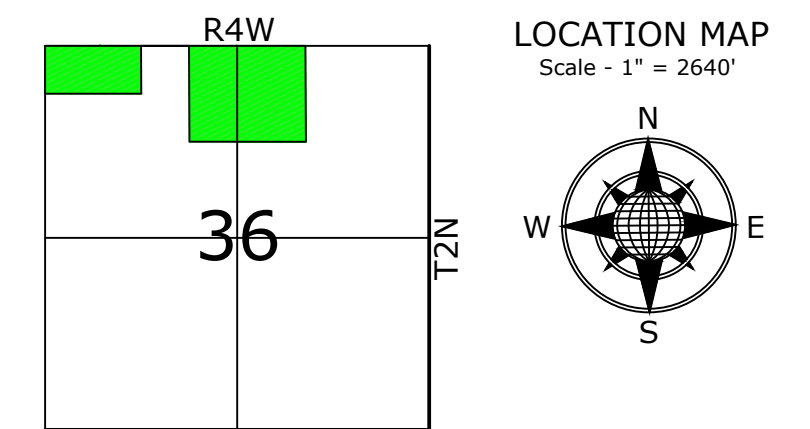


PINEWOOD BLUFFS SOUTH

BEING A PART OF GOVERNMENT LOTS 2, 3, AND 4 of SECTION 1, T-2-N, R-4-W, I.M., STEPHENS COUNTY, OKLAHOMA



CAUTION
CALL OKIE BEFORE YOU DIG

Easements of record prior to the recorded date of this Plat **ARE NOT SHOWN ON THE DRAWING**. Most of the easements are BLANKET IN NATURE, which include underground pipeline easements, pipelines crossing the surface of the plated area, Right of Way easements and overhead electric lines easements. RDM Const., Inc. dba RDM Land Surveying Co. and Outback Investments, LLC (Developer) accepts no responsibility for the location of any recorded or none recorded pipelines of any type, Right of Way easements, and overhead electric lines found within the LEGAL DESCRIPTION shown above. Each property owner is responsible for the location of the above-described easements by contacting **OKIE811 LOCATE SYSTEM BEFORE YOU DIG**.

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	52.28	80.00	N36° 21' 11"W	51.36'
C2	64.22	80.00	N78° 04' 24"W	62.51'
C3	133.66	125.00	N70° 26' 21"W	1008.08'
C4	29.80	125.00	N32° 58' 37"W	1000.44'



Know what's below.
Call before you dig.

LEGAL DESCRIPTIONS:

The North Half (N/2) of Lot Four (4) of Section 1, Township 2 North, Range 4 West of the Indian Meridian, Stephens County, Oklahoma.
AND

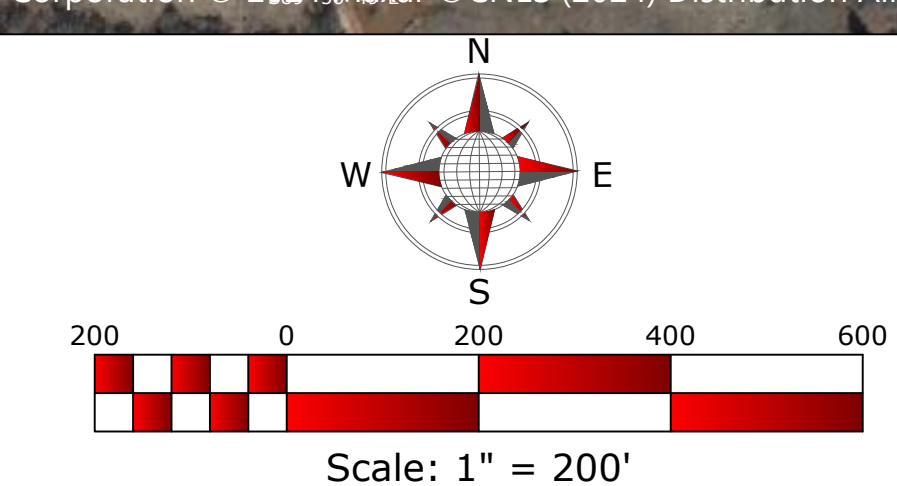
A part of the Northeast Quarter (NE/4) and Northwest Quarter (NW/4) of Section One (1), Township Two (2) North, Range Four (4) West of the I.M., Stephens County, Oklahoma, being more particularly described by Michael Spears on August 11, 2023, Licensed Professional Land Surveyor #1910, with a basis of bearing being the North line of the Northeast Quarter (NE/4) of said Section being North 89°59'55" West, based on Oklahoma State Plane South coordinate system:

COMMENCING (P.O.C.) at the Northeast corner (NE/cor) of the Northeast Quarter (NE/4) of said Section being a found brass cap; THENCE (recorded North 89°59'55" West) (measured N89°59'52"W) along the North line of the Northeast Quarter (NE/4) of said Section, a distance of (recorded 1694.86 feet) (measured 1694.82 feet) to a set 1/2" rebar with C.A. #6858 cap, also being the POINT OF BEGINNING (P.O.B.); THENCE continuing (recorded North 89°59'55" West) (measured N89°59'52"W) along the North line of the Northeast Quarter (NE/4) of said Section, a distance of (recorded 941.74 feet) (measured 941.73 feet) to the Northwest corner (NW/cor) of the Northeast Quarter (NE/4) being a found 1/2" rebar; THENCE (recorded North 89°59'34" West) (measured N89°59'33"W) along the North line of the Northwest Quarter (NW/4) of said Section, a distance of (recorded 659.18 feet) (measured 659.34 feet) to the Northwest corner (NW/cor) of the East half (E/2) of Lot Three (3) of said Section being a set 1/2" rebar with C.A. #6858 cap; THENCE (recorded South 00°24'47" East) (measured S0°13'55"E) along the West line of the East half (E/2) of Lot Three (3) of said Section, a distance of (recorded 1318.52 feet) (measured 1317.60 feet) to a 1/2" Iron Pin set by LS#10291 to the Southwest corner (SW/cor) of the East half (E/2) of Lot Three (3) of said Section being a found 1/2" rebar (accepted by LS#1910); THENCE (recorded South 89°52'16" East) (measured S89°57'42"E) along the South line of Lot Three (3) of said Section, a distance of (recorded 644.63 feet) (measured 659.43 feet) to a 1/2" Iron Pin set by LS#10291 to the Southwest corner (SW/cor) of Lot Two (2) of said Section being a found 1/2" rebar (accepted by LS#1910); THENCE (recorded South 89°53'03" East) (measured S89°57'42"E) along the South line of Lot Two (2) of said Section, a distance of (recorded 952.80 feet) (measured 942.30 feet) to a set 1/2" rebar with C.A. #6858 cap; THENCE (recorded North 00°15'39" West) (measured N00°15'36"W), a distance of (recorded 1321.77 feet) (measured 1318.62 feet) to the POINT OF BEGINNING (P.O.B.);

The above described tract of land contains 68.41 acres, more or less.

Surveyor Notes:

- Points along existing roadway fence may not represent actual Right-of-Way.
- Property may be subject to adverse possession, prescriptive easements, and/or other boundary disputes.
- Aerial view of this plat (if provided) is for visual reference only and may not be accurate with the actual location of monuments.
- The Parent Tract Legal Description was provided by the client (owner).
- RDM Const., Inc. dba RDM Land Surveying Co., and Outback Investments, LLC accepts no liability for the location of any pipelines easements, Right-of-Way easements, and utility easement, recorded or not recorded. CALL OKIE BEFORE YOU DIG.



LEGEND

- SECTION LINE
- PROPERTY LINE
- EX FENCE
- ROW, U/E, D/E
- STATUTORY ROW
- SET 1/2" IRON PIN W/ RDM CAP
- CALCULATED POINT
- CONTROL MONUMENTS

RDM LAND SURVEYING CO.
ROGER D. MAYES, RLS #1029

C.A. # 2347, EXP. DATE JUNE 30, 2025
P.O. BOX 921, PURCELL, OK 73080
PHONE # (405) 527-5838

PINEWOOD BLUFFS SOUTH

Date: June 10th, 2024	Last Site Visit: June 6th, 2024	SHEET 2 of 2
Client: Outback Investments, LLC	Basis of Bearings: NAD 83 OK SOUTH	