

Fine, Caleb
Mayes County

4139 E. 640 Rd.
Locust Grove, OK 74352
918-457-7853
fireok17@yahoo.com

Legal Description:

West 120' of the SE4 SW4 SW4 Section 28 T19N R20E, Mayes County, OK

Directions to Site:

Peggs, turn West down 640 Rd, follow it for about 5 miles, it will be on the right hand side of the road before you get to the church.

NOTES: QCD, Henry Fine, single, TO Caleb C. Fine, 3/30/23 1505/131.

12/29/23, landowner, Caleb Fine, single, current contact information above.

Electric---Lake Region, 918-772-2526
Water---Peggs Water Co., 918-772-2915
Electric/water on site, current residence.
Do not need access/utility easements.
Section line road, asphalt.

Current residence, mobile home will be removed by applicant.

N36°05'24.1 W095°11'14.7"

Unit address: 4139 E. 640 Rd. Locust Grove, OK 74352
Unit #: 75428

4 bedroom

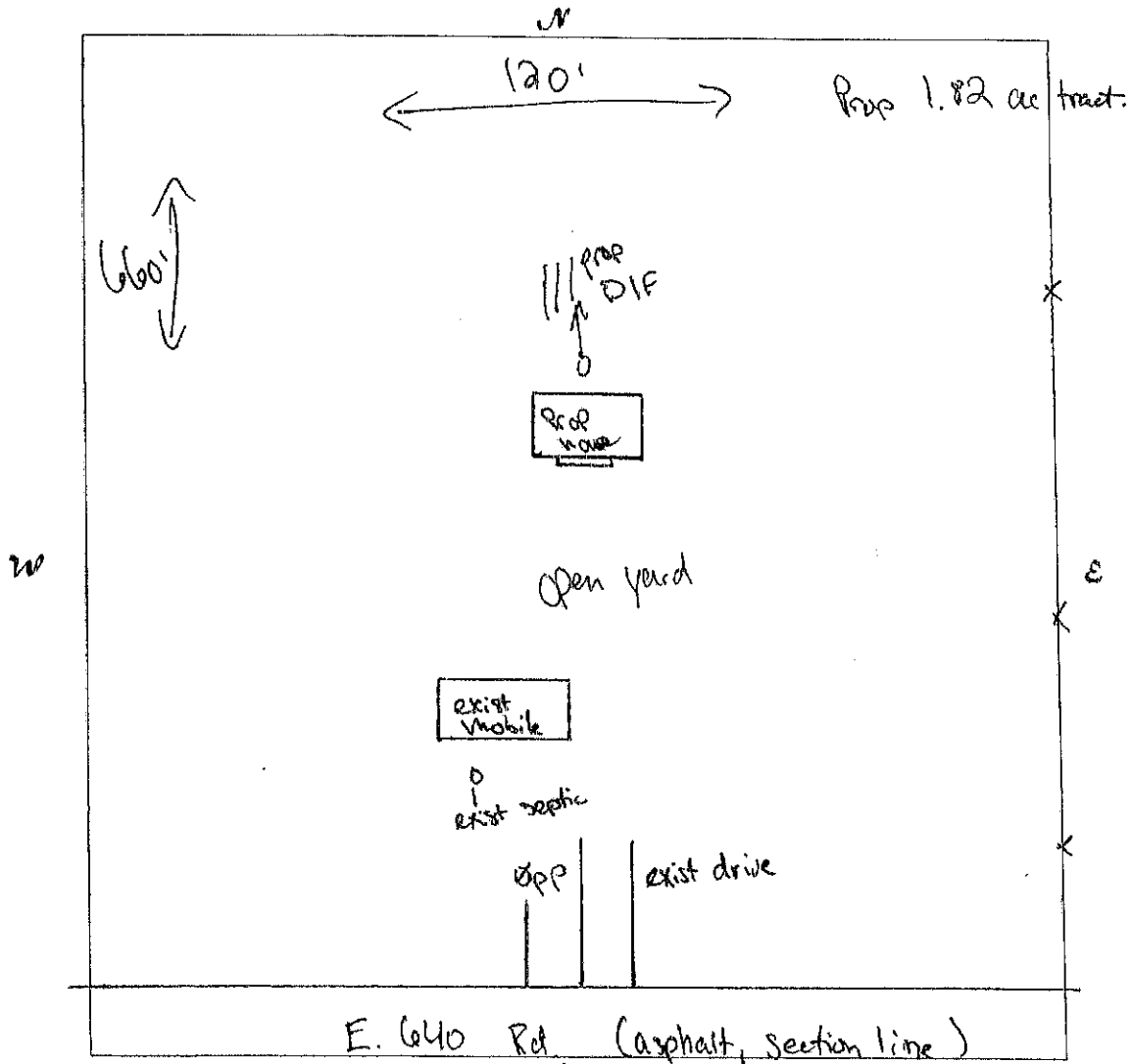
Eligible for single close.

GABLE ROOF

SITE INFORMATION

Cale' Fine
Name of Recipient

M. 25
County



Access to site from: county , state _____, private _____ road; asphalt

gravel _____, none _____. Access Easement needed n/a, Utility Easement needed n/a

Electric on site, septic/sewer need, waterline on site, existing well n/a

GPS Coordinates: Long N 36° 05' 24.1" Lat W 095° 11' 16.7"

Single Close: No Existing Structure/Maintained
(circle one) (circle one)

Notes: Currently living in existing mobile.
Prop. 1.82 ac tract. Need new septic.
Utilities on site. Open yard.
Section line rd.

Inspected by: Dwinton Johnson CS
Print name & initial

12-29-23
Date



Housing Authority of the Cherokee Nation
 1500 Hensley Drive
 P.O. Box 1007
 Tahlequah, OK 74465-1007

Phone 918-456-5482
 Toll Free 800-837-2869

(THIS FORM IS FURNISHED IN ORDER TO OBTAIN THE REQUIRED UTILITY COMPANY INFORMATION THAT WILL FURNISH THE SERVICES FOR YOUR SITE. YOU MAY COMPLETE, SUBMIT AND OUR OFFICE WILL CONTACT THE COMPANY OR YOU MAY TAKE IT TO THE COMPANY, THEY COMPLETE AND SIGN THE FORM WHICH IS FASTER)

UTILITY COMPANY INFORMATION FORM

Caleb Fine
 Name of Recipient

Mayes
 County

Electric Company

Lake Region Electric Coop
 Name

\$305.00 deposit + memb fee
 fees, if available.

PO Box 127
 Address

\$35.00 application fee

Hubert OK 74441
 Address

Construction costs TBD

918-772-2526
 Phone/Fax/Contact, etc..

Carla Landwehr
 Signature, Utility Co. Representative
 (if applicable)

Water Company (if applicable)

Peggs Water Co
 Name

Ø
 fees, if available

117 E Main
 Address

meter already there

Hubert, OK 74441
 Address

918-772-2915
 Phone/Fax/Contact, etc.

Andrea McGowan
 Signature, Utility Co. Representative
 (if applicable)

NOTES: _____

LAND DEVELOPMENT STAFF TO CONTACT TO SUBMIT THE INFORMATION OR QUESTIONS:

David Igert
 C-918-525-2952
 O-918-456-5482
 F-918-458-5018
 david.igert@hacn.org

Carolyn Bilby
 O-918-456-5482
 F-918-458-5018
 carolyn.bilby@hacn.org

Quinton Johnston
 C-918-506-7555
 O-918-456-5482
 F-918-458-5108
 quinton.johnston@hacn.org

LEGEND

<p>⊙ Water Meter</p> <p>— E — E — Electric Line</p> <p>----- Easement Line</p> <p>— X — X — Fence Line</p>	<p>— R/W — Right-of-Way Line</p> <p>----- Section Line</p> <p>----- 10 Acre/40 Acre Line</p>	<p>⊗ Power Pole</p> <p>□ Stone Monument</p> <p>△ Brass Cap</p> <p>○ Set #3 Rebar w/cap</p> <p>● Existing #3 Rebar (Otherwise Labeled)</p>
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R 20 E

T

N

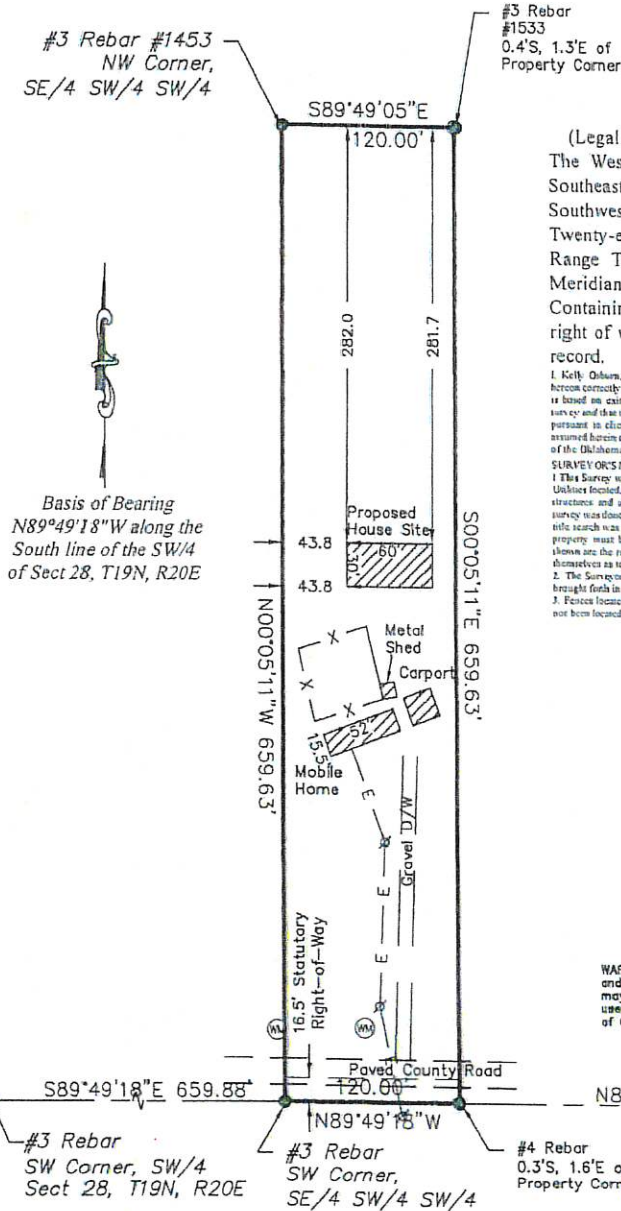
9

Location Map Scale: 1"=3000'

Moyes County, Okla.

Section 28

PLAT OF SURVEY



Legal Description

(Legal Provided by Client: Book 1506, Page 131)

The West One Hundred Twenty (120) feet of the Southeast Quarter of the Southwest Quarter of the Southwest Quarter (SE/4 SW/4 SW/4) of Section Twenty-eight (28), Township Nineteen (19) North, Range Twenty (20) East of the Indian Base and Meridian, Mayes County, State of Oklahoma. Containing 1.82 acres, more or less, less public road right of ways and being subject to any easements of record.

I, Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1638, do hereby certify that the plat herein 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 herein was made for the clients or clients as named per this plat, pursuant to clients request and for clients 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. 1991, 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. Unless 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 in and across this property must be confirmed by others. Any building setbacks, lot restrictions or encroachments 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 encroaching of fence line has not been located.



WARNING: If the Seal on this document is not Red and embossed, it is an unauthorized copy which may have been altered or modified, and cannot be used for any purpose without the written permission of Osburn Land Surveying LLC.

Osburn Land Surveyors, LLC.			
P.O. Box 1406	3615 W. Cherokee	Sallisaw, OK 74955	
SCALE: 1"=100'	918.775.9322—Office		
DATE: 2/20/24	JOB NUMBER: 24-9868	Part of the SW/4 of Sect 28, T19N, R20E, Moyes Co., OK	SURVEY BY: PB
LAST SITE VISIT	FOR: Caleb Fine/Cherokee Nation Housing Authority	APPROVED BY:	DRAWN BY: ND
2/16/24	Copyright 2024 by Osburn Land Surveying LLC. All rights reserved. No part of this plat may be reproduced, stored in a retrieval system, or transmitted in any form without the written permission of Osburn Land Surveying LLC.		

Evans, Gabriella and Kolten
Mayes County

13810 S. 442 Rd.
Locust Grove, OK 74352
918-530-6866
918-864-5149
gabbyevans0519@gmail.com

Legal Description:

S 200' of the N 490' of the E 330' of the NE4 SE4 SE4 Section 23 T19N R20E, Mayes County, OK

Directions to Site:

Tahlequah, HWY 82 N, past Peggs, turn left onto S. 442 Rd, 1 mile on the right.

NOTES: QCD, Kevin M/Cassandra L. Evans, h/w, TO Kolten/Gabriella Evans, 12/16/22 1497/455.

12/8/23, landowner, Kolten/Gabriella Evans, h/w, current contact information above.

Electric---Lake Region, 918-772-2526
Water---Peggs Water Co., 918-772-2915
Electric/water on site, current residence, mobile home.
Do not need access/utility easements.
Section line road.

Mobile home residence to be removed by applicant.

N36°06'22.2" W095°08'12.4"

Unit address: 13810 S. 442 Rd, Locust Grove, OK 74352
Unit #: 75436

4 bedroom

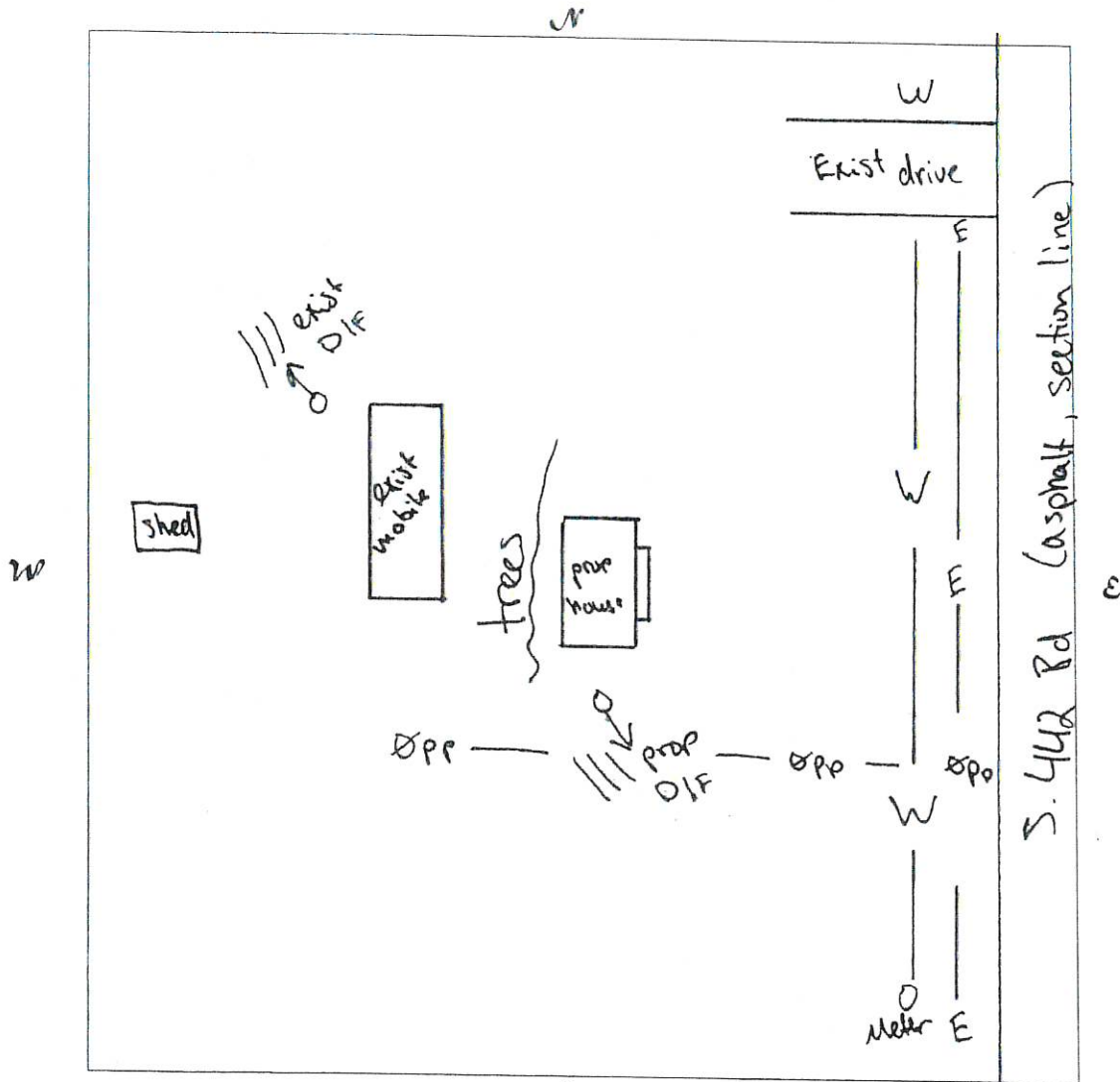
Eligible for single close.

GABLE ROOF

SITE INFORMATION

Name of Recipient Gabriella Evans

County Mo...



Access to site from: county , state _____, private _____ road; asphalt

gravel _____, none _____. Access Easement needed n/a, Utility Easement needed n/a

Electric on site, septic/sewer need, waterline on site, existing well n/a

GPS Coordinates: Long N36° 06' 22.2" Lat W095° 08' 12.4"

Single Close: Yes No Existing Structure/Maintained
(circle one) (circle one)

Notes: Prop. 1.5 ac tract. Existing mobile (currently living).
Existing utilities. Need new septic. Trees will need removed.

Section line rd.

Inspected by: Quinton Johnston CQS
Print name & initial

11-28-23
Date



Housing Authority of the Cherokee Nation
1500 Hensley Drive
P.O. Box 1007
Tahlequah, OK 74465-1007

Phone 918-456-5482
Toll Free 800-837-2869

12/14/23
CB

(THIS FORM IS FURNISHED IN ORDER TO OBTAIN THE REQUIRED UTILITY COMPANY INFORMATION THAT WILL FURNISH THE SERVICES FOR YOUR SITE. YOU MAY COMPLETE, SUBMIT AND OUR OFFICE WILL CONTACT THE COMPANY OR YOU MAY TAKE IT TO THE COMPANY, THEY COMPLETE AND SIGN THE FORM WHICH IS FASTER)

UTILITY COMPANY INFORMATION FORM

Gabriella Evans
Name of Recipient

Mayes
County

Electric Company

Lake Region Electric Cooperative
Name

Po box 127 Hulbert, ok 74441
Address

Address

9187722526
Phone/Fax/Contact, etc..

12/14/23
CB

Ltr rec'd
fees, if available.

Water Company (if applicable)

Peggs Water Company, Inc.
Name

Po box 190, Hulbert, OK 74441
Address

Address

9187722915
Phone/Fax/Contact, etc.

12/14/23
CB

Signature, Utility Co. Representative
(if applicable)

12/14/24 - Per Robins
fees, if available

Peggs Water Co, services
current & available.

CB
Signature, Utility Co. Representative
(if applicable)

NOTES: _____

LAND DEVELOPMENT STAFF TO CONTACT TO SUBMIT THE INFORMATION OR QUESTIONS:

David Igert
C-918-525-2952
O-918-456-5482
F-918-458-5018
david.igert@hacn.org

Carolyn Bilby
O-918-456-5482
F-918-458-5018
carolyn.bilby@hacn.org

Quinton Johnston
C-918-506-7555
O-918-456-5482
F-918-458-5108
quinton.johnston@hacn.org



LEGEND

(PT) Propane Tank	— E — E — R/W —	(WM) Water Meter
— Electric Line	— Right-of-Way Line	∅ Power Pole
— Easement Line	— Section Line	□ Stone Monument
— X — X — Fence Line	— 10 Acre/40 Acre Line	△ Brass Cap
		○ Set #3 Rebar w/cap
		● Existing Monument (As Labeled)
		⊗ Calculated Point
		⊕ Existing Magnall

Location Map Scale: 1"=3000'
Section 23
Mayes County, Okla.

PLAT OF SURVEY

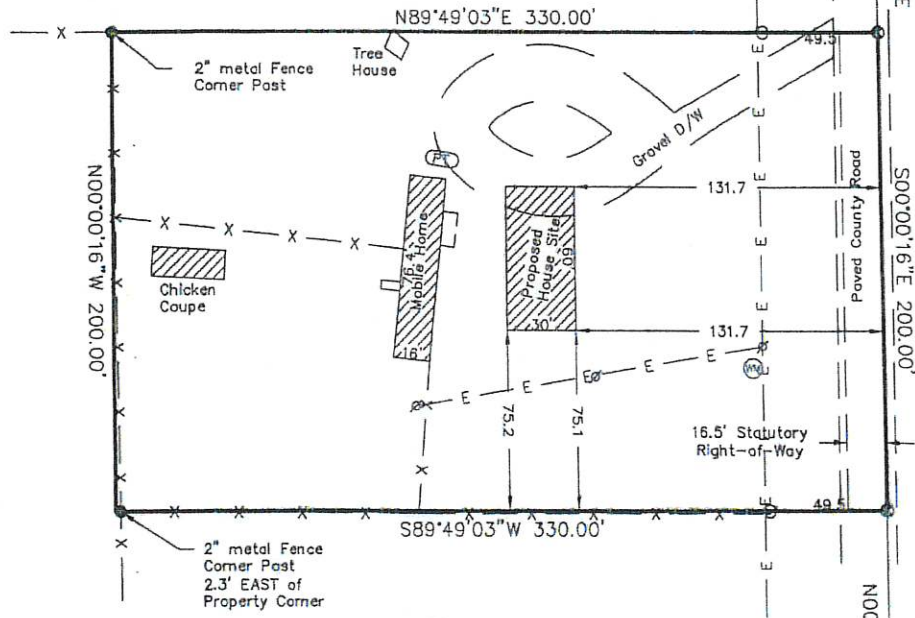
Basis of Bearing
S00°00'16"E along the East line of the SE/4 of Sect 23, T19N, R20E

Legal Description
(Legal Provided by Client: Book 1497 Page 455)
The S 200' of the N 490' of the E 330' of the NE SE SE of Sec 23 T19N R20E (Mayes County, Oklahoma).
Containing 1.51 acres, more or less, less public road right of ways and being subject to any easements of record.

I, Kelly Osburn, Oklahoma Professional Land Surveyor, No. 1518, do hereby certify that the plat herein 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 herein was made for the client or clients as named per this plat, pursuant to client request and for client's specific use and benefit 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 6/30/21.

#9 Rebar
NE Corner, SE/4
Sect 23,
T19N, R20E

NE Corner,
NE/4 SE/4 SE/4



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 comprise all such structures and utilities on the property. This survey was done from the description furnished by the client or clients as 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 measuring of fence lines has not been located.



WARNING: If this Seal on this document is not filed and embossed, it is an unrecorded copy which may have been altered or modified, and cannot be used for any purpose without the written permission of Osburn Land Surveying, LLC.

#9 Rebar
SE Corner, SE/4
Sect 23,
T19N, R20E

Osburn Land Surveyors, LLC.			
P.O. Box 1406	3615 W. Cherokee	Sallisaw, OK	74955
SCALE: 1"=60'	918.775.9322—Office		SURVEY BY: KJO
DATE: 3-6-24	JOB NUMBER: 24-9881	A part of the SE/4 of Sect 23, T19N, R20E, Mayes Co, OK	DRAWN BY: ND
LAST SITE VISIT	FOR: Gabriella Evans/Cherokee Nation Housing Authority	APPROVED BY: <i>[Signature]</i>	CHECKED BY:
3/4/24	Copyright 2024 by Osburn Land Surveying LLC. All rights reserved. No part of this plat may be reproduced, stored in a retrieval system, or transmitted in any form without the written permission of Osburn Land Surveying, LLC.		

Praytor, Stephen and Jodee
Mayes County

115 Big Bluff Circle
Pryor, OK 74361
918-285-6606
918-285-0530
jodeepraytor@gmail.com

Legal Description:

North 376.00' of the West 235.00' of the N2 NE4 NW4 of Section 20 T21N R21E, Mayes County, OK

Directions to Site:

From Tahlequah, HWY 82 North to Salina, when you get to the stoplight intersection of HWY 82 and Kenwood Road, aka Ferry street, turn East, right, for approximately 4.5 miles, you will turn North, left, on NE 490 drive for approximately $\frac{1}{4}$ of a mile and turn back East to Northeast on 498 road, its's the first right turn you will come to, go up that road for approximately $\frac{1}{4}$ of a mile and the property is on the right side, on top of hill, before the road turns to the right.

NOTES: WD, Lon Praytor, single, TO Stephen/Jodee Praytor, jt., 5/11/22 1478/65

12/15/23, landowner, Stephen & Jodee Praytor, h/w, current contact information above.

Electric---NEO, 918-256-6405
Water---Mayes Co. RWD #9, 918-434-5000
Electric to North, 400' +/-, water to West on road.
Need access/utility easements.
County road for 15 years.

Site on south side of 2 acre tract.

N36°17'31.8" W095°05'25.1"

Unit address: 9130 E. 498 Rd. Spavinaw, OK 74366
Unit #: 75422

4 bedroom

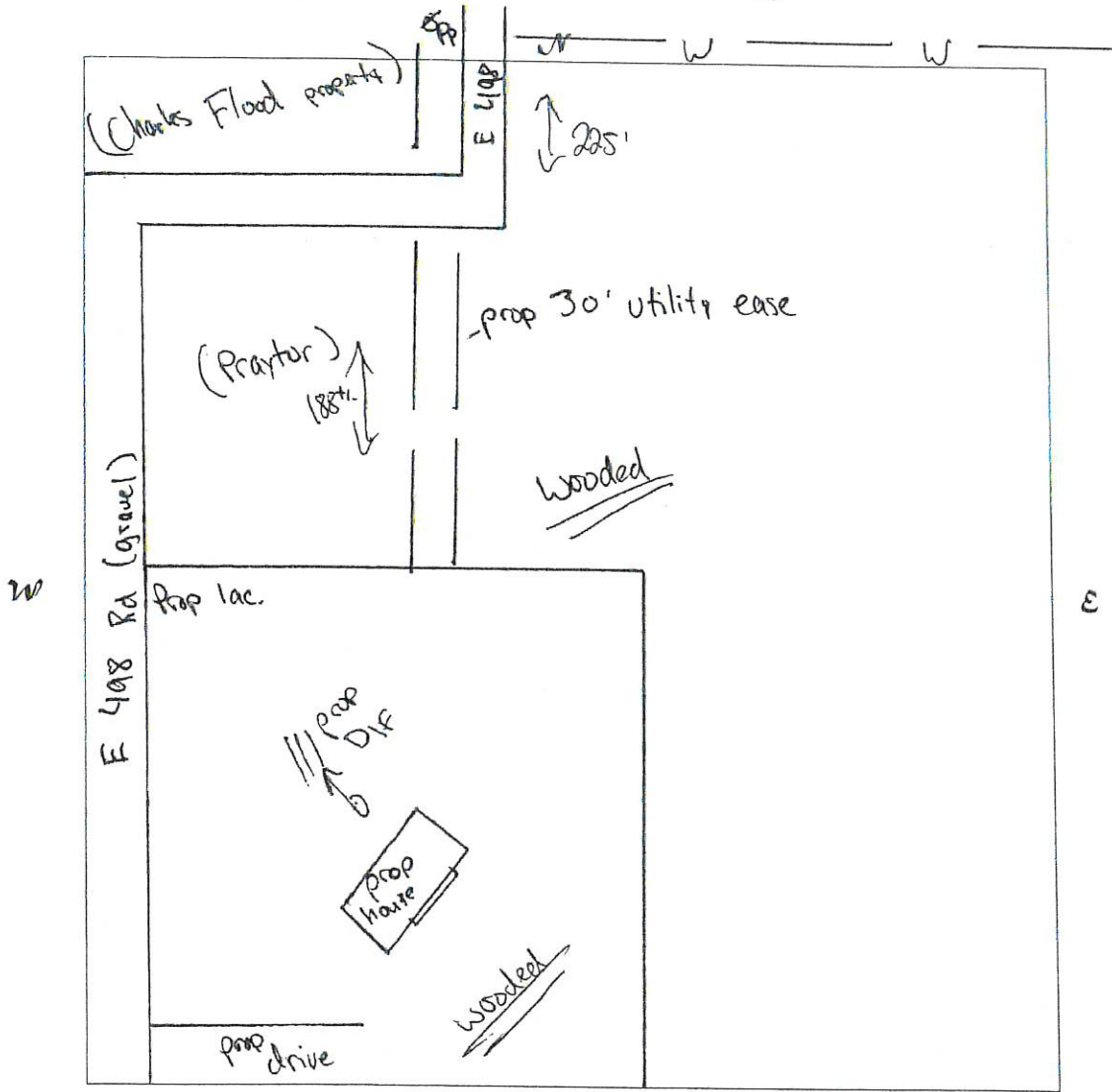
Not eligible for single close.

GABLE ROOF

SITE INFORMATION

Step n Praytor
Name of Recipient

Mo' s
County



Access to site from: county , state _____, private _____ road; asphalt _____, gravel , none _____. Access Easement needed n/a, Utility Easement needed .

Electric need 400'±, septic/sewer need, waterline on site, existing well n/a

GPS Coordinates: Long N36°17'31.8" Lat W095°05'25.1"

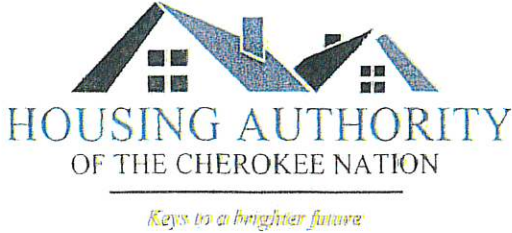
Single Close: Yes (No) Existing Structure Maintained (circle one)

Notes: Prop. 1ac. tract on south side of existing 2 ac. tract.
Need septic. Electric 400' to north. Water along E 498 Rd.
Need utility ease. for electric.

Wooded site.

Inspected by: Quinton Johnston GOS
Print name & initial

12-14-23
Date



Housing Authority of the Cherokee Nation
1500 Hensley Drive
P.O. Box 1007
Tahlequah, OK. 74465-1007
Phone 918-456-5482
Toll Free 800-837-2869

1/3/24
CB

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UTILITY COMPANY INFORMATION FORM

Stephen, Jodee Praytor
Name of Recipient

Mayes
County

Electric Company
Northeast OK Electric
Name
27039 S 4440 Rd
Address
Wynona OK 74301
Address
918 280-6405
Phone/Fax/Contact, etc..

200⁰⁰ Deposit + possible additional fees
fees, if available.

Danica Negrete
Signature, Utility Co. Representative
(if applicable)

Water Company (if applicable)
Mayes Co. RWD #9
Name
P.O. Box 916
Address
Salina, OK 74365
Address
918-434-5000
Phone/Fax/Contact, etc.

\$ 1850⁰⁰
fees, if available

[Signature]
Signature, Utility Co. Representative
(if applicable)

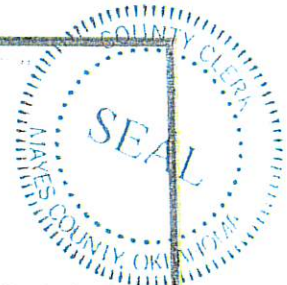
NOTES: _____

LAND DEVELOPMENT STAFF TO CONTACT TO SUBMIT THE INFORMATION OR QUESTIONS:

David Igert
C-918-525-2952
O-918-456-5482
F-918-458-5018
david.igert@hacn.org

Carolyn Bilby
O-918-456-5482
F-918-458-5018
carolyn.bilby@hacn.org

Quinton Johnston
C-918-506-7555
O-918-456-5482
F-918-458-5108
quinton.johnston@hacn.org



Access and Utility Easement

Know all men by these presents, that **NEVA FLOOD AND CHARLES FLOOD, WIFE AND HUSBAND** hereinafter referred to as Grantor(s), Convey unto **HOUSING AUTHORITY OF THE CHEROKEE NATION OF OKLAHOMA** hereinafter called the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer and convey to said Grantee, its successors and assigns, a perpetual Access and Utility easement and ingress and egress, over and across the following described real property, situated in **MAYES** County, State of Oklahoma:

A 30-foot wide tract of land situated in the SE¼ SW¼ of Section 17, Township 21 North, Range 21 East, Mayes County, Oklahoma described as follows: Commencing at the SW Corner of said SE¼ SW¼; thence N89°50'24"E along the South line of said SE¼ SW¼ a distance of 137.49 feet to the Point of Beginning; thence N11°05'07"E a distance of 295.89 feet; thence S78°54'43"E a distance of 30.00 feet; thence S11°05'07"W a distance of 289.93 feet to said South line; thence S89°50'23"W along said South line a distance of 30.59 feet to the Point of Beginning

The easement herein granted shall be a private perpetual easement and shall not be abandoned by non-user, shall be transferable and assignable, and shall attach to and pass with the title to any interest in the last above-described real property or any part thereof.

Grantor covenants that Grantor is the owner of the above-described lands and that said lands are free and clear of all encumbrances and liens.

To have and to hold such easement and right-of-way unto the said Grantee, its successors, and assigns, forever.

In witness whereof, the said Grantor(s) have executed this instrument this ____ day of May, 2024.

Neva Flood
NEVA FLOOD

Charles Flood
CHARLES FLOOD

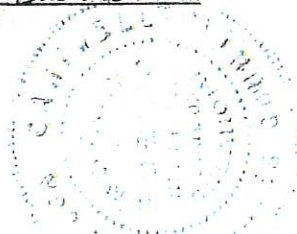
ACKNOWLEDGEMENT

State of Oklahoma }
County of Mayes }

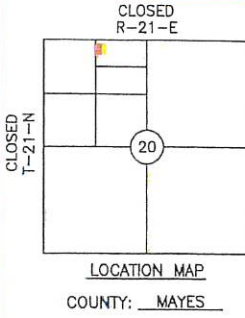
Before me, a Notary Public in and for said County and State, on this 15 day of May 2024, personally appeared **NEVA FLOOD AND CHARLES FLOOD, WIFE AND HUSBAND**, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal, the day and year above set forth.

Robbin Cantrell
Notary Public



800 HA Cherokee Nation



BOUNDARY SURVEY PLOT PLAN

PREPARED FOR CHEROKEE NATION HOUSING AUTHORITY
 PARTICIPANT: STEPHEN & JODEE PRAYTOR
 MAILING ADDRESS: 115 BIG BLUFF CIRCLE, PRYOR, OK 74361
 UNIT ADDRESS: 9130 E. 498 RD., SPAVINAW, OK 74366
 UNIT #75422

BASIS OF BEARINGS:
 GEODETIC NORTH
 LAT 36°17'31.9"N
 LONG 95°05'25.9"W



NOTE:
 THIS PLAT OF 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.

LEGAL DESCRIPTION

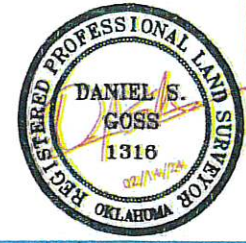
The West 185.00 feet of the South 235.46 feet of the North 376.00 feet of the N2 NE4 NW4 of Section 20, T21N, R21E, of the IB&M, Mayes County, Oklahoma, containing 1.0 acres, more or less...

CERTIFICATE

I, DANIEL S. GOSS, A REGISTERED SURVEYOR BY THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE ABOVE TRACT HAS BEEN SURVEYED UNDER MY DIRECT SUPERVISION, TO THE BEST OF MY KNOWLEDGE, THE ABOVE PLAT IS AN ACURATE REPRESENTATION OF SAID SURVEY, NO UNDERGROUND UTILITIES WERE LOCATED, AND THERE ARE NO BUILDING ENCROACHMENTS THEREON EXCEPT AS INDICATED, AND THAT NO EFFORT WAS MADE TO RESEARCH FOR ANY EASEMENTS AT THE COUNTY CLERK OR OTHER RECORDS OFFICE.

WITNESS MY HAND AND SEAL THIS 14 DAY OF FEBRUARY, 2024

DANIEL S. GOSS P.L.S. NO. 1316, CA NO. 3932 (EXP. 06/30/2024)

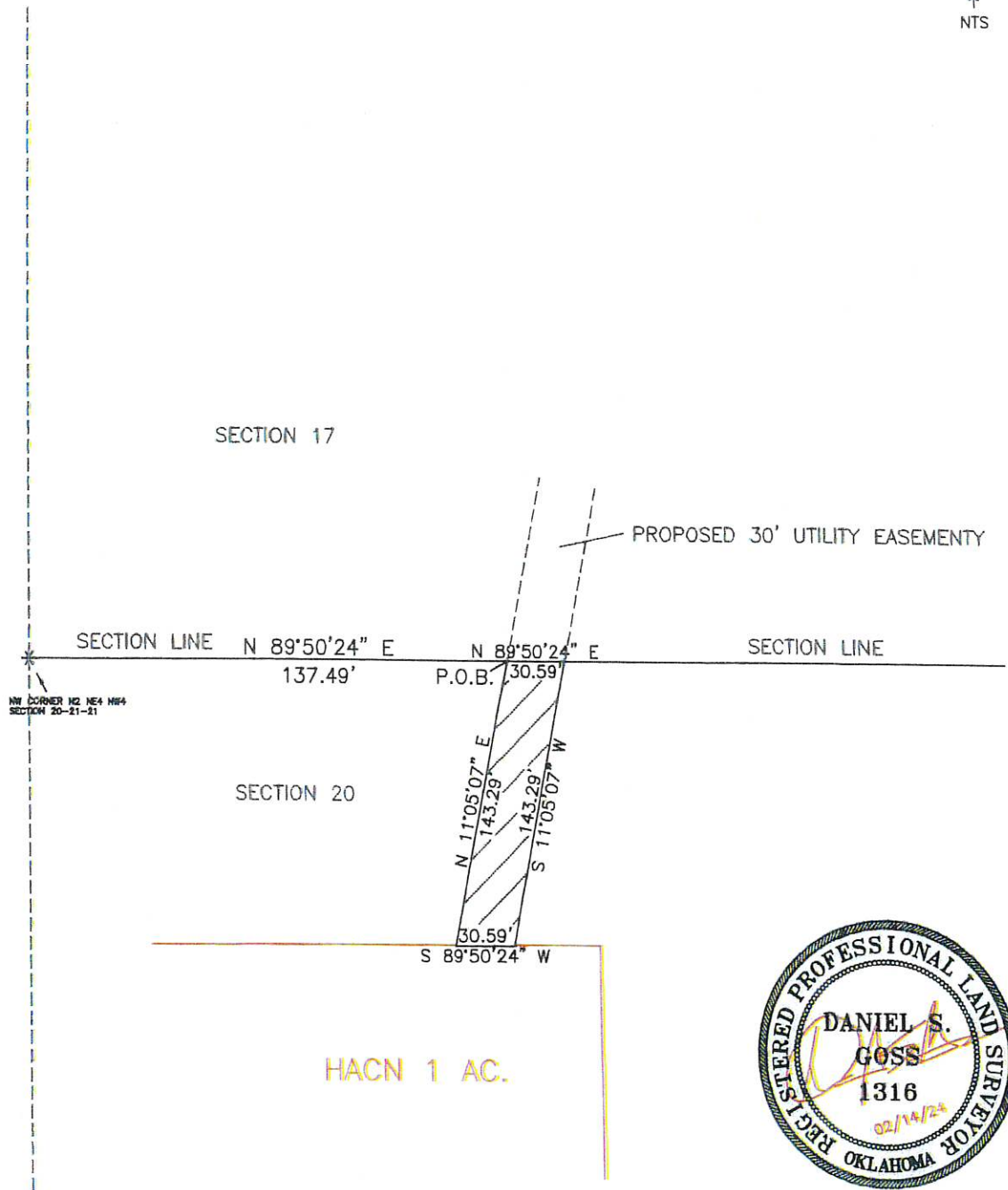


D. GOSS & ASSOCIATES
 12347 HEYWOOD HILL RD
 SAPULPA, OK 74066
 PH. (918)371-0096
 EMAT: SURVEY@DGOSS-SURVEY.COM
 WEBSITE: DGOSS-SURVEY.COM

Scale: 1"= 60'	DATE: 02/14/2024
PRAYTOR	DRAWN BY: CJ
JOB # 14275	REVISED:
SITE LAST VISTED: 02/09/2024	

30' UTILITY EASEMENT

"STEPHEN & JODEE PRAYTOR"



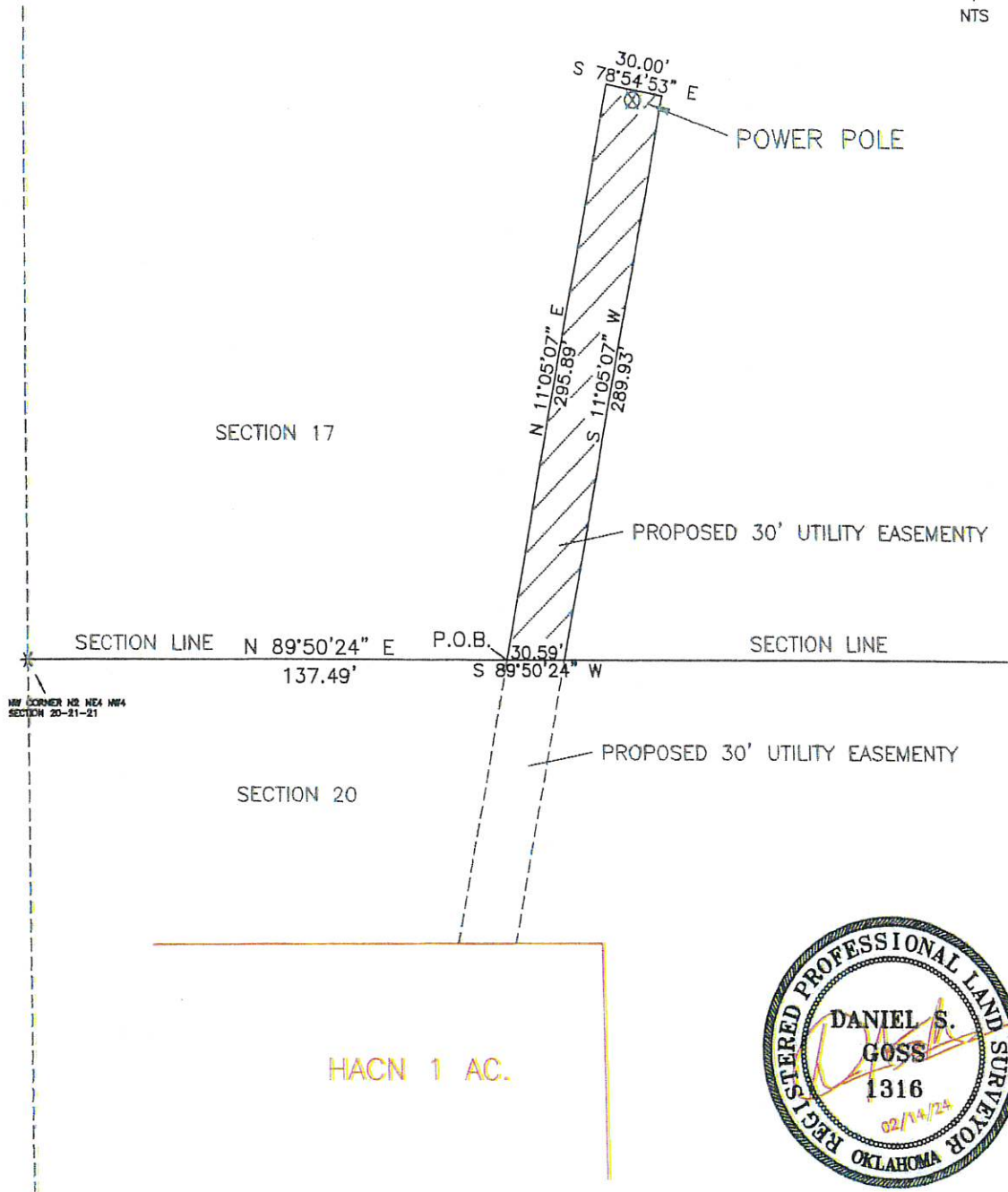
EASEMENT LEGAL DESCRIPTION

30' UTILITY EASEMENT (ACROSS STEPHEN & JODEE PRAYTOR, ETAL)

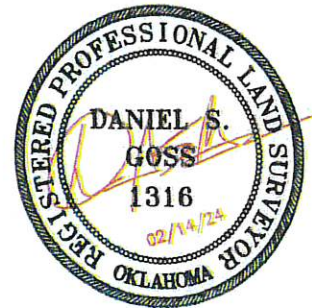
A 30-foot wide tract land situated in the N2 NE4 NW4 of Section 20, T21N, R21E, Delaware County, Oklahoma, described as follows: Commencing at the NW corner of the NE4 NW4 of said Section 20; thence N 89°50'24" E along the North line of said NE4 NW4 of Section 20 a distance of 137.49 feet to the POINT OF BEGINNING; thence N 89°50'23" E a distance of 30.59 feet; thence S 11°05'07" W a distance of 143.29 feet; thence S 89°50'24" W a distance of 30.59 feet; thence N 11°05'07" E a distance of 143.29 feet to the POINT OF BEGINNING...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316. February 14, 2024

30' UTILITY EASEMENT

"STEPHEN & JODEE PRAYTOR"



HACN 1 AC.



EASEMENT LEGAL DESCRIPTION

30' UTILITY EASEMENT (ACROSS CHARLES FLOOD)

A 30-foot wide tract land situated in the SE4 SW4 of Section 17, T21N, R21E, Delaware County, Oklahoma, described as follows: Commencing at the SW corner of said SE4 SW4; thence N 89°50'24" E along the South line of said SE4 SW4 a distance of 137.49 feet to the POINT OF BEGINNING; thence N11°05'07" E a distance of 295.89 feet; thence S 78°54'43" E a distance of 30.00 feet; thence S 11°05'07" W a distance of 289.93 feet to said South line; thence S 89°50'23" W along said South line a distance of 30.59 feet to the POINT OF BEGINNING...Basis of Bearings: Geodetic North, Legal Description prepared by: Daniel S. Goss PLS 1316. February 14, 2024