

REV.DATE: 7/14/2025 (Splitting property)

DATE: 2/11/2025

W.O.# 12840-2

SURVEYED BY: _____

DRAWN BY: AM

Last Site Visit: _____



Bearings are based on NAD83 Oklahoma State Plane Coordinate System.

FILE NAME
Aug 27, 2025 - 2:47pm
S:\CAD - HEARTLAND-FILES\W012840-2.dwg