

PRELIMINARY TITLE REPORT

PREPARED FOR: Eastern Oklahoma State College
1301 West Main Street
Wilburton, OK 74578

NO. 1895-2220

In compliance with your request we hereby certify that we have made a careful search of the records pertaining to the following described lands situated in Latimer County, State of Oklahoma, to-wit:

SURFACE AND SURFACE ONLY:

Lot 3 in **TOWNSITE ADDITION NO. 3**, Latimer County, Oklahoma.

FROM: 10/13/1958 at 7AM

TO: 7/23/2025 at 7AM

TITLE TO THE PROPERTY IS VESTED AS FOLLOWS:

Eastern Oklahoma Agricultural and Mechanical College

We further certify that title as stated above is subject to the following:

- 1) **MORTGAGES:** None
- 2) **LIENS:** None
- 3) **JUDGMENTS:** None
- 4) **TAXES:** Taxes for 2018 through 2024 are not extended, book endorsed "NONE."
- 5) **OTHER MATTERS AFFECTING TITLE:** None

Care has been taken in the preparation of the foregoing report. However, the undersigned assumes no liability thereby. The author of this report is not an attorney and has sought no legal opinion in the preparation of this report. The matters set forth in this report are based upon our examination of the instruments and record on file in our office and on file in the Latimer County Courthouse, Wilburton, Oklahoma. However, we are not qualified to give legal advice, nor determine legal issues and by the issuing of this report we make no attempt to do either.

DATED at Wilburton, Latimer County, Oklahoma this 24th day of July, 2025 at 7:00 A.M.

ADAMS TITLE ADVANTAGE, INC.



By: Alyssa Vineyard, Abstracter
License No. 4596

PLAT OF SURVEY
 SHOWING 19.99 ACRES OF LAND, MORE OR LESS,
 BEING LOT 3, TOWNSITE ADDITION NO. 3, WILBURTON
 SECTION 4, T5N-R19E, LATIMER COUNTY, OKLAHOMA.

19.99 ACRE SURVEY,
 MORE OR LESS

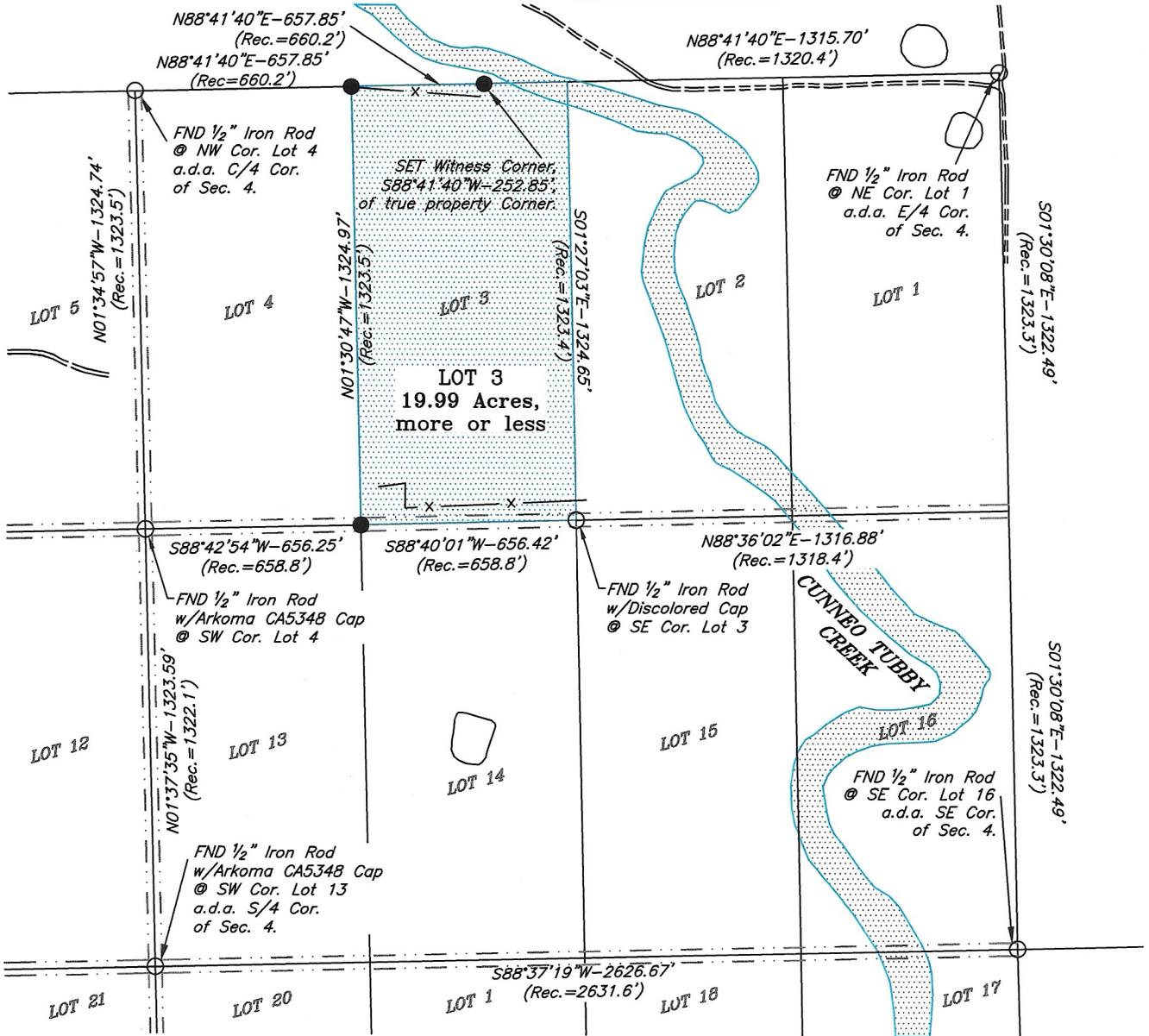
-LEGEND-

	= Property Line
	= Lot Line
	= Platted 40' Roadway
	= Found Monument
	= Set 1/2" Iron Rod w/Arkoma CA5348 Cap

BASIS OF BEARINGS:
 GRID NORTH - NAD 83
 STATE PLANE - OK SOUTH ZONE



SCALE: 1" = 500'



PROPERTY DESCRIPTION:

Lot 3, Townsite Addition No. 3, Wilburton in a part of Section 4, Township 5 North, Range 19 East of the Indian Meridian, Latimer County, Oklahoma.

The above description is provided by client.

CERTIFICATION:

This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Trisha White of Eastern Oklahoma State College and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

Zach Duncan
 ZACH DUNCAN

09/19/2023
 L.P.L.S. #2001



Survey Requested By: EASTERN OKLAHOMA STATE COLLEGE Latimer County, OK	SURV. BY: A.M. 09/12/2023	SCALE: 1" = 500'
	DRAWN BY: J.K. 09/14/2023	JOB NO.: 10-827
SURVEY & MAPPING BY: ARKOMA SURVEYING & MAPPING, PLLC (918)465-5711 P.O. Box 238 C.A. #5348, (918)465-5030 fax Wilburton, OK 74578 EXP. DATE 6-30-24	APPROVED BY: Z.D.	DRAW. NO.: 10-827-BNDRY
	SHEET 1 OF 1	SHEET SIZE: 8.5" X 14"
NO.	REVISION DESCRIPTION	DATE