

Owner  
B.M.&W., L.L.C.

Address  
P.O. BOX 876  
CHOUTEAU, OK 74377

# Lot Split Exhibit

of  
**Part of the SW/4 of the SW/4 of the SW/4**  
**Section 35, T-21-N, R-19-E**  
**Mayes County, Oklahoma**

### Notes

1. RIGHT OF WAY AGREEMENT TO OKLAHOMA NATURAL GAS COMPANY, FILED MARCH 29, 1956, RECORDED IN BOOK 288, PAGE 228.
2. 10 FOOT WIDE RIGHT OF WAY EASEMENT TO RURAL WATER DISTRICT NO. 5, FILED FEBRUARY 27, 1969, RECORDED IN BOOK 291, PAGE 354.
3. DEDICATION DEED FOR PUBLIC HIGHWAY TO THE STATE OF OKLAHOMA, DATED OCTOBER 6, 1953, RECORDED IN BOOK 272, PAGE 183.
4. JUDGEMENT ON VERDICT IN THE DISTRICT COURT OF MAYES COUNTY, OKLAHOMA TO GRAND RIVER DAM AUTHORITY, FILED JANUARY 18, 1963, RECORDED IN BOOK 346, PAGE 230.
5. EASEMENT FOR PUBLIC HIGHWAY TO MAYES COUNTY, FILED AUGUST 6, 1993, RECORDED IN BOOK 766, PAGE 124.
6. 10 FOOT WIDE RIGHT OF WAY EASEMENT TO PUBLIC SERVICE COMPANY, FILED JULY 15, 1996, RECORDED IN BOOK 813, PAGE 419. (SAID EASEMENT IS 10 FOOT WIDE RUNNING FROM AN EXISTING SERVICE POLE TO AN EXISTING TRANSFORMER POLE. WE DO NOT KNOW THE EXACT LOCATION OF THIS EASEMENT.)

### Legal Description

#### TRACT "A"

THE SOUTH 480.00 FEET OF THE WEST 190.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4 SW/4), OF SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE NINETEEN (19) EAST OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

#### TRACT "B"

THE EAST 333.12 FEET OF THE SOUTH 480.00 FEET OF THE WEST 523.12 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4 SW/4), OF SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE NINETEEN (19) EAST OF THE INDIAN BASE AND MERIDIAN, MAYES COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

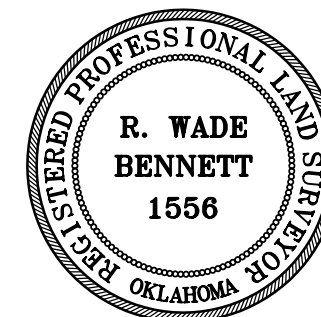
### Surveyor's Certification

I, R. WADE BENNETT HEREBY CERTIFY THAT THE ABOVE REPRESENTS A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE.

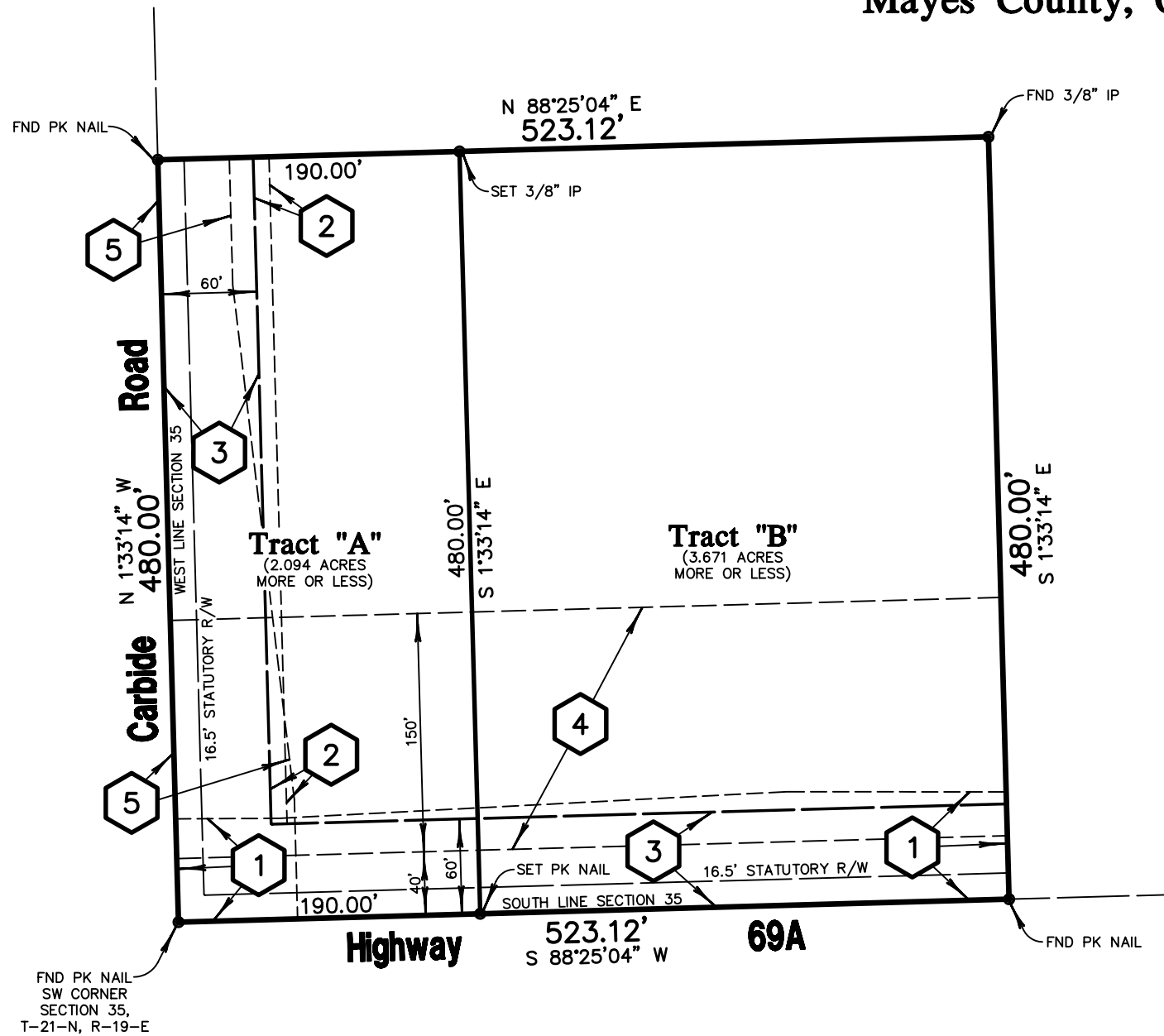
THIS PLAT OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 24TH DAY OF JUNE, 2004.

BY: \_\_\_\_\_  
R. WADE BENNETT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1556



**BENNETT**  
**SURVEYING, INC.**  
P.O. BOX 848, CHOUTEAU, OK 74377  
PHONE: (918) 476-7484 FAX: (918) 476-7485  
C.A. NO.: 4502 EXP. DATE: 6/30/04



### Miscellaneous Notes

- A. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY. (JUNE 24, 2004)
- B. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM, THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.
- C. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. (CALL "OKIE" BEFORE DIGGING!!)
- D. THE BEARING BASE FOR THIS SURVEY IS ASSUMED USING THE SOUTH LINE OF SECTION 35 AS S 88°25'04" W.



Scale: 1"=100'