

Legal Description (Parent Tract)

A PART OF BLOCK ONE (1), SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4), AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TEN (10) NORTH, RANGE SEVENTEEN (17) EAST OF THE INDIAN BASE AND MERIDIAN, MCINTOSH COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

DESCRIBED AS FOLLOWS:

LOT ONE (1), BLOCK ONE (1) OF SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT; TOGETHER WITH
LOT TWO (2), BLOCK ONE (1) OF SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK ONE (1) OF SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT; THENCE N 87°59'03" E, ALONG THE NORTH LINE OF SAID BLOCK ONE (1), A DISTANCE OF 261.85 FEET, TO A POINT BEING THE NORTHEAST CORNER OF SAID BLOCK ONE (1); THENCE S 01°58'54" E, ALONG THE EAST LINE OF SAID BLOCK ONE (1), A DISTANCE OF 215.23 FEET, TO A POINT BEING THE SOUTHEAST CORNER OF SAID BLOCK ONE (1); THENCE S 87°58'09" W, ALONG THE SOUTH LINE OF SAID BLOCK ONE (1), A DISTANCE OF 261.48 FEET, TO A POINT BEING THE SOUTHWEST CORNER OF SAID BLOCK ONE (1); THENCE N 02°04'47" W, ALONG THE WEST LINE OF SAID BLOCK ONE (1), A DISTANCE OF 215.30 FEET, **TO THE POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINING 56,327.74 SQUARE FEET / 1.29 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED ON NOVEMBER 25, 2024, BY ALBERT R. JONES III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 87°59'03" E ALONG THE NORTH LINE OF BLOCK ONE (1) OF SAID SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT.

Legal Description (Tract B)

A PART OF BLOCK ONE (1), SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4), AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TEN (10) NORTH, RANGE SEVENTEEN (17) EAST OF THE INDIAN BASE AND MERIDIAN, MCINTOSH COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK ONE (1) OF SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT; THENCE N 87°59'03" E, ALONG THE NORTH LINE OF SAID BLOCK ONE (1), A DISTANCE OF 87.28 FEET; THENCE S 02°02'50" E, A DISTANCE OF 215.28 FEET, TO A POINT BEING ON THE SOUTH LINE OF SAID BLOCK ONE (1); THENCE S 87°58'09" W, ALONG SAID SOUTH LINE, A DISTANCE OF 87.16 FEET, TO A POINT BEING THE SOUTHWEST CORNER OF SAID BLOCK ONE (1); THENCE N 02°04'47" W, ALONG THE WEST LINE OF SAID BLOCK ONE (1), A DISTANCE OF 215.30 FEET, **TO THE POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINING 18,777.90 SQUARE FEET / 0.43 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED ON NOVEMBER 25, 2024, BY ALBERT R. JONES III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 87°59'03" E ALONG THE NORTH LINE OF BLOCK ONE (1) OF SAID SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT.

Legal Description (Tract C)

A PART OF BLOCK ONE (1), SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4), AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TEN (10) NORTH, RANGE SEVENTEEN (17) EAST OF THE INDIAN BASE AND MERIDIAN, MCINTOSH COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK ONE (1) OF SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT; THENCE N 87°59'03" E, ALONG THE NORTH LINE OF SAID BLOCK ONE (1), A DISTANCE OF 87.28 FEET, **TO THE POINT OF BEGINNING**; THENCE CONTINUING N 87°59'03" E, ALONG SAID NORTH LINE, A DISTANCE OF 87.28 FEET; THENCE S 02°00'52" E, A DISTANCE OF 215.25 FEET, TO A POINT BEING ON THE SOUTH LINE OF SAID BLOCK ONE (1); THENCE S 87°58'09" W, ALONG SAID SOUTH LINE, A DISTANCE OF 87.16 FEET; THENCE N 02°02'50" W, A DISTANCE OF 215.28 FEET, **TO THE POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINING 18,775.91 SQUARE FEET / 0.43 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED ON NOVEMBER 25, 2024, BY ALBERT R. JONES III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 87°59'03" E ALONG THE NORTH LINE OF BLOCK ONE (1) OF SAID SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT.

Legal Description (Tract D)

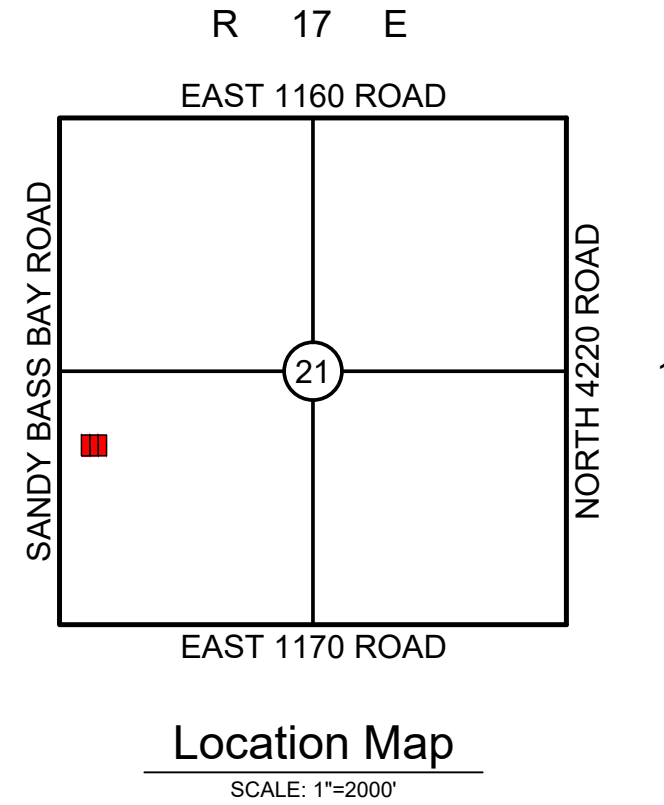
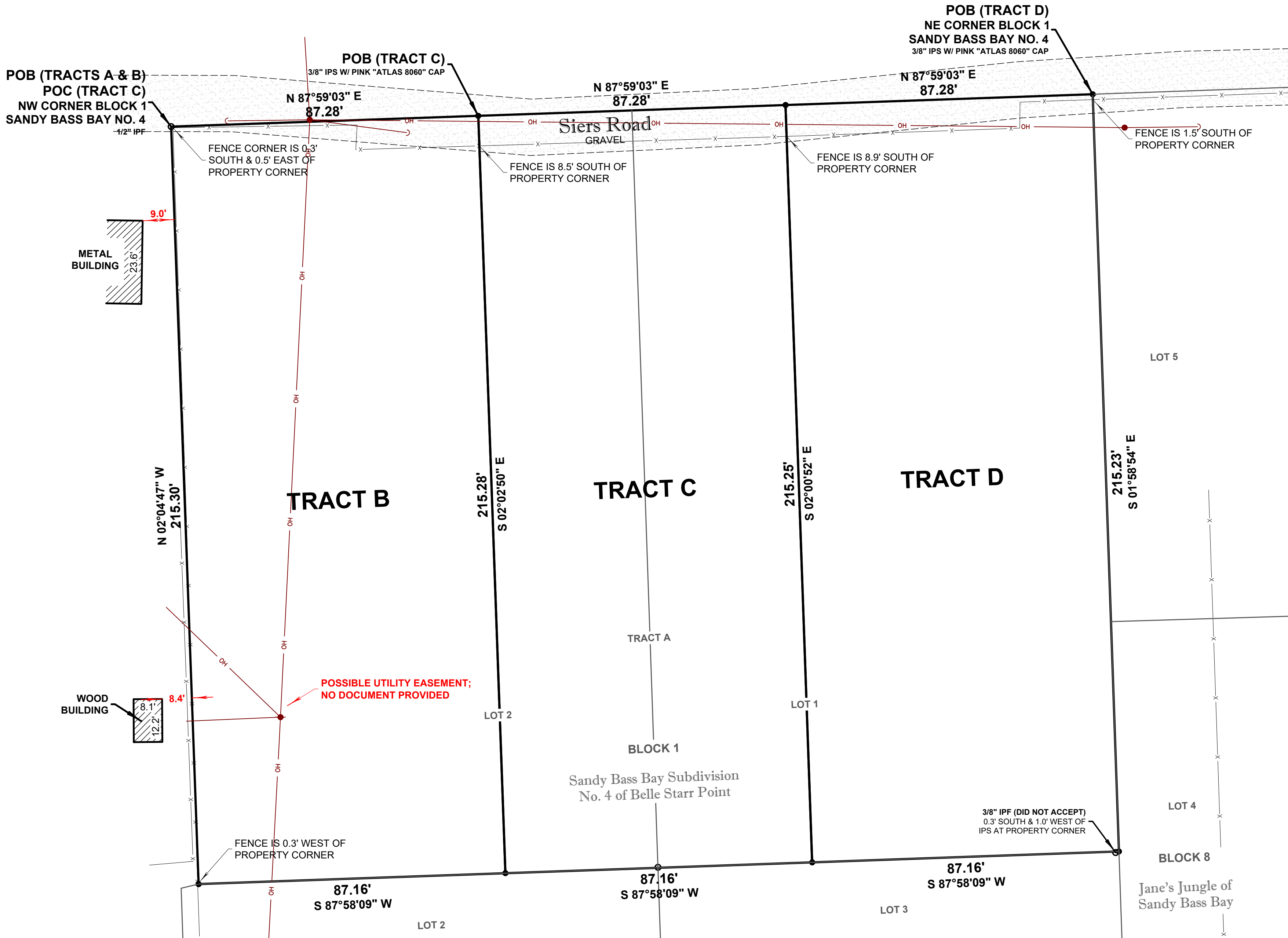
A PART OF BLOCK ONE (1), SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 NW/4), AND OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION TWENTY-ONE (21), TOWNSHIP TEN (10) NORTH, RANGE SEVENTEEN (17) EAST OF THE INDIAN BASE AND MERIDIAN, MCINTOSH COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK ONE (1) OF SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT; THENCE S 01°58'54" E, ALONG THE EAST LINE OF SAID BLOCK ONE (1), A DISTANCE OF 215.23 FEET, TO A POINT BEING THE SOUTHEAST CORNER OF SAID BLOCK ONE (1); THENCE S 87°58'09" W, ALONG THE SOUTH LINE OF SAID BLOCK ONE (1), A DISTANCE OF 87.16 FEET; THENCE N 02°00'52" W, A DISTANCE OF 215.25 FEET, TO A POINT BEING ON THE NORTH LINE OF SAID BLOCK ONE (1); THENCE N 87°59'03" E, ALONG SAID NORTH LINE, A DISTANCE OF 87.28 FEET, **TO THE POINT OF BEGINNING.**

SAID TRACT OF LAND CONTAINING 18,773.93 SQUARE FEET / 0.43 ACRES.

THIS LEGAL DESCRIPTION WAS CREATED ON NOVEMBER 25, 2024, BY ALBERT R. JONES III, OK PLS #1580, WITH THE BASIS OF BEARING BEING N 87°59'03" E ALONG THE NORTH LINE OF BLOCK ONE (1) OF SAID SANDY BASS BAY SUBDIVISION NUMBER 4 OF BELLE STARR POINT.



Boundary Survey with Lot Split OF LOTS 1 AND 2, BLOCK 1 Sandy Bass Bay Subdivision No. 4 of Belle Starr Point MCINTOSH COUNTY, OKLAHOMA

Legend		
○ 3/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)	○ SANITARY SEWER LAMP HOLE	PKS PK NAIL SET
● 3/8" IPS W/ PINK "ATLAS 8060" CAP (UNLESS OTHERWISE NOTED)	○ SANITARY SEWER MANHOLE	POB POINT OF BEGINNING
□ AIR CONDITIONER UNIT	○ SIGN	POC POINT OF COMMENCEMENT
⬤ BENCHMARK	○ SPRINKLER HEAD	RCP REINFORCED CONCRETE PIPE
⊙ BUSH	□ STORM DRAIN INLET	SAT SATELLITE DISH
⊙ CABLE/TV PEDESTAL	○ STORM DRAIN MANHOLE	TG TOP OF GRATE
▽ DOWN SPOUT	⬤ TELEPHONE PEDESTAL	TR TOP OF RIM
⌒ DOWN GUY	⚡ TRAFFIC SIGNAL LIGHT POLE	TT TERMITE TRAP
⚡ ELECTRIC METER	○ TRAFFIC SIGNAL MANHOLE	— BUILDING SETBACK LINE
⚡ ELECTRIC PEDESTAL-RISER	⬤ TRANSFORMER	- - - EASEMENT
⚡ FIRE HYDRANT	○ UTILITY MANHOLE	— FENCE LINE
⚡ FLAG POLE	○ WATER METER	— OC OVERHEAD CABLE
○ GAS METER	○ WATER VALVE	— OE OVERHEAD ELECTRIC
○ GAS RISER	(F) FIELD MEASURED	— OT OVERHEAD TELEPHONE
○ GAS VALVE	(L) LEGAL MEASURED	— OH OVERHEAD UTILITIES MISC.
⚡ GROUND LIGHT	(P) PLAT MEASURED	— SS SANITARY SEWER
⬤ GUARD POST	⬤ BOREHOLE	— SD STORM DRAIN
⬤ IRRIGATION CONTROL VALVE	CGMP CORRUGATED METAL PIPE	— UC UNDERGROUND CABLE
⬤ LIGHT POLE	CGPP CORRUGATED PLASTIC PIPE	— UE UNDERGROUND ELECTRIC
⬤ MAILBOX	CHXF CHISELED 'X' FOUND	— UG UNDERGROUND GAS LINE
⬤ POWER POLE	CHXS CHISELED 'X' SET	— UT UNDERGROUND TELEPHONE
○ SANITARY SEWER CLEANOUT	IPF IRON PIN FOUND	— WL WATERLINE
	IPS IRON PIN SET	
	PKF PK NAIL FOUND	

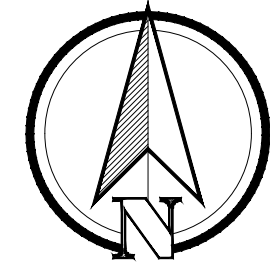
Notes

- ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
- 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.
- THE BASIS OF BEARING IS BASED ON THE NON-ASTRONOMICAL GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 - ZONE NORTH 3501.

Surveyor's Statement

I, ALBERT JONES III, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYOR'S AS OF THIS DATE.

ALBERT JONES III
A@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580
11-26-24
PROFESSIONAL LAND SURVEYOR
ALBERT JONES III
1580
OKLAHOMA



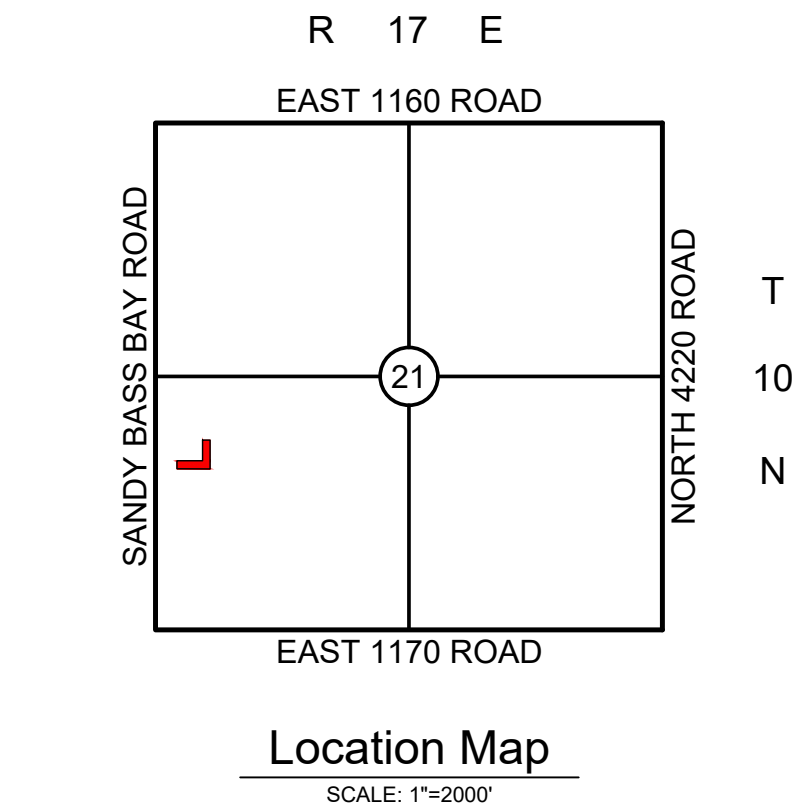
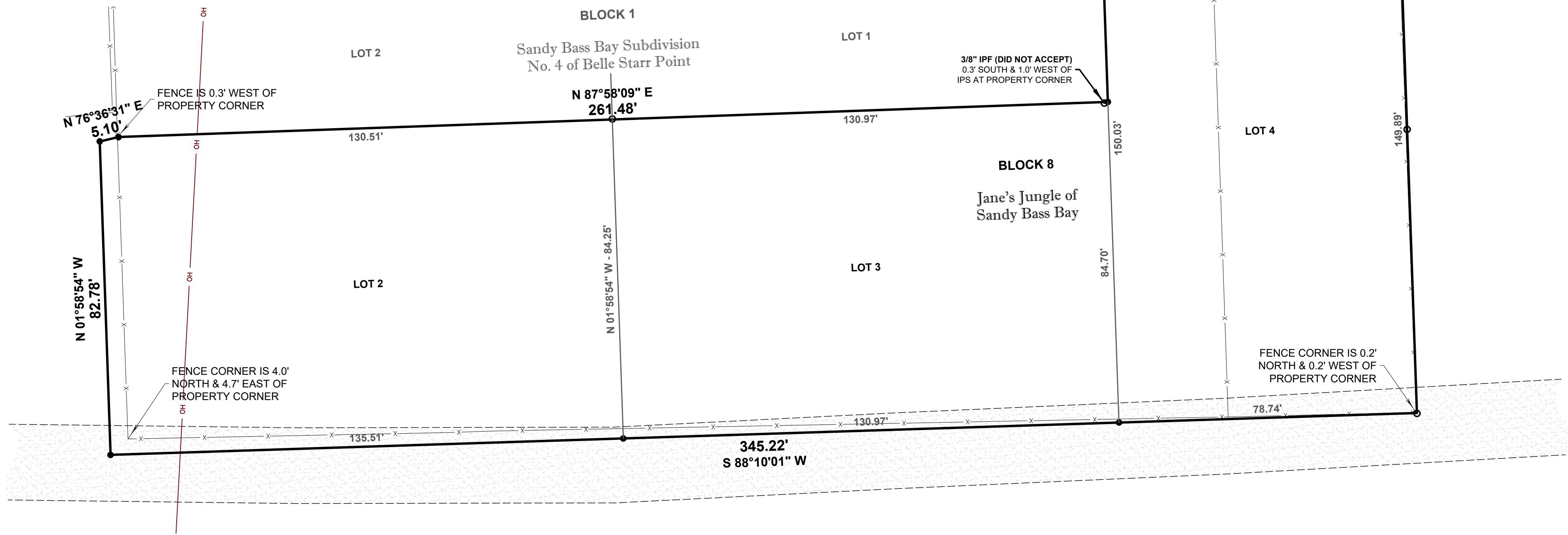
PREPARED FOR: SHANE BEAL	CHECKED BY: ARJ	SCALE: 1"=20'
SURVEY BY: KLE	DRAFTED BY: JMH	
SURVEY DATE: 11/21/2024	JOB NUMBER: 13011-A	
BOOK/PAGE: DIGITAL	FILE NUMBER: 1017-2134	



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EXISTING UNDERGROUND
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Legend	
	3/8" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
	3/8" IPS W/ PINK "ATLAS 8060" CAP (UNLESS OTHERWISE NOTED)
	AIR CONDITIONER UNIT
	BENCHMARK
	BUSH
	CABLE/TV PEDESTAL
	DOWN SPOUT
	DOWN GUY
	ELECTRIC METER
	ELECTRIC PEDESTAL-RISER
	FIRE HYDRANT
	FLAG POLE
	GAS METER
	GAS RISER
	GAS VALVE
	GROUND LIGHT
	GUARD POST
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	MAILBOX
	POWER POLE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER LAMPHOLE
	SANITARY SEWER MANHOLE
	SIGN
	SPRINKLER HEAD
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
	TELEPHONE PEDESTAL
	TRAFFIC SIGNAL LIGHT POLE
	TRAFFIC SIGNAL MANHOLE
	TRANSFORMER
	UTILITY MANHOLE
	WATER METER
	WATER VALVE
	(F) FIELD MEASURED
	(L) LEGAL MEASURED
	(P) PLAT MEASURED
	BH BOREHOLE
	CGMP CORRUGATED METAL PIPE
	CGPP CORRUGATED PLASTIC PIPE
	CHXF CHISELED 'X' FOUND
	CHXS CHISELED 'X' SET
	IPF IRON PIN FOUND
	IPS IRON PIN SET
	PKF PK NAIL FOUND
	PKS PK NAIL SET
	POB POINT OF BEGINNING
	POC POINT OF COMMENCEMENT
	RCP REINFORCED CONCRETE PIPE
	SAT SATELLITE DISH
	TG TOP OF GRATE
	TR TOP OF RIM
	TT TERMITE TRAP
	BUILDING SETBACK LINE
	EASEMENT
	FENCE LINE
	OC OVERHEAD CABLE
	OE OVERHEAD ELECTRIC
	OT OVERHEAD TELEPHONE
	OH OVERHEAD UTILITIES MISC.
	SS SANITARY SEWER
	SD STORM DRAIN
	UC UNDERGROUND CABLE
	UE UNDERGROUND ELECTRIC
	UG UNDERGROUND GAS LINE
	UT UNDERGROUND TELEPHONE
	WL WATERLINE



Boundary Survey
OF LOTS 2 THROUGH 5, BLOCK 8
Jane's Jungle of Sandy Bass Bay
MCINTOSH COUNTY, OKLAHOMA

Legal Description (Book 459, Page 189)

ALL OF LOT TWO (2), THREE (3), FOUR (4), AND FIVE (5) IN BLOCK EIGHT (8) OF JANE'S JUNGLE OF SANDY BASS BAY, A SUB-DIVISION OF PART OF THE N1/2 SW1/4 AND A PART OF NW1/4 SE1/4 OF SECTION 21, TOWNSHIP 10 NORTH, RANGE 17 EAST, OF 1.B.&M., ACCORDING TO THE RECORDED (PLAT) THEREOF ON FILE IN THE OFFICE OF THE COUNTY (CLERK) OF MCINTOSH COUNTY, OKLAHOMA (SUBJECT TO THE PROTECTIVE AND RESTRICTIVE COVENANTS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF MCINTOSH COUNTY, OKLAHOMA.)

Notes

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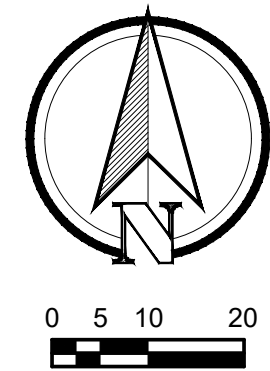
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Albert Jones III
A.J@ATLASLANDOFFICE.COM
PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1580

11-26-24

PROFESSIONAL LAND SURVEYOR
ALBERT JONES III
1580
OKLAHOMA



PREPARED FOR: SHANE BEAL		SCALE: 1"=20'	DRAFTED BY: JMH		FILE NUMBER: 1017.2134
CHECKED BY: ARJ	KLE	SURVEY BY: KLE	DATE: 11/21/2024	JOB NUMBER: 13011-B	BOOK/PAGE: DIGITAL



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