



48TH STREET

FND. MAG NAIL
N.W. COR., N.W. 1/4
SEC. 13, T9N, R2W

S 89°46'13" W 767.56'

33' STATUTORY
RIGHT OF WAY

TECUMSEH
ROAD

FND. MAG NAIL
N.E. COR., N.W. 1/4
SEC. 13, T9N, R2W

N 89°46'13" E
1875.98'

N 00°34'00" W
393.00'

554.21'

LESS & EXCEPT
217,800 SQ. FEET
5.0000 ACRES

COOK FAMILY HOLDINGS, LLC
BOOK 5527, PAGE 1112

393.00'

S 89°46'13" W
460.21'

94.00'

PORTION OF THE NW/4, NW/4
SEC. 13, T9N, R2W
TRACTS COMBINED=1,437,345 SQ. FEET
32.9969 ACRES

S 00°38'39" E 1318.72'

33' STATUTORY
RIGHT OF WAY

N 00°34'00" W 926.26'

S 00°34'00" E 926.30'
DOWNEY CONSTRUCTION COMPANY INC.
BOOK 3087, PAGE 812

DOWNEY, ALFRED &
DEBORAH-REV TRT
BOOK 6343, PAGE 334

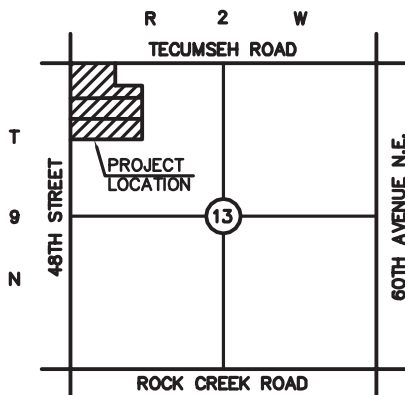
SET 1/2" I.P.
W/ "CA 3045" CAP
(TYPICAL)

DOWNEY CONSTRUCTION COMPANY INC.
BOOK 3087, PAGE 812

SET 1/2" I.P.
W/ "CA 3045" CAP
(TYPICAL)

DOWNEY, ALFRED &
DEBORAH-REV TRT
BOOK 6343, PAGE 334

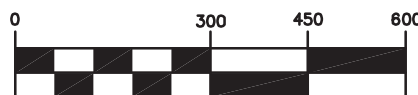
N 00°38'39" W
1318.72'



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

LEGEND

- FND. - FOUND
- I.P. - IRON PIN
- ◆ - SET 1/2" I.P.
W/ "CA 3045" CAP

ORIGINAL TRACT
A PART OF THE NW 1/4, SECTION 13 T9N, R2W, I.M.
CLEVELAND COUNTY, OK

PO BOX 6578 - Norman, OK 73070
405.681.3325 Phone & Fax - shaun@pls.net
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48TH STREET

TECUMSEH ROAD

FND. MAG NAIL
N.E. COR., N.W. 1/4
SEC. 13, T9N, R2W

P.O.B. TRACT 1
FND. MAG NAIL
N.W. COR., N.W. 1/4
SEC. 13, T9N, R2W

N 89°46'13" E
1875.98'

S 89°46'13" W 767.56'

33' STATUTORY
RIGHT OF WAY

TRACT 1
566,131 SQ. FEET
12.9966 ACRES

554.21'
N 00°34'00" W 393.00'
LESS & EXCEPT
217,800 SQ. FEET
5.0000 ACRES
COOK FAMILY HOLDINGS, LLC
BOOK 5527, PAGE 1112

S 89°46'13" W
460.21'

P.O.B. TRACT 2

N 89°47'46" E 1226.95'
PORTION OF THE NW/4, NW/4
SEC. 13, T9N, R2W
TRACTS COMBINED=1,437,345 SQ. FEET
32.9969 ACRES

P.O.B.
TRACT 3

TRACT 2
435,613 SQ. FEET
10.0003 ACRES

N 89°47'46" E 1226.47'

33' STATUTORY
RIGHT OF WAY

TRACT 3
435,601 SQ. FEET
10.0000 ACRES

SET 1/2" I.P.
W/ "CA 3045" CAP
(TYPICAL)

DOWNEY CONSTRUCTION COMPANY INC.
BOOK 3087, PAGE 812

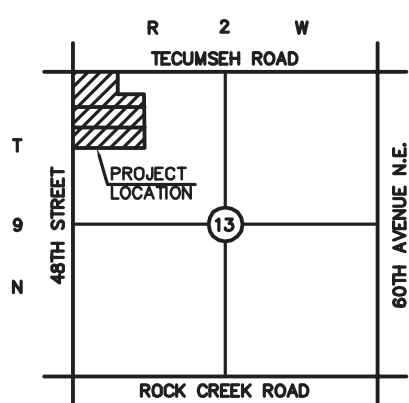
SET 1/2" I.P.
W/ "CA 3045" CAP
(TYPICAL)

DOWNEY CONSTRUCTION COMPANY INC.
BOOK 3087, PAGE 812

DOWNEY ALFRED &
DEBORAH-REV TRT
BOOK 6343, PAGE 334

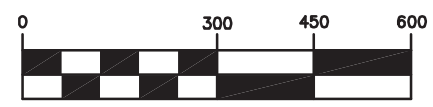
DOWNEY, ALFRED &
DEBORAH-REV TRT
BOOK 6343, PAGE 334

N 00°38'39" W
1318.72'



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

FND. MAG NAIL
S.W. COR., N.W. 1/4
SEC. 13, T9N, R2W

LEGEND

- FND. - FOUND
- I.P. - IRON PIN
- ◆ - SET 1/2" I.P.
W/ "CA 3045" CAP

TRACT SPLIT
A PART OF THE NW 1/4, SECTION 13 T9N, R2W, I.M.
CLEVELAND COUNTY, OK

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Certificate of Survey

August 27, 2023

I, Shaun Christopher Axton, a Registered Professional Land Surveyor, do hereby certify that, as of the date set forth above that I or others under my direct supervision, have made a careful survey of:

LEGAL DESCRIPTION PER WARRANTY DEED BOOK 5527, PAGE 1115:

NW/4 of Section 13, Township 9 North, Range 2 West of the Indian Meridian, Cleveland County, State of Oklahoma.

NOW KNOWN AS:

TRACT 1:

A tract of land in the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section THIRTEEN (13), Township NINE (9) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northwest Quarter of the Northwest Quarter (NW/4 (NW/4) of said Section 13;

THENCE South 00°38'39" East, with the West line of said Section 13, a distance of 608.36 feet;

THENCE North 89°47'46" East, parallel with the South line of said Northwest Quarter of the Northwest Quarter (NW/4 (NW/4), a distance of 1,226.95 feet;

THENCE North 00°34'00" East, parallel with the East line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4), a distance of 215.90 feet;

THENCE South 89°46'13" W, parallel with the North line of said Northwest Quarter, a distance of 460.21 feet;

THENCE North 00°34'00" West, parallel with the East line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) a distance of 393.00 feet to the North line of said Northwest Quarter;

THENCE South 89°46'13" West, along the North line of said Northwest Quarter, a distance of 767.56 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 566,131 square feet or 12.9966 acres, more or less.

TRACT 2:

A tract of land in the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section THIRTEEN (13), Township NINE (9) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter of the Northwest Quarter (NW/4 (NW/4) of said Section 13;

THENCE South 00°38'39" East, with the West line of said Section 13, a distance of 608.36 feet to the POINT OF BEGINNING;

THENCE North 89°47'46" East, parallel with the South line of said Northwest Quarter of the Northwest Quarter (NW/4 (NW/4), a distance of 1,226.95 feet;

THENCE South 00°34'00" West, parallel with the East line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4), a distance of 355.11 feet;

THENCE South 89°47'46" W, parallel with the South line of said Northwest Quarter of the Northwest Quarter (NW/4 (NW/4), a distance of 1226.47 feet;

THENCE North 00°38'39" West, with the West line of the Northwest Quarter, a distance of 355.12 feet to the POINT OF BEGINNING;

Said tract of land contains an area of 435,613 square feet or 10.0003 acres, more or less.

TRACT 3:

A tract of land in the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section THIRTEEN (13), Township NINE (9) North, Range TWO (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northwest corner of the Northwest Quarter of the Northwest Quarter (NW/4 (NW/4) of said Section 13;

THENCE South 00°38'39" East, with the West line of said Section 13, a distance of 963.48 feet to the POINT OF BEGINNING;

THENCE North 89°47'46" East, parallel with the South line of said Northwest Quarter of the Northwest Quarter (NW/4 (NW/4), a distance of 1,226.47 feet;

THENCE South 00°34'00" West, parallel with the East line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4), a distance of 355.24 feet;

THENCE South 89°47'46" W, with the South line of said Northwest Quarter of the Northwest Quarter (NW/4 (NW/4), a distance of 1225.99 feet;

THENCE North 00°38'39" West, with the West line of the Northwest Quarter, a distance of 355.25 feet to the POINT OF BEGINNING;

Said tract of land contains an area of 435,601 square feet or 10.0000 acres, more or less.

I further certify that this survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Shaun Christopher Axton
Shaun Christopher Axton, P.L.S. 1494

1/16/24
Date



Notes:

1. The bearing of North 00°38'39" East as shown on the West line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of Section 13, T9N, R2W, I.M. was used as the basis of bearing for this survey.

2. A title commitment, indicating applicable easements, has not been provided to us; therefore all easements may not be shown hereon.

TRACT SPLIT
A PART OF THE NW 1/4, SECTION 13 T9N, R2W, I.M.
CLEVELAND COUNTY, OK

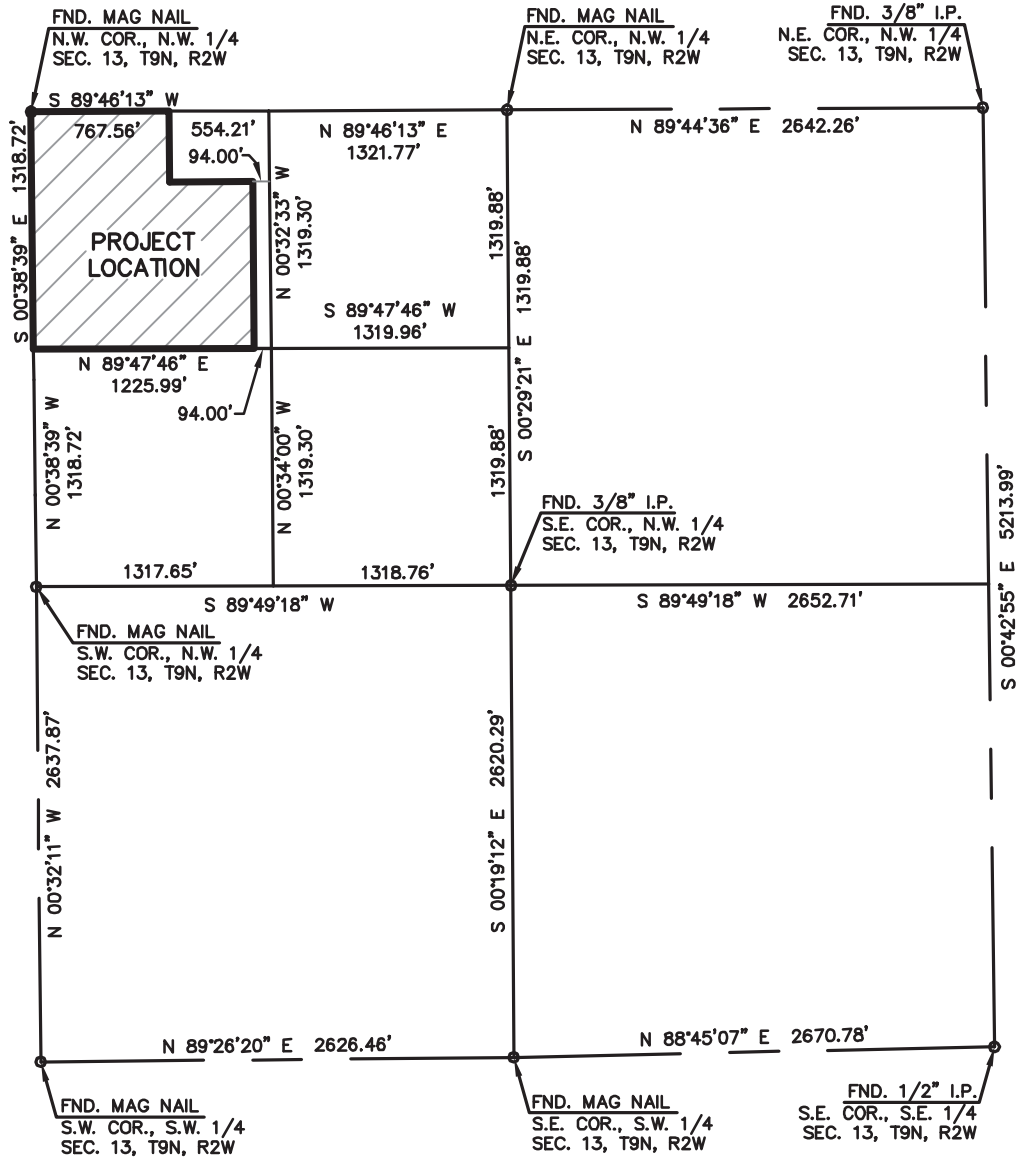
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SECTION BREAKOUT EXHIBIT SEC. 13, T9N, R2W



(NOT TO SCALE)



SECTION BREAKOUT EXHIBIT
SECTION 13 T9N, R2W, I.M.
CLEVELAND COUNTY, OK

SHEET 4 OF 4

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