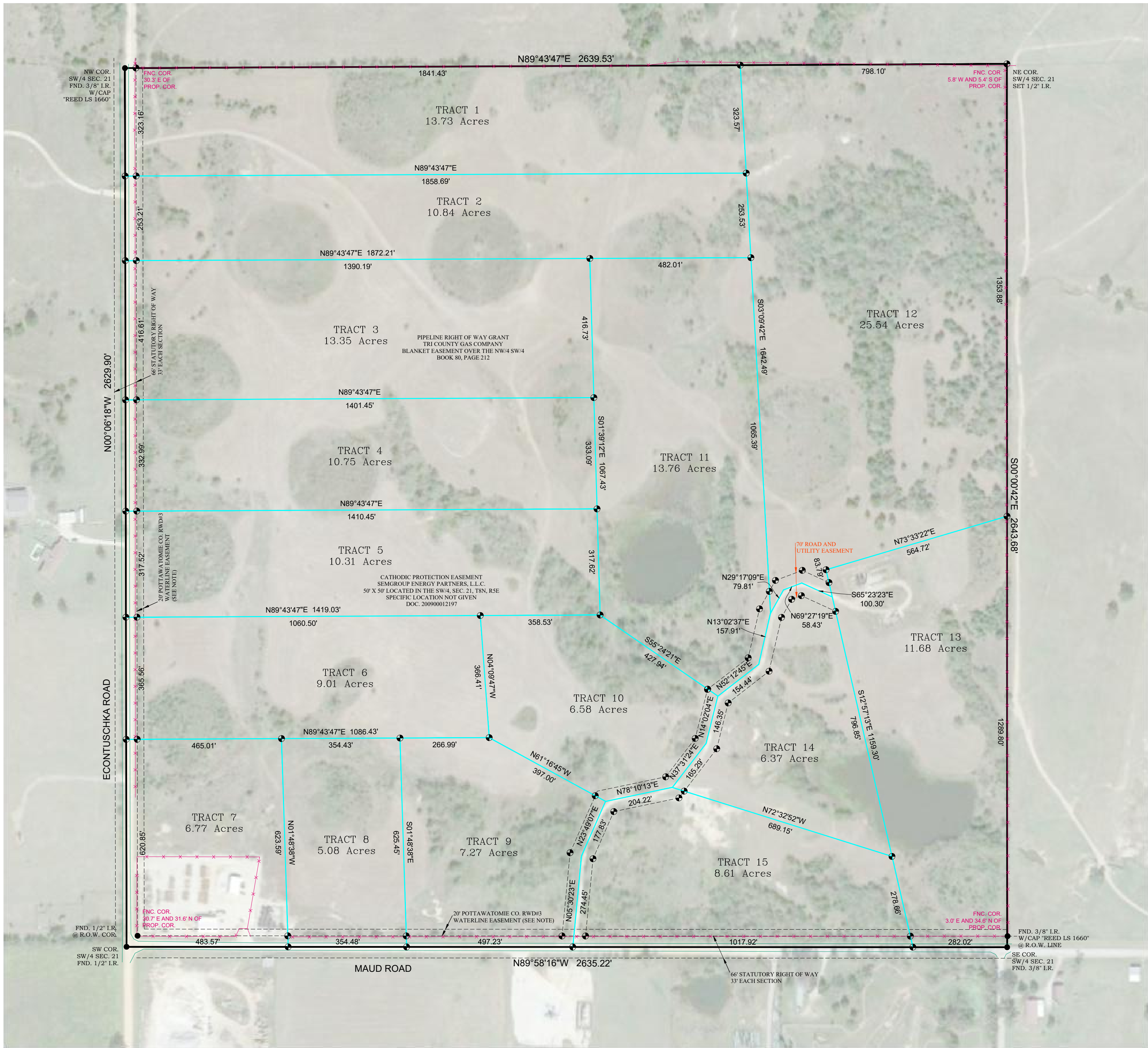


MAUD ROAD, MAUD, OKLAHOMA  
6,954,181.12 square feet or 159.65 acres, more or less.



NOTE: POTTAWATOMIE CO. RURAL WATER DIST #3, 20' WATER LINE EASEMENT FILED IN BOOK 306, PAGE 248 STATES THAT THE EASEMENT IS IMMEDIATELY ADJACENT TO AND PARALLEL WITH THE COUNTY SECTION LINE ROAD RIGHT OF WAY ADJOINING THE SW/4 OF SECTION 21, T8N, R5E OF THE INDIAN MERIDIAN, POTTAWATOMIE CO., OKLAHOMA. THOUGH IT DOES NOT CLEARLY STATE WHICH OR BOTH COUNTY ROADS, IT IS ASSUMED BY THE SURVEYOR THAT IT IS INTENDED TO BE ADJACENT TO BOTH COUNTY ROADS, THOSE LYING ALONG THE WEST AND THE SOUTH SIDES OF THE SUBJECT PROPERTY.

- LEGEND
- SET 1/2" IRON ROD W/CAP OR 3/8" SPIKE WITH WASHER
  - FOUND NOTED MONUMENT
  - EDGE OF ROADS
  - FENCE

EASEMENT STATEMENT:  
EASEMENTS PROVIDED BY  
OLD REPUBLIC TITLE OF OKLAHOMA.



0' 200' 400' 600'

SCALE 1" = 200'

BASIS OF BEARINGS ARE FROM  
GEODETIC NORTH  
LATITUDE: 36°42'27.87"N  
LONGITUDE: 96°47'27.87"W  
OF GEODETIC OBSERVATION

LEGAL DESCRIPTIONS:

TRACT 1

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence N00°06'18"W, along the West line of said SW/4, a distance of 2306.74 feet to the True Point of Beginning;  
Thence continuing N00°06'18"W, a distance of 323.16 feet to the Northwest Corner of said SW/4;  
Thence N89°43'47"E, along the North line of said SW/4, a distance of 1841.43 feet;  
Thence S03°09'42"E, a distance of 323.57 feet;  
Thence S89°43'47"W, a distance of 1858.69 feet to the True Point of Beginning, having an area of 13.73 Acres, more or less.

TRACT 2

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence N00°06'18"W, along the West line of said SW/4, a distance of 2053.53 feet to the True Point of Beginning;  
Thence continuing N00°06'18"W, a distance of 253.21 feet;  
Thence N89°43'47"E, parallel to the North line of said SW/4, a distance of 1858.69 feet;  
Thence S03°09'42"E, a distance of 253.53 feet;  
Thence S89°43'47"W, a distance of 1872.21 feet to the True Point of Beginning, having an area of 10.84 Acres, more or less.

TRACT 3

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence N00°06'18"W, along the West line of said SW/4, a distance of 1636.92 feet to the True Point of Beginning;  
Thence continuing N00°06'18"W, a distance of 332.99 feet;  
Thence N89°43'47"E, parallel to the North line of said SW/4, a distance of 1390.19 feet;  
Thence S01°39'12"E, a distance of 416.73 feet;  
Thence S89°43'47"W, a distance of 1401.45 feet to the True Point of Beginning, having an area of 13.35 Acres, more or less.

TRACT 4

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence N00°06'18"W, along the West line of said SW/4, a distance of 1303.93 feet to the True Point of Beginning;  
Thence continuing N00°06'18"W, a distance of 317.52 feet;  
Thence N89°43'47"E, parallel to the North line of said SW/4, a distance of 1401.45 feet;  
Thence S01°39'12"E, a distance of 333.09 feet;  
Thence S89°43'47"W, a distance of 1410.45 feet to the True Point of Beginning, having an area of 10.75 Acres, more or less.

TRACT 5

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence N00°06'18"W, along the West line of said SW/4, a distance of 986.41 feet to the True Point of Beginning;  
Thence continuing N00°06'18"W, a distance of 317.52 feet;  
Thence N89°43'47"E, parallel to the North line of said SW/4, a distance of 1410.45 feet;  
Thence S01°39'12"E, a distance of 317.62 feet;  
Thence S89°43'47"W, a distance of 1419.03 feet to the True Point of Beginning, having an area of 10.31 Acres, more or less.

TRACT 6

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence N00°06'18"W, along the West line of said SW/4, a distance of 620.85 feet to the True Point of Beginning;  
Thence continuing N00°06'18"W, a distance of 365.56 feet;  
Thence N89°43'47"E, parallel to the North line of said SW/4, a distance of 1060.50 feet;  
Thence S04°09'47"E, a distance of 366.41 feet;  
Thence S89°43'47"W, a distance of 1086.43 feet to the True Point of Beginning, having an area of 9.01 Acres, more or less.

TRACT 7

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Beginning at the Southwest Corner of said SW/4;  
Thence N00°06'18"W, along the West line of said SW/4, a distance of 620.85 feet;  
Thence N89°43'47"E, parallel to the North line of said SW/4, a distance of 465.01 feet;  
Thence S01°48'38"E, a distance of 623.59 feet to a point in the South line of said SW/4;  
Thence N89°58'16"W, along said South line, a distance of 483.57 feet to the True Point of Beginning, having an area of 6.77 Acres, more or less.

TRACT 8

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence S89°58'16"E, along the South line of said SW/4, a distance of 483.57 feet to the True Point of Beginning;  
Thence N01°48'38"W, a distance of 623.59 feet;  
Thence N89°43'47"E, parallel to the North line of said SW/4, a distance of 354.43 feet;  
Thence S01°48'38"E, a distance of 625.45 feet to a point in the South line of said SW/4;  
Thence N89°58'16"W, along said South line a distance of 354.48 feet to the True Point of Beginning, having an area of 5.08 Acres, more or less.

TRACT 9

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence S89°58'16"E, along the South line of said SW/4, a distance of 838.05 feet to the True Point of Beginning;  
Thence N01°48'38"W, a distance of 625.45 feet;  
Thence N89°43'47"E, parallel to the North line of said SW/4, a distance of 266.99 feet;  
Thence S01°48'38"E, a distance of 397.00 feet;  
Thence S23°49'07"W, a distance of 177.83 feet;  
Thence S05°30'23"W, a distance of 274.45 feet to a point in the South line of said SW/4;  
Thence N89°58'16"W, along said South line a distance of 497.23 feet to the True Point of Beginning, having an area of 7.27 Acres, more or less.

TRACT 10

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence N00°06'18"W, along the West line of said SW/4, a distance of 620.85 feet;  
Thence N89°43'47"E, parallel to the North line of said SW/4, a distance of 1086.43 feet True Point of Beginning;  
Thence N04°09'47"W, a distance of 366.41 feet;  
Thence N89°43'47"E, parallel to the North line of said SW/4, a distance of 358.53 feet;  
Thence S55°24'21"E, a distance of 427.94 feet;  
Thence S01°40'20"W, a distance of 146.35 feet;  
Thence S37°31'24"W, a distance of 165.29 feet;  
Thence S78°10'13"W, a distance of 204.22 feet;  
Thence N61°16'45"W, a distance of 397.00 feet to the True Point of Beginning, having an area of 6.58 Acres, more or less.

TRACT 11

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence N00°06'18"W, along the West line of said SW/4, a distance of 986.41 feet;  
Thence N89°43'47"E, parallel to the North line of said SW/4, a distance of 1419.03 feet True Point of Beginning;  
Thence N01°39'12"W, a distance of 1067.43 feet;  
Thence N89°43'47"E, parallel to the North line of said SW/4, a distance of 482.01 feet;  
Thence S03°09'42"E, a distance of 1065.39 feet;  
Thence S13°02'37"W, a distance of 157.91 feet;  
Thence S52°12'45"W, a distance of 154.44 feet;  
Thence N55°24'21"W, a distance of 427.94 feet to the True Point of Beginning, having an area of 13.76 Acres, more or less.

TRACT 12

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence S89°58'16"E, along the South line of said SW/4, a distance of 2635.22 feet to the Southeast corner of said SW/4;  
Thence N00°00'42"W, along the East line of said SW/4, a distance of 1289.80 feet to the True Point of Beginning;  
Thence S73°33'22"W, a distance of 564.72 feet;  
Thence S12°57'13"E, a distance of 83.79 feet;  
Thence N65°23'23"E, a distance of 100.30 feet;  
Thence S69°27'19"W, a distance of 58.43 feet;  
Thence S29°17'09"W, a distance of 79.81 feet;  
Thence N03°09'42"W, a distance of 1642.49 feet to a point in the North line of said SW/4;  
Thence N89°43'47"E, parallel to the North line, a distance of 798.10 feet to the Northeast corner of said SW/4;  
Thence S00°00'42"E, along the East line of said SW/4, a distance of 1353.88 feet; to the True Point of Beginning, having an area of 25.54 Acres, more or less.

TRACT 13

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence S89°58'16"E, along the South line of said SW/4, a distance of 2353.20 feet to the True Point of Beginning;  
Thence N12°57'13"E, a distance of 1159.30 feet;  
Thence N73°33'22"E, a distance of 564.72 feet to a point in the East line of said SW/4;  
Thence N00°00'42"E, along said East line, a distance of 1289.80 feet to the Southeast corner of said SW/4;  
Thence S89°58'16"W, along the South line of said SW/4, a distance of 282.02 feet to the True Point of Beginning, having an area of 11.68 Acres, more or less.

TRACT 14

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence S89°58'16"E, along the South line of said SW/4, a distance of 2353.20 feet;  
Thence N12°57'13"E, a distance of 278.66 feet to the True Point of Beginning;  
Thence N72°32'52"W, a distance of 689.15 feet;  
Thence N37°31'24"E, a distance of 165.29 feet;  
Thence N1°40'20"E, a distance of 146.35 feet;  
Thence N52°12'45"E, a distance of 154.44 feet;  
Thence N13°02'37"E, a distance of 157.91 feet;  
Thence N29°17'09"E, a distance of 79.81 feet;  
Thence N69°27'19"E, a distance of 58.43 feet;  
Thence S65°23'23"E, a distance of 100.30 feet;  
Thence S12°57'13"E, a distance of 796.85 feet to the True Point of Beginning, having an area of 6.37 Acres, more or less.

TRACT 15

A part of the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being more particularly described as follows:  
Commencing at the Southwest Corner of said SW/4;  
Thence S89°58'16"E, along the South line of said SW/4, a distance of 1335.28 feet to the True Point of Beginning;  
Thence N05°30'23"E, a distance of 274.45 feet;  
Thence N23°49'07"E, a distance of 177.83 feet;  
Thence N78°10'13"E, a distance of 204.22 feet;  
Thence S72°32'52"E, a distance of 689.15 feet;  
Thence S12°57'13"E, a distance of 278.66 feet to a point in the South line of said SW/4;  
Thence N89°58'16"W, along said South line, a distance of 1017.92 feet to the True Point of Beginning, having an area of 8.61 Acres, more or less.

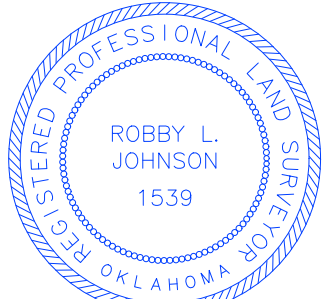
EASEMENT

A 70 foot wide road and utility easement located in the Southwest Quarter (SW/4) of Section 21, Township 8 North, Range 5 East of the Indian Meridian, Pottawatomie County, Oklahoma, being 35 feet either side of the following described centerline.  
Commencing at the Southwest Corner of said SW/4;  
Thence S89°58'16"E, along the South line of said SW/4, a distance of 1335.28 feet to the True Point of Beginning;  
Thence N05°30'23"E, a distance of 274.45 feet;  
Thence N23°49'07"E, a distance of 177.83 feet;  
Thence N78°10'13"E, a distance of 204.22 feet;  
Thence N37°31'24"E, a distance of 165.29 feet;  
Thence N14°02'04"E, a distance of 146.35 feet;  
Thence N52°12'45"E, a distance of 154.44 feet;  
Thence N13°02'37"E, a distance of 157.91 feet;  
Thence N29°17'09"E, a distance of 79.81 feet;  
Thence N69°27'19"E, a distance of 58.43 feet;  
Thence S65°23'23"E, a distance of 100.30 feet to the Point of Termination of this easement.

Basis of bearings are geodetic North.

All the above being described by Robby L. Johnson, RPLS No. 1539 on July 20, 2020.

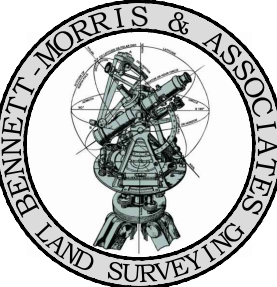
I, Robby L. Johnson, Registered Professional Land Surveyor, hereby state that this plat of survey meets or exceeds the Oklahoma Minimum Technical Standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. The above Plat of Survey is prepared solely for the parties listed hereon and of this date and may not be used for any subsequent loan closing, refinancing, or other transaction.



Robby L. Johnson, R.P.L.S. No. 1539  
Phone (580) 399-6460  
Fax (888) 662-7778  
P.O. Box 2618  
Ada, OK 74821

BOUNDARY SURVEY  
TRACT LAYOUT  
SW/4 Section 21, T8N - R5E, 1M,  
Pottawatomie County, Oklahoma  
Survey for: Pioneer Realty, LLC

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



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SCALE: 1" = 200'	SHEET NUMBER: 1 OF 1
DATE: 08/04/2020	REVISIONS: (Number, Date and Explanation)
DRAWING AND PROJECT NUMBER: 200002 DWS 200002 CRD FIELD BOOK: N/A	
SHEET: 1 OF 1	

