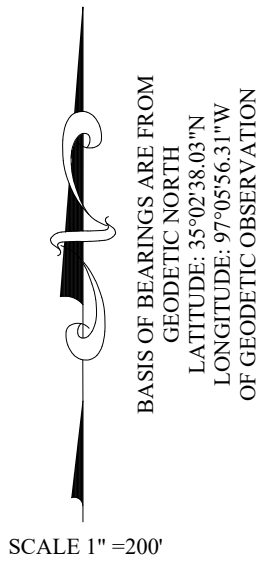
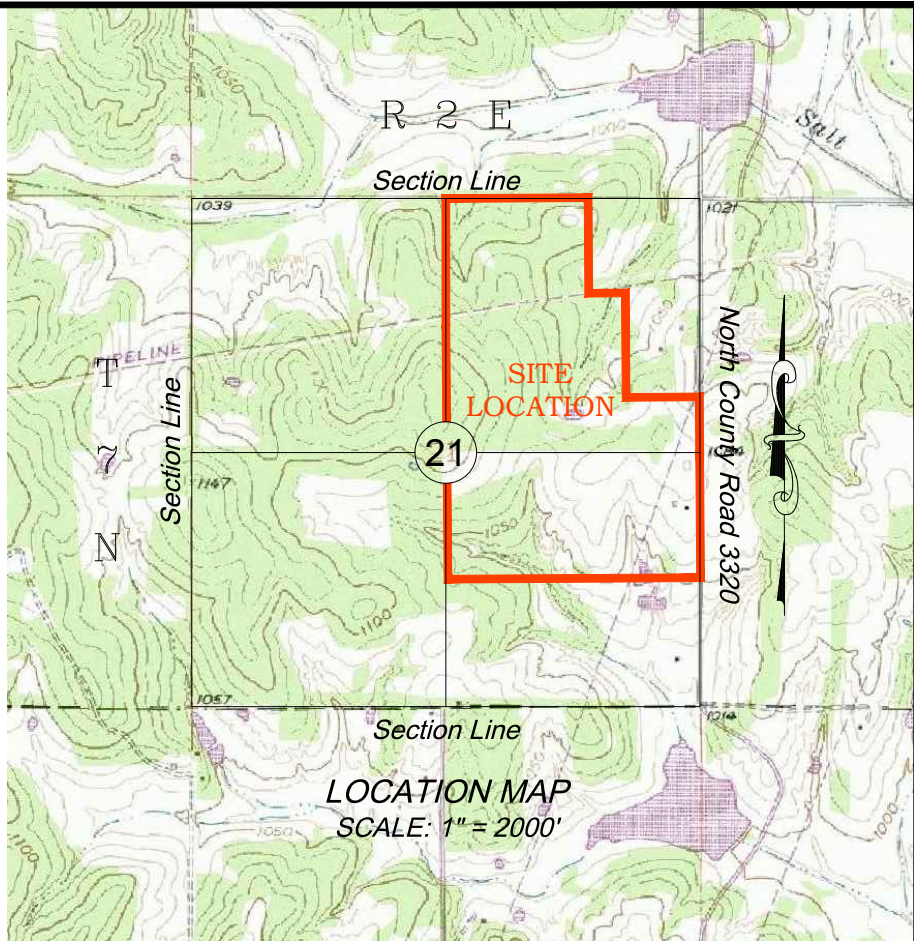


MELROSE ESTATES
A SUBDIVISION OF PART OF THE EAST HALF OF
SECTION 21, TOWNSHIP 7 NORTH, RANGE 2 EAST
OF THE INDIAN MERIDIAN,
POTTAWATOMIE COUNTY, OKLAHOMA



LEGAL DESCRIPTION

The North Half of the Southeast Quarter (N/2 SE/4) of Section Twenty-One (21), Township Seven (7) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma.

AND

The Northeast Quarter (NE/4) of Section Twenty-One (21), Township Seven (7) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma.

LESS AND EXCEPT:

A tract of land located in the East Half of the Northeast Quarter (E/2 NE/4) of Section Twenty-One (21), Township Seven (7) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:
Commencing at the Southeast corner of said E/2 NE/4;
Thence N 00°10'44" W, along the East line of said E/2 NE/4, a distance of 560.82 feet to the Point of Beginning;
Thence S 89°52'44" W, a distance of 761.06 feet;
Thence N 00°10'44" W and parallel with the East line of said E/2 NE/4, a distance of 858.54 feet;
Thence N 89°52'44" E, a distance of 761.06 feet to a point in the East line of said E/2 NE/4;
Thence S 00°10'44" E, along the East line of said E/2 NE/4, a distance of 858.54 feet to the Point of Beginning, containing 15.00 Acres, more or less.

AND LESS AND EXCEPT:

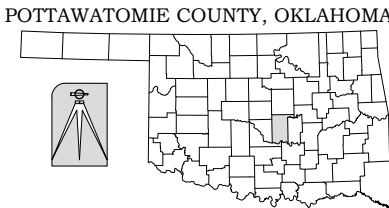
A tract of land located in the East Half of the Northeast Quarter (E/2 NE/4) of Section Twenty-One (21), Township Seven (7) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:
Beginning at the Northeast corner of said E/2 NE/4;
Thence S 00°10'44" E, along the East line of said E/2 NE/4, a distance of 1220.51 feet;
Thence S 89°52'44" W and parallel with the North line of said E/2 NE/4, a distance of 761.06 feet;
Thence N 00°10'44" W, a distance of 227.35 feet;
Thence S 89°52'44" W, a distance of 380.53 feet;
Thence N 00°10'44" W for a distance of 993.16 feet to the North line of said E/2 NE/4;
Thence N 89°52'44" E, along said North line for distance of 1141.58 feet to the Point of Beginning, containing 30.00 Acres, more or less.

- LEGEND
- SET 1/2" IRON ROD WCAP
 - FOUND NOTED MONUMENT
 - POWER POLE
 - SIGN AS NOTED
 - OVERHEAD POWERLINE
 - LINE NOT TO SCALE
 - EDGE OF ROADS
 - FENCE

STATUTORY RIGHT OF WAY:
That in the Choctaw, Chickasaw, and Seminole Nations public highways or roads two rods in width, being one rod on each side of the section line, may be established on all section lines; and all allottees, purchasers, and others shall take title to such land subject to this provision, and if buildings or other improvements are damaged in consequence of the establishment of such public highways or roads, such damages accruing prior to the inauguration of a State government shall be determined under the direction of the Secretary of the Interior and be paid for from the funds of said tribes, respectively. All expenses incident to the establishment of public highways or roads in the Creek, Cherokee, Choctaw, Chickasaw, and Seminole Nations, including clerical hire, per diem, salary, and expenses of viewings, appraisers, and others, shall be paid under the direction of the Secretary of the Interior from the funds of the tribe or nation in which such public highways or roads are established. Any person, firm, or corporation obstructing any public highway or road, and who shall fail, neglect, or refuse for a period of ten days after notice to remove or cause to be removed any and all obstructions from such public highway or road, shall be deemed guilty of a misdemeanor, and upon conviction shall be fined not exceeding ten dollars per day for each and every day in excess of said ten days which said obstruction is permitted to remain: *Provided, however,* That notice of the establishment of public highways or roads need not be given to allottees or others, except in cases where such public highways or roads are obstructed, and every person obstructing any such public highway or road, as aforesaid, shall also be liable in a civil action for all damages sustained by any person who has in any manner whatever been damaged by reason of such obstruction. 33 Mills v. Glasscock, 110 Pac., 377; Good v. Keel, 116 Pac., 777.

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

NOTES:
1. See Sheet 2 for signatures and notes.



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SCALE: 1" = 200'	1. SITE VISIT (Number, Date and Explanation) 1. 06/12/2020 FIELD SURVEY 2. 10/09/2020 FINAL SITE VISIT
DATE: 10/09/2020	REVISIONS: (Number, Date and Explanation)
DRAWING AND PROJECT NUMBER: 202003-TRACTS.DWG	
202003-TRACTS.DWG	
FIELD BOOK: SHEET: 1 OF 2	

FINAL PLAT OF
MELROSE ESTATES
POTTAWATOMIE COUNTY, OKLAHOMA

SURVEYING AND MAPPING BY
Bennett-Morris And Associates
Land Surveying, P.C.
ADA OKLAHOMA

