

LEGAL DESCRIPTION FROM TAX DEED (BOOK 1675 PAGE 746):
 BOUNCER MOUNTAIN RANCH BLOCK 1 LOT 45.

41.39 Acres
 (DEED 40.9 ACRES)

LINETYPE LEGEND

—	Property Line
- - -	Section Line
- · - · -	Aliquot Line
—	Deed Line
- · - · -	Adjacent Deed Line
- · - · -	Highway Centerline
- · - · -	Highway Right-of-Way
- · - · -	Existing Easement
- · - · -	New Easement
- · - · -	Road
- · - · -	Existing Fence
- · - · -	Edge of Water
- · - · -	Lot-Block Line
- · - · -	Building Limit Line
- · - · -	Railroad Tracks

MONUMENT LEGEND

○	Iron Pin Found
●	1/2" Iron Pin & Cap Set
□	Found Original Stone
△	Government Monument
○	Railroad Spike Found
○	60d Nail or Mag Nail
○	Pipe found
○	Witness Corner wc

SURVEYORS NOTES:
 Mapping based on previous survey completed by McClain Surveying on xxxxxxxx for Job # 12345.



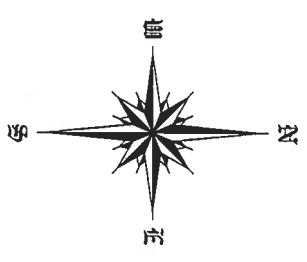
Current Location of Road as Located in the Field on the Date of 02/09/022

(12' COUNTY ROAD)
 HAWK LANE

Roads & Structures shown from previous Surveys by McClain Surveying P.C.

APPROXIMATE LOCATION OF AN ACCESS EASEMENT AS SHOWN/PLATTED ON THE BOUNCER MOUNTAIN RANCH BLOCK No. 1 PLAT OF SURVEY. AS FILED IN THE OFFICE OF THE LEFLORE COUNTY CLERK ON THE DATE OF May 4th, 1976

BASIS OF BEARINGS:
 The West Line of the Lot 45 of Section 33-T2N-R25E bears N 02°25'52" W.
 Grid North as established by Oklahoma State Plane Datum: NAD 83 South Zone



CERTIFICATION: TO LEFLORE COUNTY ABSTRACT AND TITLE

I, Jeffrey A. Rogers, a Registered Professional Land Surveyor in the State of Oklahoma, do hereby certify to the named party shown hereon, that this plat is a true representation of a survey performed under my supervision on the date shown and that said survey meets the requirements of the "Oklahoma Minimum Standards for Land Surveying".

Jeffrey A. Rogers
 Registered Professional Land Surveyor #1800
 Date Signed 3/16/22

LEFLORE COUNTY ABSTRACT AND TITLE

PROPERTY SURVEY

LOT 45, BLOCK 1, BOUNCER MOUNTAIN RANCH
LEFLORE COUNTY, OKLAHOMA

McCLAIN
 SURVEYING, P.C.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 109 Huisey, Poteau, OK 74953
 McClainSurveying.com | 918.647.2716
 Certificate of Authorization #2338

JOB#: 20953	DWG NAME: LCAT20953		
DRAWING SCALE: 1" = 200'	MAP DATE: 3/9/22	DRAWN BY: CKC	
FIELD CREW CHIEF: NR	SURVEY FIELD DATE(S): 02/15/22, 02/09/22		
FIELD NOTES: 635+78, 637+10			
NO. #1	REVISION	DATE	BY
Added the Ingress Egress/Utility Easement from the Plat of Bouncer Mtn. Ranch Addition Plat as Filed of Record		03/16/2022	JAR

