

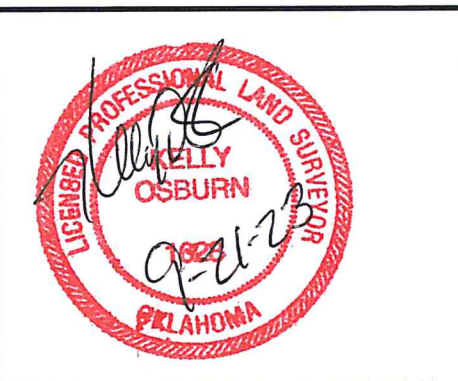
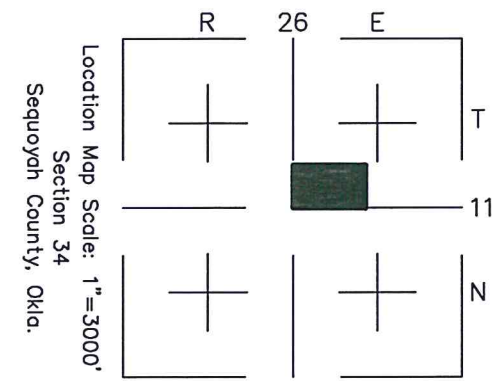
PLAT OF SURVEY

Osburn Land Surveyors, LLC.

P.O. Box 1406 3615 W. Cherokee Sallisaw, OK 74955
918.775.9322—Office

SCALE: 1"=200'	APPROVED BY: 	SURVEY BY: PB
DATE: 9-21-23		DRAWN BY: ND
LAST SITE VISIT: 9/19/23		SHEET 1 of 3
Part of the NE/4 of Sect 34, T11N, R26E, Sequoyah County, OK		
FOR: Looper Auctions		JOB NUMBER: 23-9685

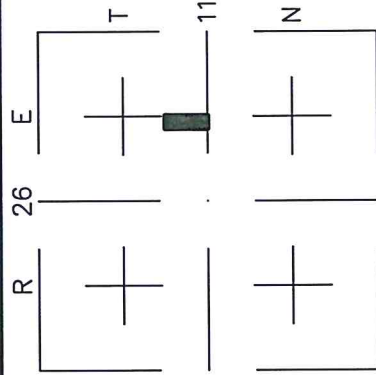
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LEGEND

— E — E —	— R/W —	⊘	Power Pole
Electric Line	Right-of-Way Line	□	Stone Monument
— — — —	— — — —	△	ODOT Brass Cap
Easement Line	Section Line	○	Set #3 Rebar w/cap
— X — X —	10 Acre/40 Acre Line	●	Existing Monument (As Labeled)
Fence Line		⊗	Set Magnail w/shiner

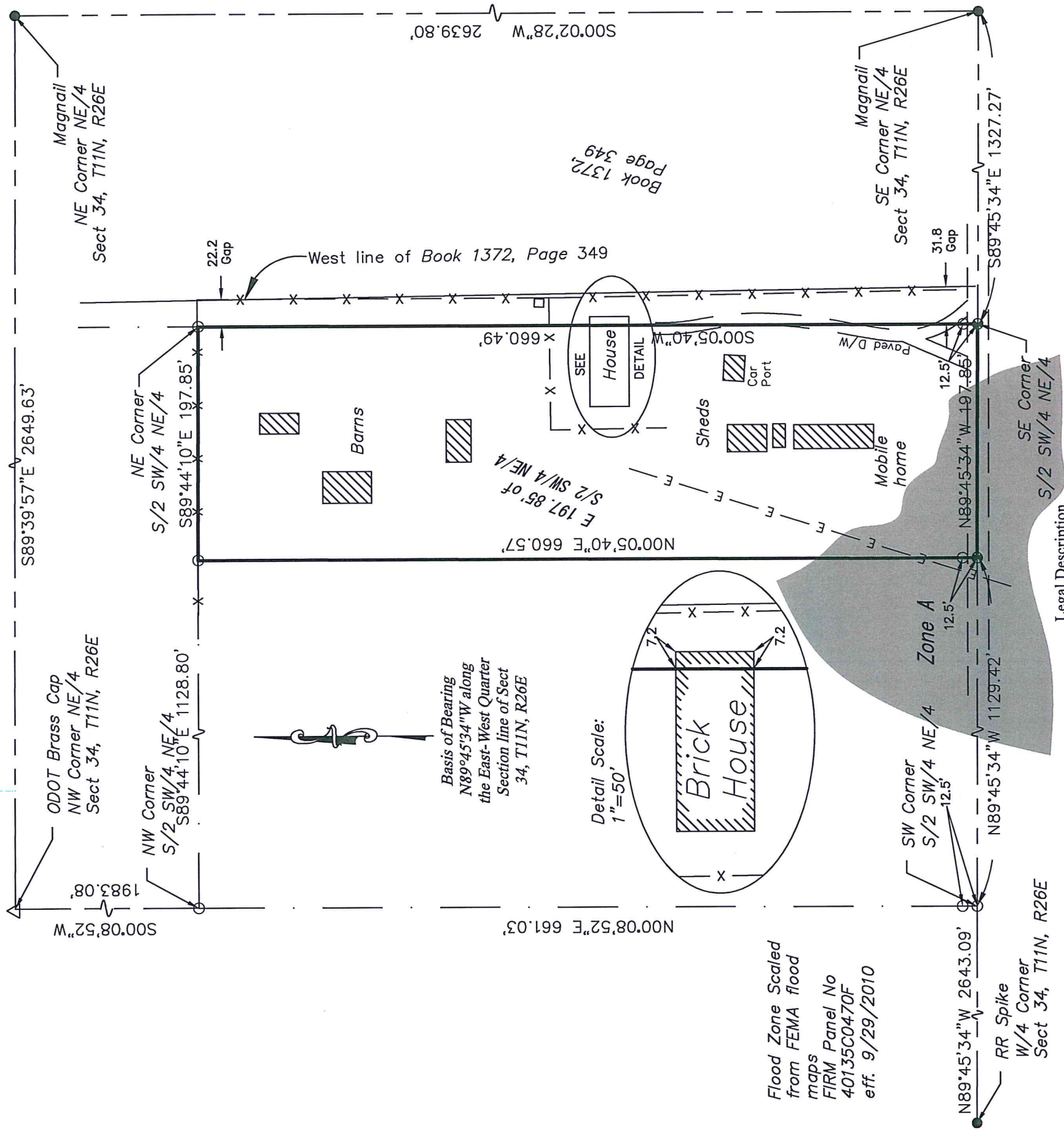


Location Map Scale: 1"=3000'
Section 34
Sequoyah County, Okla.

LEGEND

- | | | | |
|-----------|--------------------------------|--------------------------|----------------------|
| — E — E — | Electric Line | — R/W — | Right-of-Way Line |
| — X — X — | Easement Line | — Section Line — | Section Line |
| — X — X — | Fence Line | — 10 Acre/40 Acre Line — | 10 Acre/40 Acre Line |
| ∅ | Power Pole | □ | Stone Monument |
| △ | ODOT Brass Cap | ○ | Set #3 Rebar w/cap |
| ● | Existing Monument (As Labeled) | ⊗ | Set Magnail w/shiner |

PLAT OF SURVEY



The East 3 acres of the S/2 SW/4 NE/4 being the East 197.85 feet of the S/2 SW/4 NE/4 of Section 34, Township 11 North, Range 26 East of the Indian Base and Meridian, Sequoyah County, Oklahoma.

Containing 3.00 acres, more or less, less public road right of ways and being subject to any easements of record.
1. Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1628, do hereby certify that the plat hereon correctly represents a survey made on-the-ground under my supervision, and that this survey is based on existing county records and existing survey monuments available at the time of this survey and that the survey and plat hereon was made for the client or clients so named per this plat, pursuant to clients request and for client's specific use and benefits only. No responsibility is assumed herein or hereby to the future landowners or occupants. This survey meets the requirements of the Oklahoma Minimum Standards. Certificate of Authorization, No. 5391, Expires 6/30/25.

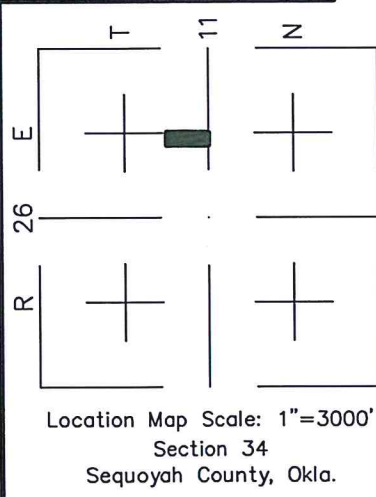
SURVEYOR'S NOTE:
1. This Survey was done to mark the corners on the ground and to show observed structures if any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the structures and utilities shown compromise all such structures and utilities on the property. This survey was done from the description furnished by the client or clients agent named on this plat. No title search was done and record ownership, rights-of-way of road and easements to and across this property must be confirmed by others. Any building setbacks, Lot restrictions or covenants not shown are the responsibility of the land owner. The buyer or owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.
2. The Surveyor reserves the right to change the opinion of this survey if any relevant evidence is brought forth in the future.
3. Fences located, if any, are located from the fence corners only. Any meandering of fence line has not been located.



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Osburn Land Surveyors, LLC.	
P.O. Box 1406	3615 W. Cherokee Sallisaw, OK 74955
918.775.9322—Office	
SCALE: 1"=100'	APPROVED BY:
DATE: 9-21-23	SURVEY BY: PB
LAST SITE VISIT: 9/19/23	DRAWN BY: ND
Part of the NE/4 of Sect 34, T11N, R26E, Sequoyah County, OK	
FOR: Looper Auctions	SHEET 2 of 3
JOB NUMBER: 23-9685	

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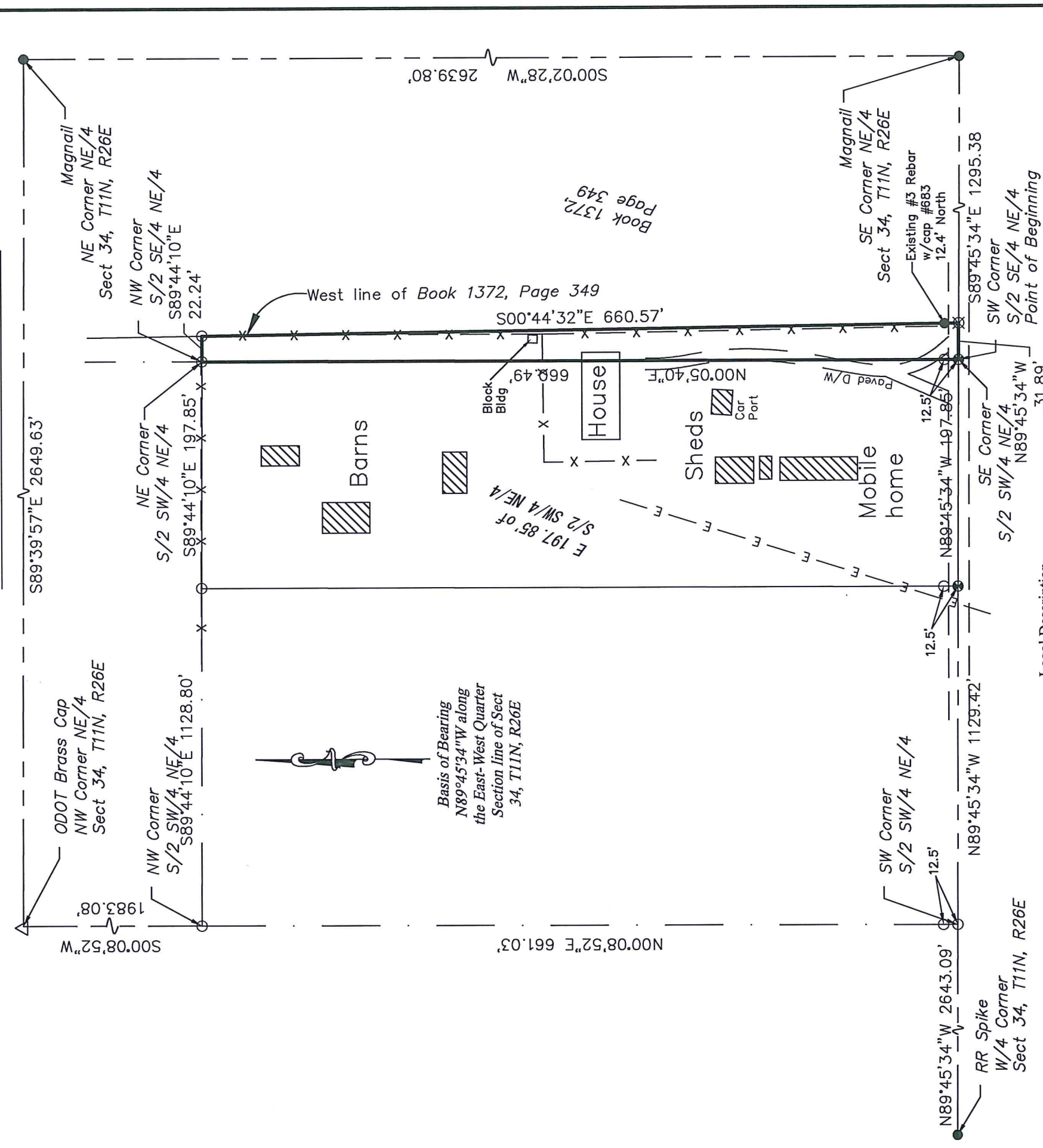


LEGEND

	E	Electric Line
	X	Easement Line
	X	Fence Line
	R/W	Right-of-Way Line
		Section Line
		10 Acre/40 Acre Line

	Power Pole
	Stone Monument
	ODOT Brass Cap
	Set #3 Rebar w/cap
	Existing Monument (As Labeled)
	Set Magnail w/shiner
	Calculated Point

PLAT OF SURVEY



Legal Description

A 0.41-acre parcel of land, more or less, less public road right of ways and being subject to any easements of record, being situated in a part of the S/2 SE/4 NE/4 of Section 34, Township 11 North, Range 26 East of the Indian Base and Meridian Sequoyah County, Oklahoma. The described parcel being created by Kelly Osburn, Oklahoma PLS #1628 on September. The basis of bearing for the described parcel is N89°45'34"W along the East-West Quarter Section line of said Section 34 and is more particularly described as:

Beginning at the SW Corner of said S/2 SE/4 NE/4; Thence along the West line thereof N00°05'40"E 660.49 Feet to a set #3 rebar w/cap marking the NW Corner of said S/2 SE/4 NE/4; Thence along the North line thereof S89°44'10"E 22.24 Feet to the West line of Book 1372, Page 349; Thence along and beyond said West line thereof S00°44'32"E 660.57 Feet to the South line of said S/2 SE/4 NE/4; Thence along said South line N89°45'34"W 31.89 Feet to the Point Of Beginning.

I, Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1628, do hereby certify that the plat hereon correctly represents a survey made on-the-ground under my supervision, and that this survey is based on existing county records and existing survey monuments available at the time of this survey and that the survey and plat hereon was made for the client or clients so named per this plat, pursuant to clients request and for client's specific use and benefits only. No responsibility is assumed herein or hereby to the future landowners or occupants. This survey meets the requirements of the Oklahoma Minimum Standards Certificate of Authorization, No. 5391, Expires 6/30/25.

- SURVEYOR'S NOTE:** This Survey was done to create a new legal description and to mark the corners of that description on the ground. To show observed structures and utilities if any. Utilities located, if any, are from above ground inspection. The surveyor makes no guarantee that the utilities shown compromise all utilities on the property. This survey was done for the client or clients agent named on this plat. No title search was done and record ownership, rights-of-way of road and easements to and across this property must be confirmed by others. Any building setbacks, Lot restrictions or covenants not shown are the responsibility of the land owner. The buyer or owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.
- The Surveyor reserves the right to change the opinion of this survey if any relevant evidence is brought forth in the future.
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P.O. Box 1406	3615 W. Cherokee
	Sallisaw, OK 74955
	918.775.9322—Office
SCALE: 1"=100'	APPROVED BY:
DATE: 9-1-23	
LAST SITE VISIT: 9/19/23	
Part of the NE/4 of Sect 34, T11N, R26E, Sequoyah County, OK	
FOR: Looper Auctions	JOB NUMBER: 23-9685
SURVEY BY: PB	
DRAWN BY: ND	
SHEET 3 of 3	

WARNING: If the Seal on this document is not Red and the Surveyor's Name is not Kelly Osburn, this document may have been altered or modified, and cannot be used for any purpose without the written permission of Osburn Land Surveying LLC.