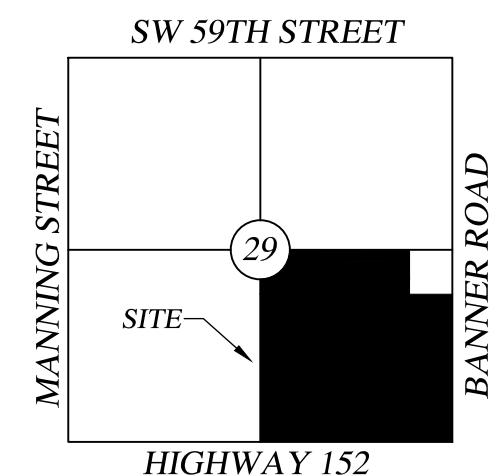


BOUNDARY SURVEY

A PART OF THE SE/4 OF SECTION 29, T11N, R6W I.M., CANADIAN COUNTY, OKLAHOMA



TOWNSHIP 11 NORTH, RANGE 6 WEST, I.M.
CANADIAN COUNTY, OKLAHOMA

LEGAL DESCRIPTION OF THE PARENT TRACT (FROM TITLE COMMITMENT 23296453, OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, 5708 NW 135TH STREET, SUITE A, OKLAHOMA CITY, OK 73142).
THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN (11) NORTH, RANGE SIX (6) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA; LESS AND EXCEPT THE FOLLOWING 2 TRACTS.

TRACT I:
A STRIP, PIECE OR PARCEL OF LAND LYING IN PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN (11) NORTH, RANGE SIX (6) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA; SAID PARCEL OF LAND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SE/4; THENCE N 09°04'41" W ALONG THE WEST LINE OF SAID SE/4 A DISTANCE OF 85.00 FEET; THENCE S 89°58'13" E A DISTANCE OF 14.65 FEET; THENCE S 84°15'34" E A DISTANCE OF 201.00 FEET; THENCE S 89°58'13" E A DISTANCE OF 1800.00 FEET; THENCE N 78°31'12" E A DISTANCE OF 203.96 FEET; THENCE S 89°58'13" E A DISTANCE OF 300.00 FEET; THENCE N 49°25'24" E A DISTANCE OF 122.91 FEET TO A POINT ON THE WEST STATUTORY RIGHT-OF-WAY LINE OF NS-289 SECTION LINE; THENCE S 89°58'13" E A DISTANCE OF 33.00 FEET TO A POINT ON THE EAST LINE OF SAID SE/4; THENCE S 00°03'43" E ALONG SAID EAST LINE A DISTANCE OF 185.00 FEET TO THE SOUTHEAST CORNER OF SAID SE/4; THENCE N 89°58'13" W ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 2,641.11 FEET TO THE POINT OF BEGINNING.

TRACT II:
A TRACT OUT OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN (11) NORTH, RANGE SIX (6) WEST OF THE INDIAN MERIDIAN, CANADIAN COUNTY, OKLAHOMA; DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE SE/4; THENCE 660 FEET WEST; THENCE 660 FEET SOUTH; THENCE 660 FEET EAST; THENCE 660 FEET NORTH TO THE POINT OF BEGINNING, SURFACE RIGHTS ONLY.

LEGAL DESCRIPTION OF TRACT 1 (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC).
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN NORTH (T11N), RANGE SIX WEST OF THE INDIAN MERIDIAN (R6W I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4, BEING A MAG NAIL WITH A "LS 1102" WASHER, THENCE N89°58'18" W A DISTANCE OF 264.07 FEET TO THE SOUTHWEST CORNER OF SAID NE/4, BEING A PK NAIL, THENCE N0°04'24" W ALONG THE WEST LINE OF SAID SE/4 A DISTANCE OF 85.00 FEET TO A POINT ON THE NORTH LINE OF HIGHWAY 152, SAID POINT BEING THE POINT OF BEGINNING, THENCE N0°04'24" W A DISTANCE OF 258.44 FEET TO THE NORTHWEST CORNER OF SAID SE/4, BEING A 4" STEEL CORNER POST, THENCE S89°51'59" E ALONG THE NORTH LINE OF SAID SE/4 A DISTANCE OF 87.87 FEET, THENCE S0°04'24" E A DISTANCE OF 577.51 FEET TO A POINT ON THE NORTH LINE OF HIGHWAY 152, THENCE THE FOLLOWING 3 CALLS ALONG SAID NORTH LINE OF HIGHWAY 152: N89°58'18" W A DISTANCE OF 293.23 FEET, THENCE N84°15'39" W A DISTANCE OF 201.00 FEET, THENCE N89°58'18" W A DISTANCE OF 14.61 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 30.00 ACRES.

LEGAL DESCRIPTION OF TRACT 2 (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC).
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN NORTH (T11N), RANGE SIX WEST OF THE INDIAN MERIDIAN (R6W I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4, BEING A MAG NAIL WITH A "LS 1102" WASHER, THENCE N89°58'18" W ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 2133.27 FEET, THENCE N0°04'24" W A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF HIGHWAY 152, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUING N0°04'24" W A DISTANCE OF 1495.25 FEET, THENCE S89°51'59" E A DISTANCE OF 495.40 FEET, THENCE S0°04'24" E A DISTANCE OF 1494.34 FEET TO A POINT ON THE NORTH LINE OF HIGHWAY 152, THENCE N89°58'18" W A DISTANCE OF 495.40 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 17.00 ACRES.

LEGAL DESCRIPTION OF TRACT 3 (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC).
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN NORTH (T11N), RANGE SIX WEST OF THE INDIAN MERIDIAN (R6W I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4, BEING A MAG NAIL WITH A "LS 1102" WASHER, THENCE N89°58'18" W ALONG THE SOUTH LINE OF SAID SE/4 A DISTANCE OF 1637.86 FEET, THENCE N0°04'24" W A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF HIGHWAY 152, SAID POINT BEING THE POINT OF BEGINNING, THENCE CONTINUING N0°04'24" W A DISTANCE OF 1494.34 FEET, THENCE S89°51'59" E A DISTANCE OF 512.74 FEET, THENCE S1°10'24" W A DISTANCE OF 857.87 FEET, THENCE S20°28'21" E A DISTANCE OF 569.60 FEET, THENCE S12°03'55" E A DISTANCE OF 104.49 FEET TO A POINT ON THE NORTH LINE OF HIGHWAY 152, THENCE N89°58'18" W A DISTANCE OF 714.33 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 18.835 ACRES.

LEGAL DESCRIPTION OF TRACT 4 (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC).
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN NORTH (T11N), RANGE SIX WEST OF THE INDIAN MERIDIAN (R6W I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4, BEING A MAG NAIL WITH A "LS 1102" WASHER, THENCE N0°04'27" W A DISTANCE OF 185.00 FEET TO A POINT ON THE NORTH LINE OF HIGHWAY 152, BEING THE POINT OF BEGINNING, THENCE THE FOLLOWING 5 CALLS ALONG THE NORTH LINE OF SAID HIGHWAY 152: S89°58'33" W A DISTANCE OF 33.00 FEET, THENCE S49°25'19" W A DISTANCE OF 122.86 FEET, THENCE N89°58'18" W A DISTANCE OF 300.00 FEET, THENCE S78°43'07" W A DISTANCE OF 203.96 FEET, THENCE N89°58'18" W A DISTANCE OF 297.04 FEET, THENCE DEPARTING FROM THE NORTH LINE OF SAID HIGHWAY 152, N12°03'55" W A DISTANCE OF 104.49 FEET, THENCE N20°28'21" W A DISTANCE OF 569.60 FEET, THENCE N1°10'24" E A DISTANCE OF 326.24 FEET, THENCE S89°51'59" E A DISTANCE OF 1136.68 FEET TO A POINT ON THE EAST LINE OF SAID SE/4, THENCE S0°04'27" E A DISTANCE OF 839.79 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 22.866 ACRES.

LEGAL DESCRIPTION OF TRACT 5 (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC).
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN NORTH (T11N), RANGE SIX WEST OF THE INDIAN MERIDIAN (R6W I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4, BEING A MAG NAIL WITH A "LS 1102" WASHER, THENCE N0°04'27" W A DISTANCE OF 1024.79 FEET TO THE POINT OF BEGINNING, THENCE N89°51'59" W A DISTANCE OF 1136.68 FEET, THENCE N1°10'24" E A DISTANCE OF 531.54 FEET, THENCE S89°51'59" E A DISTANCE OF 1125.10 FEET TO A POINT ON THE EAST LINE OF SAID SE/4, THENCE S0°04'27" E A DISTANCE OF 531.54 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 13.800 ACRES.

LEGAL DESCRIPTION OF TRACT 6 (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC).
A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN NORTH (T11N), RANGE SIX WEST OF THE INDIAN MERIDIAN (R6W I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

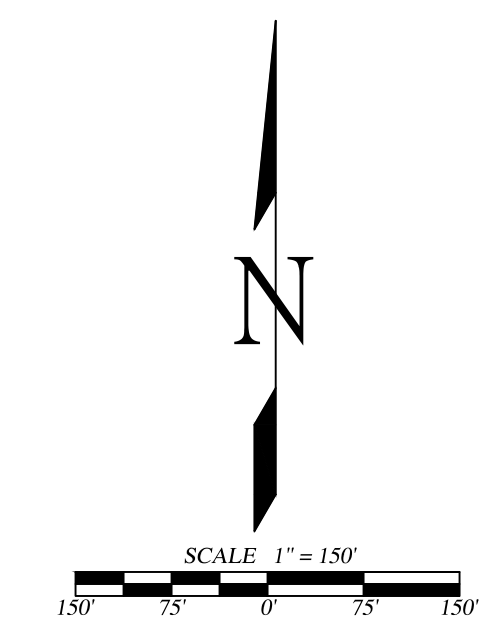
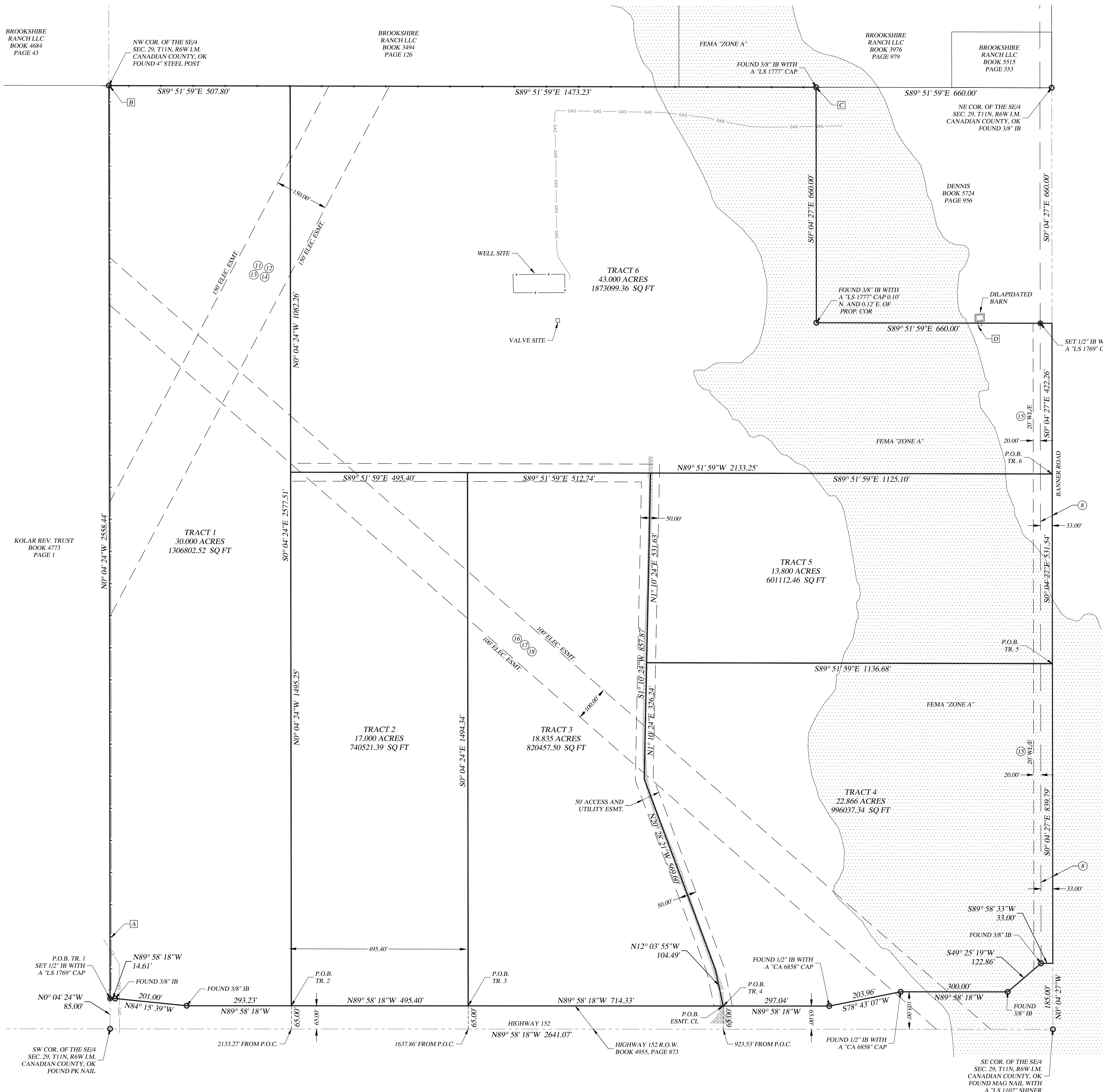
COMMENCING AT THE SOUTHEAST CORNER OF SAID SE/4, BEING A MAG NAIL WITH A "LS 1102" WASHER, THENCE N0°04'27" W A DISTANCE OF 1556.33 FEET TO THE POINT OF BEGINNING, THENCE N89°51'59" W A DISTANCE OF 2133.25 FEET, THENCE N0°04'24" W A DISTANCE OF 1082.26 FEET TO A POINT ON THE NORTH LINE OF SAID SE/4, THENCE S89°51'59" E ALONG THE NORTH LINE OF SAID SE/4 A DISTANCE OF 1473.23 FEET, THENCE S0°04'27" E A DISTANCE OF 660.00 FEET, THENCE S89°51'59" E A DISTANCE OF 660.00 FEET TO A POINT ON THE EAST LINE OF SAID SE/4, THENCE S0°04'27" E A DISTANCE OF 422.26 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 43.000 ACRES.

LEGAL DESCRIPTION OF THE 50' ACCESS AND UTILITY EASEMENT (NEWLY CREATED LEGAL DESCRIPTION BY GUSTIN LAND SURVEYING, LLC).

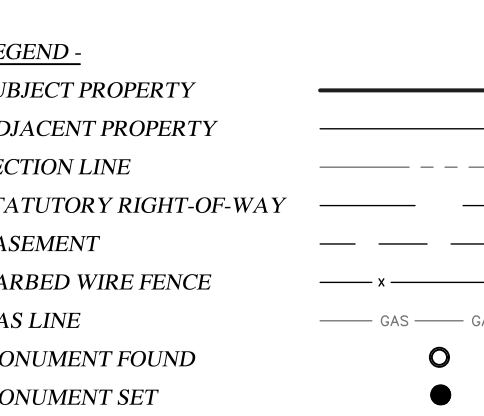
A 50' WIDE ACCESS AND UTILITY EASEMENT LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP ELEVEN NORTH (T11N), RANGE SIX WEST OF THE INDIAN MERIDIAN (R6W I.M.), CANADIAN COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SE/4, BEING A MAG NAIL WITH A "LS 1102" WASHER, THENCE N89°58'18" W A DISTANCE OF 923.53 FEET, THENCE N0°04'24" W A DISTANCE OF 65.00 FEET TO A POINT ON THE NORTH LINE OF HIGHWAY 152, SAID POINT BEING THE POINT OF BEGINNING, THENCE N12°03'55" W A DISTANCE OF 104.49 FEET, THENCE N20°28'21" W A DISTANCE OF 569.60 FEET, THENCE N1°10'24" E A DISTANCE OF 857.87 FEET, THENCE N89°51'59" W A DISTANCE OF 1008.15 FEET TO THE POINT OF ENDING.

TITLE COMMITMENT SCHEDULE B - SECTION II ITEMS (COMMITMENT #23296453, OLD REPUBLIC TITLE COMPANY OF OKLAHOMA, 5708 NW 135TH STREET, SUITE A, OKLAHOMA CITY, OK 73142).

- ① STATUTORY EASEMENT FOR ROADWAY PURPOSES ALONG ALL SECTION LINES.
- ② RIGHT-OF-WAY/EASEMENT RECORDED IN BOOK 1130, PAGE 856. DOES AFFECT THE SUBJECT PROPERTY, IS NOT SHOWN HEREON, AND IS BLANKET IN NATURE.
- ③ RIGHT-OF-WAY/EASEMENT RECORDED IN BOOK 1130, PAGE 858. DOES AFFECT THE SUBJECT PROPERTY, IS NOT SHOWN HEREON, AND IS BLANKET IN NATURE.
- ④ RIGHT-OF-WAY/EASEMENT RECORDED IN BOOK 1146, PAGE 69. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ⑤ RIGHT-OF-WAY/EASEMENT RECORDED IN BOOK 1146, PAGE 70. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ⑥ RIGHT-OF-WAY/EASEMENT RECORDED IN BOOK 1153, PAGE 269. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ⑦ RIGHT-OF-WAY/EASEMENT RECORDED IN BOOK 1161, PAGE 245. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ⑧ RIGHT-OF-WAY/EASEMENT RECORDED IN BOOK 2629, PAGE 461. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ⑨ RIGHT-OF-WAY/EASEMENT RECORDED IN BOOK 4779, PAGE 371. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ⑩ RIGHT-OF-WAY/EASEMENT RECORDED IN BOOK 4779, PAGE 373. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.
- ⑪ RIGHT-OF-WAY/EASEMENT RECORDED IN BOOK 4779, PAGE 375. DOES AFFECT THE SUBJECT PROPERTY AND IS SHOWN HEREON.



BASIS OF BEARINGS - BEARINGS ARE BASED ON STATIC GPS OBSERVATIONS, REDUCED USING NGS OPUS.
DATUM - HORIZONTAL: NAD 83, VERTICAL: NAVD 88, OKLAHOMA STATE PLANE COORDINATES, NORTH ZONE (3501).



OKIE 811
BEFORE DIGGING CALL
811 OR 1-800-522-OKIE

- ENCROACHMENTS:
- A] A BARBED WIRE FENCE LIES 3.20 FEET EAST OF THE WEST LINE OF TRACT 1.
 - B] A BARBED WIRE FENCE CORNER LIES 1.12 FEET SOUTH AND 2.54 FEET EAST OF THE NW CORNER OF TRACT 1.
 - C] A BARBED WIRE FENCE LIES 0.38 FEET SOUTH OF THE NORTHERN NE CORNER OF TRACT 6.
 - D] A CANOPY LIES 8.03 FEET SOUTH OF THE NORTH LINE OF TRACT 6.

FEMA FLOOD ZONE INFORMATION -
THIS PROPERTY IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "ZONE A" (AREAS DETERMINED TO BE IN THE 1% ANNUAL CHANCE FLOODPLAIN).
FIRM PANEL NUMBER: 400704151
EFFECTIVE DATE: 26 SEPTEMBER 2008
THE FLOOD ZONE DETERMINATION FOR THIS PROPERTY WAS MADE BY GRAPHIC PLOTTING ONLY.

CERTIFICATION -
THIS PLAN IS CERTIFIED TO THE FOLLOWING ENTITIES:
HIWASSEE, LLC

I, MICAH E. GUSTIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT ON THE DATE SHOWN, A CAREFUL SURVEY OF THE DESCRIBED PROPERTY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAN MEETS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



MICAH E. GUSTIN, O.L.S. 1769
DATE - 10 SEPTEMBER 2024
OKLAHOMA C.A. # 7698 (EXPIRES 30 JUNE 2026)



1800 E. MEMORIAL ROAD, STE. 106
OKLAHOMA CITY, OK 73131
PH. 405-740-6748 FAX 866-705-3128
JOB: 164-23 boundary 2
DRAWN BY: M. GUSTIN
DATE: 10 SEP 2024 (LAST SITE VISIT 7 DEC. 2023)
REVISED: