

AGENDA
SLAUGHTERVILLE BOARD OF TRUSTEES
SPECIAL MEETING
March 11, 2025 – 7:00 PM
Slaughterville Town Hall – 10701 US Hwy 77

1. CALL TO ORDER
2. ROLL CALL, DECLARATION OF A QUORUM BEING PRESENT
3. PLEDGE OF ALLEGIANCE AND INVOCATION
4. CITIZEN COMMENTS

Anyone who has an item of business to present to the Slaughterville Board of Trustees is requested to sign in prior to the meeting and will be called upon to speak by the mayor or presiding officer. Those addressing the Trustees are to come to the podium to speak. Presentations are limited to three (3) minutes. Due to Open Meeting Act regulations, Trustees are not able to participate in discussion during citizen comments. Remarks should be directed at the Board of Trustees as a whole. All citizen comments must directly pertain to an agenda item, if no such item appears on the agenda, it cannot be discussed.

5. CONSENT AGENDA

All items listed under the Consent Agenda are deemed to be non-controversial and routine in nature by the governing body. Items will be approved by one motion of the governing body. Items listed will not be discussed. Any member of the governing body desiring to discuss an item on the Consent Agenda may request it be removed from the Consent Agenda and placed in its proper order on the regular agenda for consideration.

a) Approval of minutes from February 27, 2025 special meeting.

6. ITEMS REMOVED FROM CONSENT AGENDA

Any items pulled from the consent agenda will be discussed and consider action to amend, deny, or approve.

7. REPORTS

This section is intended for the listed organization(s), staff, and Town Administrator to report and make announcements concerning municipal or community matters.

- a) Report from the Cleveland County Sheriff's Office.
- b) Report from the Fire Department.
- c) Report from the Planning and Development Administrator.
- d) Report from the Code Enforcement Officer.
- e) Report from the Town Administrator.

8. DISCUSSION AND/OR ACTION ITEMS

- a) Discussion and/or action to amend, approve, or deny the Planning and Zoning Commission's recommendation of approval for a proposed Lot Split for property located at 10351 Duffy Road in Slaughterville, Oklahoma, Section Twenty-two (22), Township Seven (7) North, Range One (1) West, Cleveland County, Oklahoma for MacM Ranch on Duffy, LLC, approximately 51 acres.
- b) Discussion and/or action to amend, approve, or deny the Planning and Zoning Commission's recommendation of approval for a proposed Lot Split for property located at 9850 Banner Road in Slaughterville, Oklahoma, Section Ten (10), Township Seven (7) North, Range One (1) West, Cleveland County, Oklahoma for Chris Edwards, approximately 89 acres.
- c) Discussion and/or action to amend, approve, or deny the Planning and Zoning Commission's recommendation of approval for a proposed Lot Split for property located at 12800 Slaughterville Road in Slaughterville, Oklahoma, Section Thirteen (13), Township Seven (7) North, Range One (1) West, Cleveland County, Oklahoma for Ramzy Telley, approximately 40 acres.
- d) Discussion and/or action to amend, approve, or deny the Planning and Zoning Commission's recommendation of approval for a proposed Lot Split for property located approximately 0.77 miles east of 120th Street on Slaughterville Road on the south side of Slaughterville Road in Slaughterville, Oklahoma, Section Thirteen (13), Township Seven (7) North, Range One (1) West, Cleveland County, Oklahoma for Ramzy Telley, approximately 40 acres.

9. EXECUTIVE SESSION

- a) Discussion and/or action to enter executive session pursuant to 25 O.S. §307(B)(3) to discuss the purchase or appraisal of real property.

10. RETURN TO OPEN MEETING

11. THE BOARD OF TRUSTEES MAY CONSIDER AND TAKE ANY ACTION DEEMED APPROPRIATE AS A RESULT OF THE EXECUTIVE SESSION.

- a) Discussion and/or action following executive session regarding the purchase or appraisal of real property in accordance with 25 O.S. §307(B)(3).

12. REMARKS AND INQUIRIES BY TRUSTEES AND TOWN STAFF

13. ADJOURNMENT

This agenda was posted on March 7, 2025 at Slaughterville Town Hall and on the town website.

/s/ Christy Quickle

Christy Quickle, Town Clerk

If you require accommodations pursuant to the Americans with Disabilities Act or Section 504 of the Rehabilitation Act, please contact the Slaughterville Town Hall at 405-872-3000 at least twenty-four (24) hours prior to the scheduled starting time of the meeting.

MINUTES
TOWN OF SLAUGHTERVILLE
BOARD OF TRUSTEES
Special Meeting
February 27, 2025

1. CALL TO ORDER

Mayor Taylor called the meeting of the Town of Slaughtererville Board of Trustees to order at 5:30 p.m. on February 27, 2025. The meeting was held at the Slaughtererville Town Hall at 10701 US Highway 77 and was conducted pursuant to the State Open Meeting Law with due and proper notice provided. Notice of the meeting was given by posting an agenda on February 21, 2025.

2. ROLL CALL, DECLARATION OF A QUORUM BEING PRESENT

LEAH GRADY	PRESENT
EUGENE DICKSON	PRESENT
JERRY GARRETT	PRESENT
TROY TAYLOR	PRESENT
VACANT	

A quorum was established. Also present were Town Administrator Ashley Furry and Town Clerk Christy Quickle. Staff present: Kim Reynolds, Josh Reagan, and Carol Lance.

3. PLEDGE OF ALLEGIANCE AND INVOCATION

The mayor led the Pledge of Allegiance and gave the invocation.

4. PROCLAMATION

a) Proclamation recognizing Cindee Pichot.

Mayor Taylor read the proclamation recognizing Cindee Pichot for serving 35 ½ years as the town's attorney.

5. CITIZEN COMMENTS

Anyone who has an item of business to present to the Slaughtererville Board of Trustees is requested to sign in prior to the meeting and will be called upon to speak by the mayor or presiding officer. Those addressing the Trustees are to come to the podium to speak. Presentations are limited to three (3) minutes. Due to Open Meeting Act regulations, Trustees are not able to participate in discussion during citizen comments. Remarks should be directed at the Board of Trustees as a whole. All citizen comments must directly pertain to an agenda item, if no such item appears on the agenda, it cannot be discussed.

Public comments were given.

6. **CONSENT AGENDA**

All items listed under the Consent Agenda are deemed to be non-controversial and routine in nature by the governing body. Items will be approved by one motion of the governing body. Items listed will not be discussed. Any member of the governing body desiring to discuss an item on the Consent Agenda may request it be removed from the Consent Agenda and placed in its proper order on the regular agenda for consideration.

- a) **Approval of minutes from January 21, 2025 regular meeting.**
- b) **Approval of the January 2025 financial reports.**
- c) **Approval of the contract with the Association of Central Oklahoma Governments (ACOG) for the 2025 Rural Economic Action Plan (REAP) Grant in the amount of \$108,042.00 for the construction of a new building adjacent to Fire Station #2's existing building.**
- d) **Approval of Purchase Order 242507 to Redline Fire Equipment & Supply, LLC in the amount of \$138,734.25 for outfitting of new tanker fire truck. (Cleveland County Public Safety Grant)**

A motion was made by Troy Taylor and seconded by Jerry Garrett to approve the consent agenda.

YEA: GRADY, DICKSON, GARRETT, TAYLOR
NAY: NONE

7. **ITEMS REMOVED FROM CONSENT AGENDA**

Any items pulled from the consent agenda will be discussed and consider action to amend, deny, or approve.

There were no items removed from the Consent Agenda for separate consideration.

8. **REPORTS**

This section is intended for the listed organization(s), staff, and Town Administrator to report and make announcements concerning municipal or community matters.

- a) **Report from the Cleveland County Sheriff's Office.**
MSgt. Graham reported approximately 357 service calls were received in January. He stated there was a slight increase in auto accidents and asked residents to slow down.
- b) **Report from the Fire Department.**
Chief Tolson reported 37 fire runs for the month of January. He stated they are anticipating receiving the new brush truck and tanker truck in the next few weeks.
- c) **Report from the Planning and Development Administrator.**
Ms. Reynolds reported on permits for the month of January.
- d) **Report from the Code Enforcement Officer.**
Mr. Reagan reported on code violations for the month of January.
- e) **Report from the Town Administrator.**
Mrs. Furry reported on the following:
 - First OEC Fiber franchise payment was received in the amount of \$4,012.42.

- Applied and were approved for the OEC grant for a light bar for a fire truck and six hydrant valves for \$4,000.
- Applied for a grant for a new tanker through the Oklahoma Forestry and were approved for \$130,933.00 – the grant was recalled from Oklahoma Forestry for internal reasons and all applicants must reapply.
- The town election will be held on April 1st.
- Notice to Proceed for the playground project was sent out. The contractor can begin on March 10th with an expected completion date of September 5th.
- The town is hosting three spring workshops organized and approved by the Slaughterville Economic Development Committee to be held on March 1st, 8th, and 15th.

9. **DISCUSSION AND/OR ACTION ITEMS**

- a) **Discussion and/or action to amend, approve, or deny the Planning and Zoning Commission's recommendation of approval for a proposed Rural Certificate of Survey for property located at 12201 108th Street in Slaughterville, Oklahoma, Section Twenty-three (23), Township Seven (7) North, Range One (1) West, Cleveland County, Oklahoma for Gary McGehee, approximately 39.57 acres.**

A motion was made by Troy Taylor and seconded by Eugene Dicksion to approve the application for Gary McGehee.

YEA: GRADY, DICKSION, GARRETT, TAYLOR
NAY: NONE

- b) **Discussion and/or action to approve the Letter of Agreement for Municipality ARPA Revenue Loss Projects between the Town of Slaughterville and Cleveland County.**

A motion was made by Eugene Dicksion and seconded by Jerry Garrett to accept the Letter of Agreement for Municipality ARPA Revenue Loss Projects between the Town of Slaughterville and Cleveland County.

YEA: DICKSION, GARRETT, TAYLOR
NAY: GRADY

- c) **Discussion and/or action on the process of hiring a new Town Attorney.**

Mrs. Furry stated that the board could decide to go out for an RFP (Request for Proposal), if they choose, or she would recommend accepting a proposal from Ray Jones who is currently representing the town in an ongoing lawsuit.

A motion was made by Troy Taylor and seconded by Eugene Dicksion to put out an RFP looking for an attorney with the specialty of municipal law.

YEA: GRADY, DICKSION, GARRETT, TAYLOR
NAY: NONE

10. REMARKS AND INQUIRIES BY TRUSTEES AND TOWN STAFF

None.

11. ADJOURNMENT

Mayor Taylor called adjournment at 5:50 p.m.

Approved on the 11th day of March 2025.

Attest:

Troy Taylor, Mayor

Christy Quickle, Town Clerk

Slaughterville Fire Department

Lexington, OK

This report was generated on 3/2/2025 11:40:37 AM



Count of Incidents by Incident Type for Incident Status for Date Range

Incident Status(s): All Incident Statuses | Sort By: IncidentType | Start Date: 02/01/2025 | End Date: 02/28/2025

INCIDENT TYPE	# INCIDENTS
111 - Building fire	1
142 - Brush or brush-and-grass mixture fire	1
143 - Grass fire	6
311 - Medical assist, assist EMS crew	7
322 - Motor vehicle accident with injuries	1
324 - Motor vehicle accident with no injuries.	2
412 - Gas leak (natural gas or LPG)	1
510 - Person in distress, other	3
541 - Animal problem	1
553 - Public service	1
611 - Dispatched & cancelled en route	1
622 - No incident found on arrival at dispatch address	2
Total Incidents	27

This report displays Incidents by Incident type for the selected Incident Status (es) and chosen date range. Nemsis 2 & 3 Incidents Included.



emergencyreporting.com
Doc Id: 1673
Page # 1 of 1



74691

Certificate of Survey Plat
(Lot Split)

RDM LAND SURVEYING CO.
ROGER D. MAYES, PLS #1029
CA #2347, EXPIRES JUNE 30, 2025
P.O. BOX 921
PURCELL, OKLAHOMA 73080
(405) 527-5838

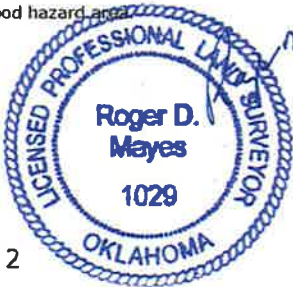
CLIENT: MACM RANCH ON DUFFY LLC
DATE OF SURVEY: 01/27/2025
BASIS OF BEARINGS: NAD 83 OK SOUTH



County: Cleveland Last Site Visit: 01/24/2025

- Surveyor Notes:
1. This Certificate of Survey Plat / Lot Split is not a Flood Certificate, No Base Flood Elevation data determined.
2. Aerial and FEMA Data is for Visual Reference Only
3. FEMA Flood Data Overlay may not represent actual location of the Flood hazard area

FEMA DATA INFO:
FIRM Data effective 9/26/2008
FIRM panel #40027C0385H
Polygons Derived from GIS Data from www.FEMA.gov



- Surveyor Notes:
1. No abstracting material provided.
2. Points along existing highway fence may not represent actual right-of-way.
3. No improvements were requested to be located.
4. No O&E utilities or any underground improvements were requested to be located.
5. No Easements were provided or requested to be located.
6. Property may be subject to adverse possession, prior or future easements, and other boundary disputes.
7. Aerial is for visual reference only; may not be accurate with actual location of monuments.
8. Parent Tract Legal descriptions were provided by client.

Certificate of Survey Plat
(Lot Split)
Legal Descriptions

Original Legal Description:
The Southwest Quarter (SW/4) of the Southeast Quarter (SE/4) Section 22, Township 7 North, Range 1 West, of the Indian Meridian, Cleveland County, Oklahoma. LESS and EXCEPT a tract of land more particularly described as follows: Beginning at the Southwest corner of the Southeast Quarter of Section 22; thence N 89°45' E a distance of 300.00 feet for a point of beginning; thence N 25°31' W a distance of 320.00 feet; thence N 14°17' W a distance of 101.95 feet; thence N 59°13' E a distance of 107.70 feet; thence N 54°07' E a distance of 104.40 feet; thence N 37°25' E a distance of 100.00 feet; thence N 10°08' W a distance of 148.66 feet; thence N 87°47' E a distance of 156.20 feet; thence S 62°09' E a distance of 245.00 feet; thence S 34°11' W a distance of 515.00 feet; thence S 25°31' E a distance of 215.00 feet (Measured - 215.23 feet); thence S 89°45'W a distance of 224.00 feet (Measured - 224.79 feet) to the point of beginning.
AND
The West Half (W/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section 22, Township 7 North, Range 1 West of the Indian Meridian, Cleveland County, Oklahoma. LESS and EXCEPT The East 130 Feet of The West Half (W/2) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of Section Twenty-Two (22) , Township Seven (7) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma. (Less and Except Described in WD Book: 6693 Page: 1185)

The above described tract of land contains 51.51 acres, more or less.

Proposed Legal Descriptions:
Tract "A"

A tract of land that is a part of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Seven (7) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: BEGINNING at the Southwest Corner of the Southeast Quarter (SE/4) of said Section 22; thence along Section line, N89°45'00"E a distance of 300.00 feet; thence N25°31'00"W a distance of 320.00 feet; thence N14°17'00"W a distance of 101.95 feet; thence N59°13'00"E a distance of 107.70 feet; thence N54°07'00"E a distance of 104.40 feet; thence N37°25'00"E a distance of 100.00 feet; thence N10°08'00"W a distance of 148.66 feet; thence N87°47'00"E a distance of 156.20 feet; thence S62°09'00"E a distance of 173.85 feet; thence N43°13'11"E a distance of 426.07 feet; thence N27°54'49"E a distance of 9.22 feet; thence N00°10'07"E a distance of 349.71 feet to a point on the North line of said S/2-SE/4; thence along said North line, S89°45'42"W a distance of 964.10 feet to the Northwest Corner of said S/2-SE/4; thence along the West line of said S/2-SE/4, S00°22'02"E a distance of 1320.16 feet to the POINT OF BEGINNING.

The above described tract of land contains 16.97 acres, more or less.

Tract "B"

A tract of land that is a part of the South Half (S/2) of the Southeast Quarter (SE/4) of Section Twenty-Two (22), Township Seven (7) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter (SE/4) of said Section 22; thence along Section line, N89°45'00"E a distance of 524.79 feet to the POINT OF BEGINNING; thence continuing along Section Line, N89°45'00"E a distance of 1340.67 feet; thence N00°24'26"W a distance of 1319.79 feet to a point on the North line of said S/2-SE/4; thence along said North line, S89°45'42"W a distance of 900.44 feet; thence S00°10'07"W a distance of 349.71 feet; thence S27°54'49"W a distance of 9.22 feet; thence S43°13'11"W a distance of 426.07 feet; thence S62°09'00"E a distance of 71.15 feet; thence S34°11'00"W a distance of 515.00 feet; thence S25°31'00"E a distance of 215.00 feet (Measured - 215.23 feet) to the POINT OF BEGINNING.

The above described tract of land contains 34.54 acres, more or less.

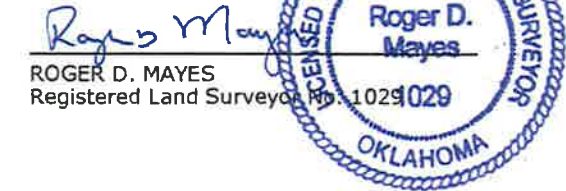
I, Roger D. Mayes, a Registered Land Surveyor in and for the State of Oklahoma, do hereby certify that I have made or have had made under my supervision, this survey in accordance with the original survey of this area and find this Plat of Survey to be a true and accurate representation of the above described property.

State of Oklahoma,
County: McClain

Notary:
State of Oklahoma)
County of McClain) SS

Before me, a Notary Public, in and for said County and State, on this 14 day of Feb 2025 personally appeared, Roger D. Mayes, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

My Commission expires: April 4, 2025



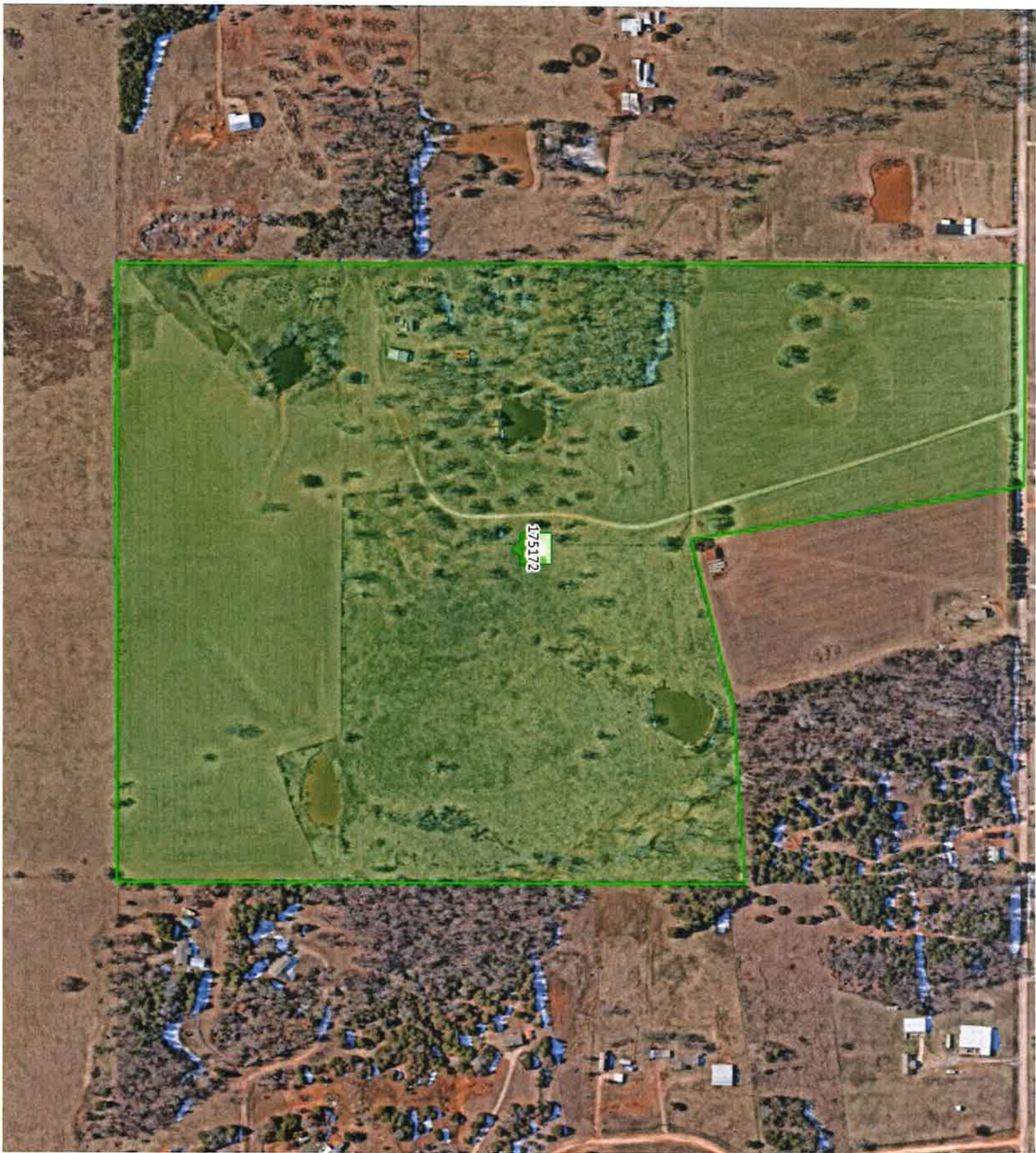
Carrie Mayes
Notary Public

SLAUGHTERVILLE BOARD OF TRUSTEES
Accepted by the Town of Slaughterville, Oklahoma, Board of Trustees on the ___ day of ___, 20__

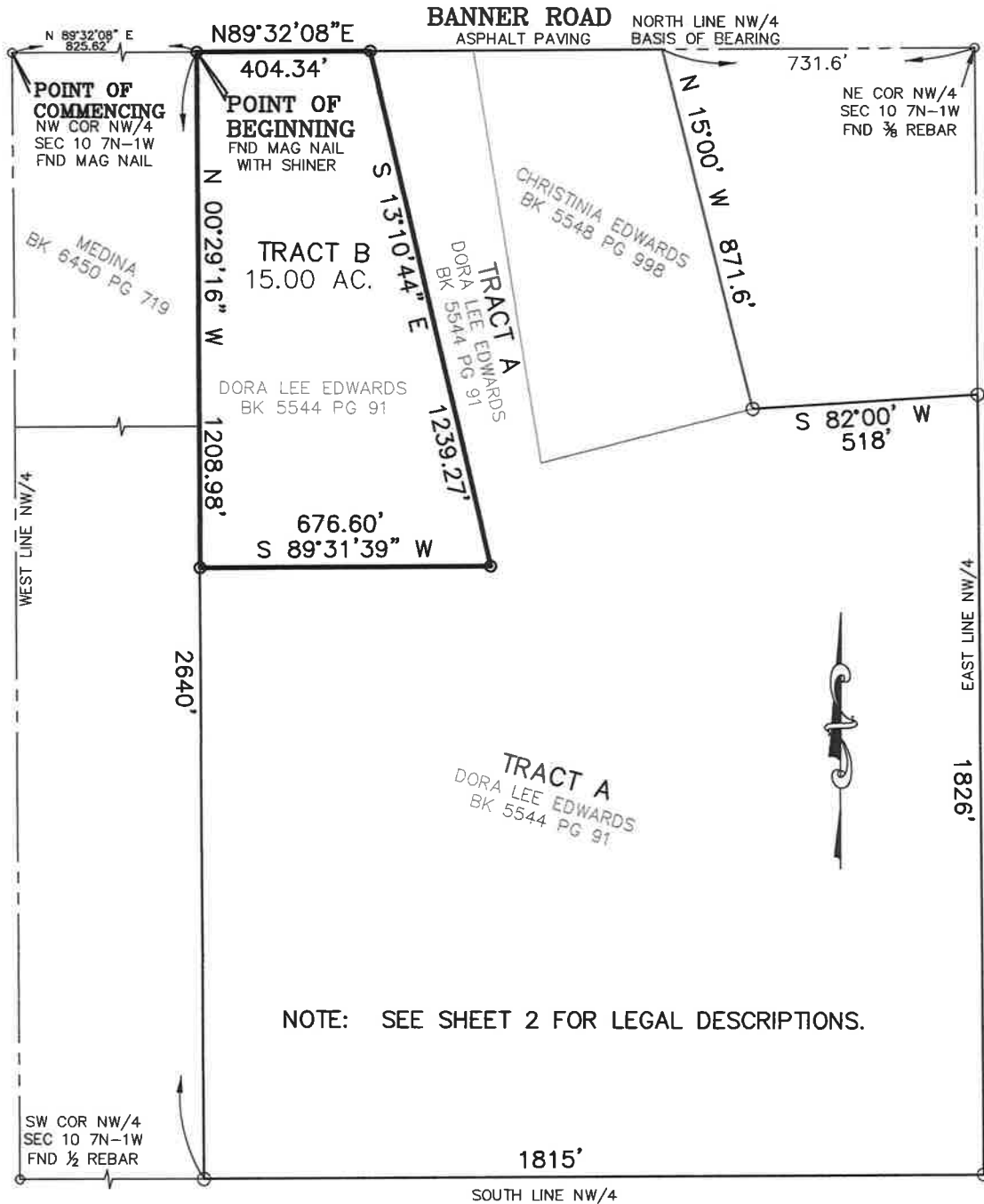
ATTEST:
Town Clerk Mayor

Notary:
State of Oklahoma)
County of Cleveland) SS
Before me, a Notary Public, in and for said County and State, on this ___ day of ___, 20__, personally appeared,
, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

My Commission expires:
Notary Public Date



175172



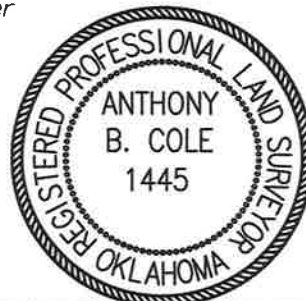
CERTIFICATION

I, Anthony B. Cole, a Registered Professional Land Surveyor in the State of Oklahoma, do hereby certify that this plat of survey represents a survey made on the ground under my direction and supervision in January, 2025 and that the monuments shown hereon actually exist and their positions are correctly shown.

Anthony B. Cole 02/17/2025

Anthony B. Cole PLS 1445

Date



PINNACLE
CONSULTING MANAGEMENT GROUP, INC
4516 N.W. 36TH STREET, Ste 100
OKLAHOMA CITY, OK 73122
PH (405) 879-0600 Fax (405) 604-4627
CA 6117

LOT SPLIT
PART OF THE NW/4 OF
SEC 10, 7N-1W, I.M.
TOWN OF SLAUGHTERVILLE,
CLEVELAND COUNTY, OK

LOT SPLIT EDWARDS PROPERTY	
Drawn By: ABC	Scale: 1" = 400'
Checked By:	Date: 02/17/2025
Project No.: 4-9-800	Sheet 1 of 2

LOT SPLIT DESCRIPTIONS

LEGAL DESCRIPTION-TRACT A (AS RECORDED, BOOK 371, PAGE 28)
PART OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH,
RANGE 1 WEST, I.M., DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 731.6 FEET WEST OF THE NORTHEAST CORNER OF SAID
NW/4, THENCE WEST 1083.4 FEET, THENCE SOUTH 2640 FEET, THENCE EAST
1815 FEET, THENCE NORTH 1826 FEET, THENCE S 82°00' W A DISTANCE OF
518 FEET, THENCE N 15°00' W A DISTANCE OF 871.6 FEET TO THE POINT OF
BEGINNING.

LEGAL DESCRIPTION-PROPOSED TRACT B
A tract of land being a part of the Northwest Quarter (NW/4) of
Section 10, Township 7 North, Range 1 West, I.M., Cleveland
County, Oklahoma and being more particularly described as follows:
Basis of Bearing is the Oklahoma State Plane Coordinate System
(NAD 83), South Zone, with the North line of said NW/4 bearing
N 89°32'08" E and monumented by a Mag Nail found at the
Northwest corner and 3/8 rebar found at the Northeast corner of
said NW/4;
Commencing at the Northwest corner of said NW/4;
THENCE N 89°32'08" E along the North line of said NW/4 a
distance of 825.62 feet (record 825.00 feet) to the Point of
Beginning;
THENCE continuing N 89°32'08" E along said North line a distance
of 404.34 feet;
THENCE S 13°10'44" E a distance of 1239.27 feet;
THENCE S 89°31'39" W a distance of 676.60 feet;
THENCE N 00°29'16" W a distance of 1208.98 feet to the Point of
Beginning, containing 15.00 acres of land, more or less.

Anthony B. Cole 02/17/2025
Anthony B. Cole PLS 1445 Date



PINNACLE
CONSULTING MANAGEMENT GROUP, INC
4516 N.W. 36TH STREET, Ste 100
OKLAHOMA CITY, OK 73122
PH (405) 879-0600 Fax (405) 604-4627
CA 6117

LOT SPLIT
PART OF THE NW/4 OF
SEC 10, 7N-1W, I.M.
TOWN OF SLAUGHTERVILLE,
CLEVELAND COUNTY, OK

LOT SPLIT EDWARDS PROPERTY	
Drawn By: ABC	Scale: 1" = 400'
Checked By:	Date: 02/17/2025
Project No.: 4-9-800	Sheet 2 of 2

SLAUGHTERVILLE
BOARD OF TRUSTEES

Accepted by the Town of Slaughterville, Oklahoma, Board of Trustees on this _____ day of _____, 20____.

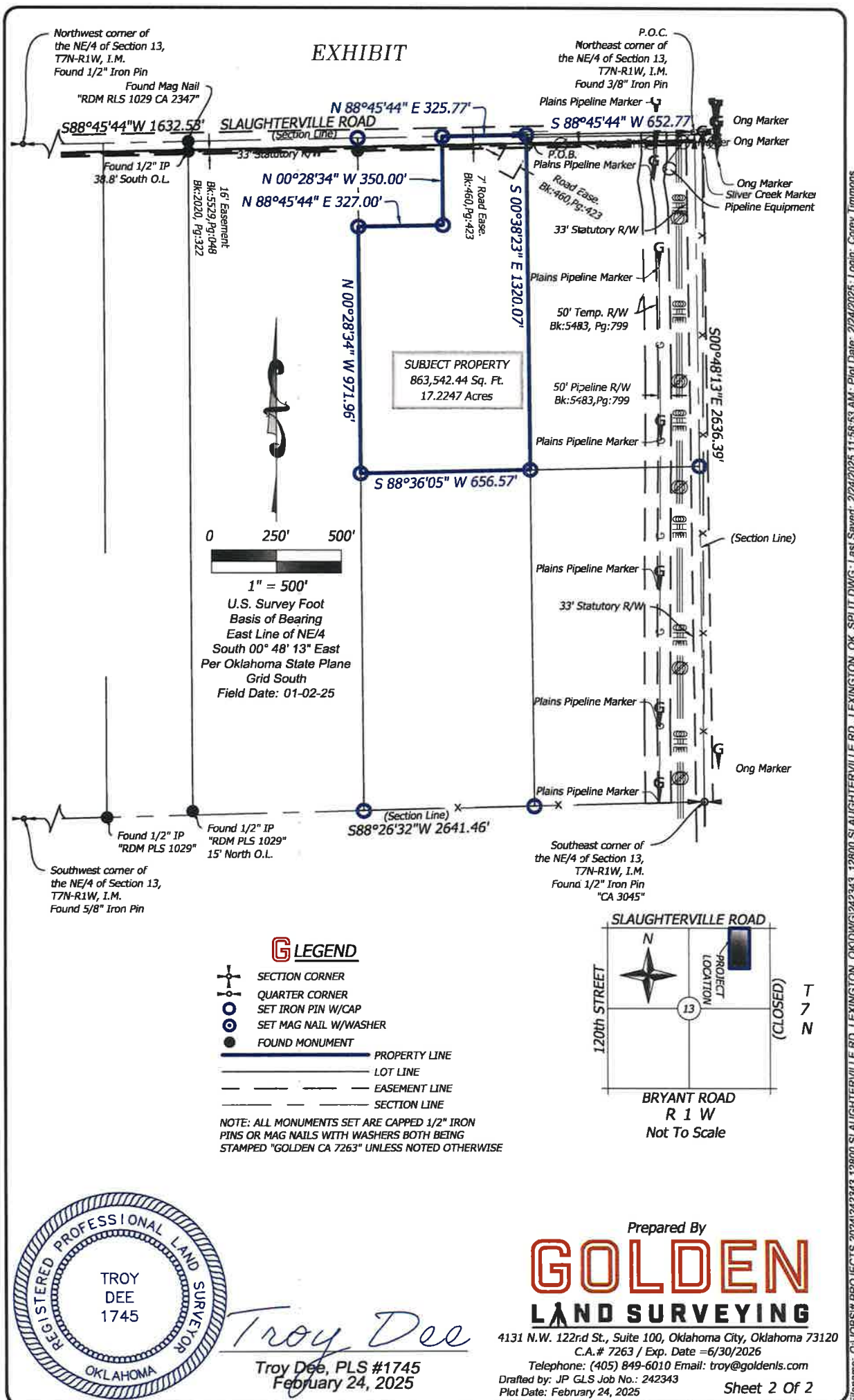
Town Clerk

Mayor

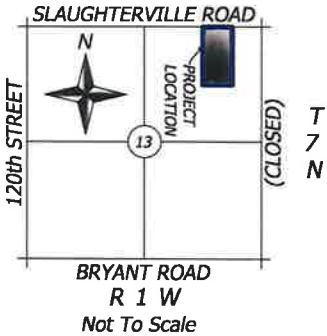
41.99 Slaughterville
Studio's



Site plan



EXHIBIT



G LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (NE/4) of Section Thirteen (13), Township Seven (7) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast corner of said Northeast Quarter (NE/4) of Section Thirteen (13); Thence S88°45'44"W along the North line of said NE/4 a distance of 652.77 feet to the POINT OF BEGINNING; Thence S00°38'23"E a distance of 1320.07 feet; Thence S88°36'05"W a distance of 656.57 feet; Thence N00°28'34"W a distance of 971.96 feet; Thence N88°45'44"E parallel with the North line of said NE/4 a distance of 327.00 feet; Thence N00°28'34"W a distance of 350.00 feet to a point on the North line of said NE/4; Thence N88°45'44"E along the North line of said NE/4 a distance of 325.77 feet to the POINT OF BEGINNING.

Containing 750,309.61 Sq. Ft. or 17.2247 Acres, more or less.

Legal Description prepared on February 24, 2025 by Troy Dee, Registered Professional Land Surveyor No. 1745.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 24 day of February, 2025.

SLAUGHTERVILLE
BOARD OF TRUSTEES

Accepted by the Town of Slaughterville, Oklahoma, Board of Trustees on this ____ day of _____, 20__.

Town Clerk

Mayor



Troy Dee
Troy Dee, PLS #1745
February 24, 2025

Prepared By
GOLDEN
LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
Drafted by: JP GLS Job No.: 242343
Plot Date: February 24, 2025
Sheet 1 Of 2

Filename: O:\OBS\W PROJECTS 2024\242343 12800 SLAUGHTERVILLE RD, LEXINGTON, OK\DWG\242343_12800 SLAUGHTERVILLE RD, LEXINGTON, OK_SPLIT.DWG; Last Saved: 2/24/2025 11:58:53 AM; Plot Date: 2/24/2025; Login: Corey Timmons

EXHIBIT

The map shows a rectangular subject property located between Slaughterville Road to the north and Bryant Road to the south. The property is bounded by a 33' Statutory Right-of-Way (R/W) on the east side. Various survey monuments are shown, including iron pins, mag nails, and found monuments. The map includes bearings and distances for all boundary lines. A scale bar indicates 1 inch equals 500 feet. A legend defines the symbols used for section corners, quarter corners, set iron pins, set mag nails, and found monuments. A note states that all monuments are capped 1/2 inch iron pins or mag nails with washers, stamped "GOLDEN CA 7263" unless noted otherwise. A small inset map shows the location of the project relative to Slaughterville Road, Bryant Road, and 120th Street.

Northwest corner of the NE/4 of Section 13, T7N-R1W, I.M.
Found 1/2" Iron Pin
Found Mag Nail "RDM RLS 1029 CA 2347"

Slaughterville Road S88°45'44"W 2611.07'
(Section Line)
33' Statutory R/W
Found 1/2" IP 38.8' South O.L.
BK:5523,Pg:048
16' Easement BK:2020, Pg:322
7' Road Ease. BK:460, Pg:423
Road Ease. BK:460, Pg:423
Plains Pipeline Marker
Ong Marker
Ong Marker
Ong Marker Silver Creek Marker Pipeline Equipment
33' Statutory R/W
Plains Pipeline Marker
53' Temp. R/W Bk:5483, Pg:799
5C' Pipeline R/W Bk:5483, Pg:799
Plains Pipeline Marker
500°48'13"E 2636.39'
(Section Line)

T
7
N

0 250' 500'
1" = 500'
U.S. Survey Foot Basis of Bearing East Line of NE/4 South 00° 48' 13" East Per Oklahoma State Plane Grid South Field Date: 01-02-25

N 88°36'05" E 656.57'
SUBJECT PROPERTY 869,733.28 Sq. Ft. 19.9663 Acres
N 00°28'34" W 1321.96'
P.O.B. Plains Pipeline Marker
33' Statutory R/W
Plains Pipeline Marker
S 88°26'32" W 660.37'
S 88°26'32" W 1320.73'
S 88°26'32" W 660.36'

Found 1/2" IP "RDM PLS 1029"
15' North O.L.
(Section Line)
Southwest corner of the NE/4 of Section 13, T7N-R1W, I.M.
Found 5/8" Iron Pin

P.O.C. Southeast corner of the NE/4 of Section 13, T7N-R1W, I.M.
Found 1/2" Iron Pin "CA 3045"

LEGEND
SECTION CORNER
QUARTER CORNER
SET IRON PIN W/CAP
SET MAG NAIL W/WASHER
FOUND MONUMENT
PROPERTY LINE
LOT LINE
EASEMENT LINE
SECTION LINE

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263" UNLESS NOTED OTHERWISE

Slaughterville Road
N
120th STREET
PROJECT LOCATION
BRYANT ROAD R 1 W
(CLOSED)
Not To Scale

Prepared By
GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
Drafted by: JP GLS Job No.: 242343
Plot Date: February 24, 2025

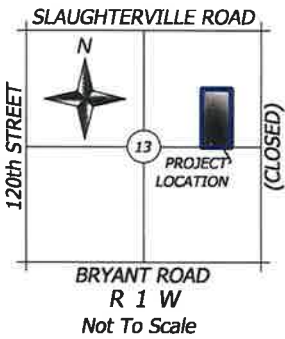
Troy Dee
Troy Dee, PLS #1745
February 24, 2025

REGISTERED PROFESSIONAL LAND SURVEYOR
TROY DEE
1745
OKLAHOMA

Sheet 2 Of 2

Filename: C:\JOBS# PROJECTS\2024\2343_12800 SLAUGHTERVILLE RD,_LEXINGTON, OK\DWG\242343_12800 SLAUGHTERVILLE RD,_LEXINGTON, OK_SPLIT.DWG; Plot Date: 2/24/2025; Login: Corey Timmons

EXHIBIT



LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (NE/4) of Section Thirteen (13), Township Seven (7) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:
COMMENCING at the Southeast corner of said Northeast Quarter (NE/4) of Section Thirteen (13); Thence S88°26'32"W along the South line of said NE/4 a distance of 660.36 feet to the POINT OF BEGINNING; Thence continuing S88°26'32"W along the South line of said NE/4 a distance of 660.37 feet; Thence N00°28'34"W a distance of 1321.96 feet; Thence N88°36'05"E a distance of 656.57 feet; Thence S00°38'23"E a distance of 1320.07 feet to the POINT OF BEGINNING.
Containing 869,733.28 Sq. Ft. or 19.9663 Acres, more or less.

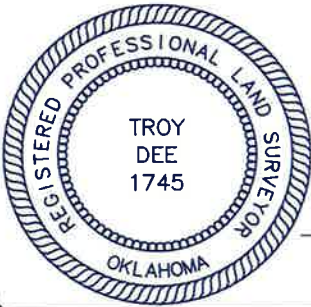
Legal Description prepared on February 24, 2025 by Troy Dee, Registered Professional Land Surveyor No. 1745.
I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 24 day of February, 2025.

**SLAUGHTERVILLE
BOARD OF TRUSTEES**

Accepted by the Town of Slaughterville, Oklahoma, Board of Trustees on this _____ day of _____, 20____.

Town Clerk

Mayor



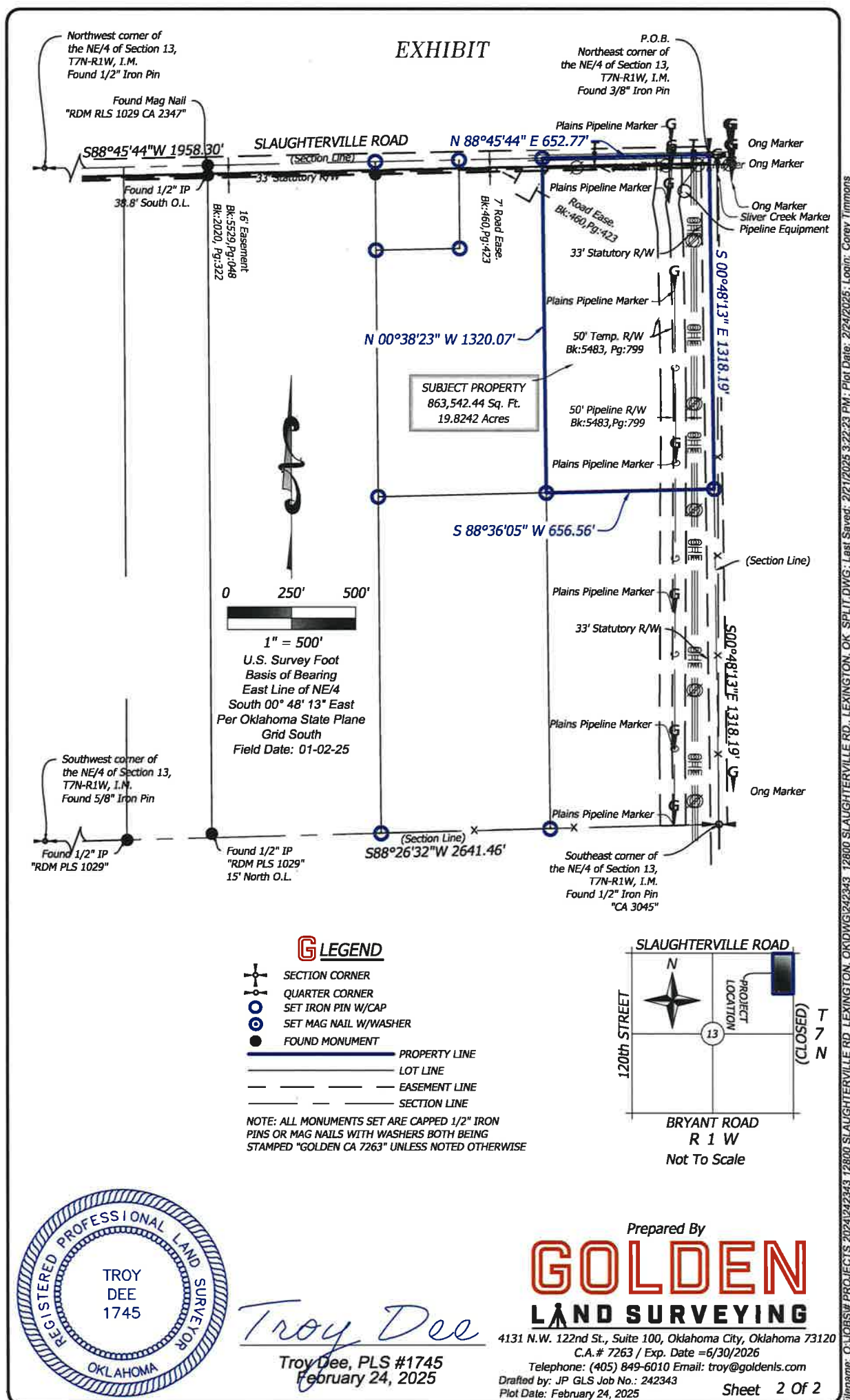
Troy Dee
Troy Dee, PLS #1745
February 24, 2025

Prepared By
**GOLDEN
LAND SURVEYING**
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
Drafted by: JP G.S Job No.: 242343
Plot Date: February 24, 2025

40 Acres Ramzy Telley



Site plan



EXHIBIT



G LEGAL DESCRIPTION

A tract of land lying in the Northeast Quarter (NE/4) of Section Thirteen (13), Township Seven (7) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northeast corner of said Northeast Quarter (NE/4) of Section Thirteen (13); Thence S00°48'13"E along the East line of said NE/4 a distance of 1318.19 feet; Thence S88°36'05"W a distance of 656.56 feet; Thence N00°38'23"W a distance of 1320.07 feet to a point on the North line of said NE/4; Thence N88°45'44"E along the North line of said NE/4 a distance of 652.77 feet to the POINT OF BEGINNING.

Containing 863,542.44 Sq. Ft. or 19.8242 Acres, more or less.

Legal Description prepared on February 24, 2025 by Troy Dee, Registered Professional Land Surveyor No. 1745.

I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 24 day of February, 2025.

SLAUGHTERVILLE
BOARD OF TRUSTEES

Accepted by the Town of Slaughterville, Oklahoma, Board of Trustees on this _____ day of _____, 20__.

Town Clerk

Mayor

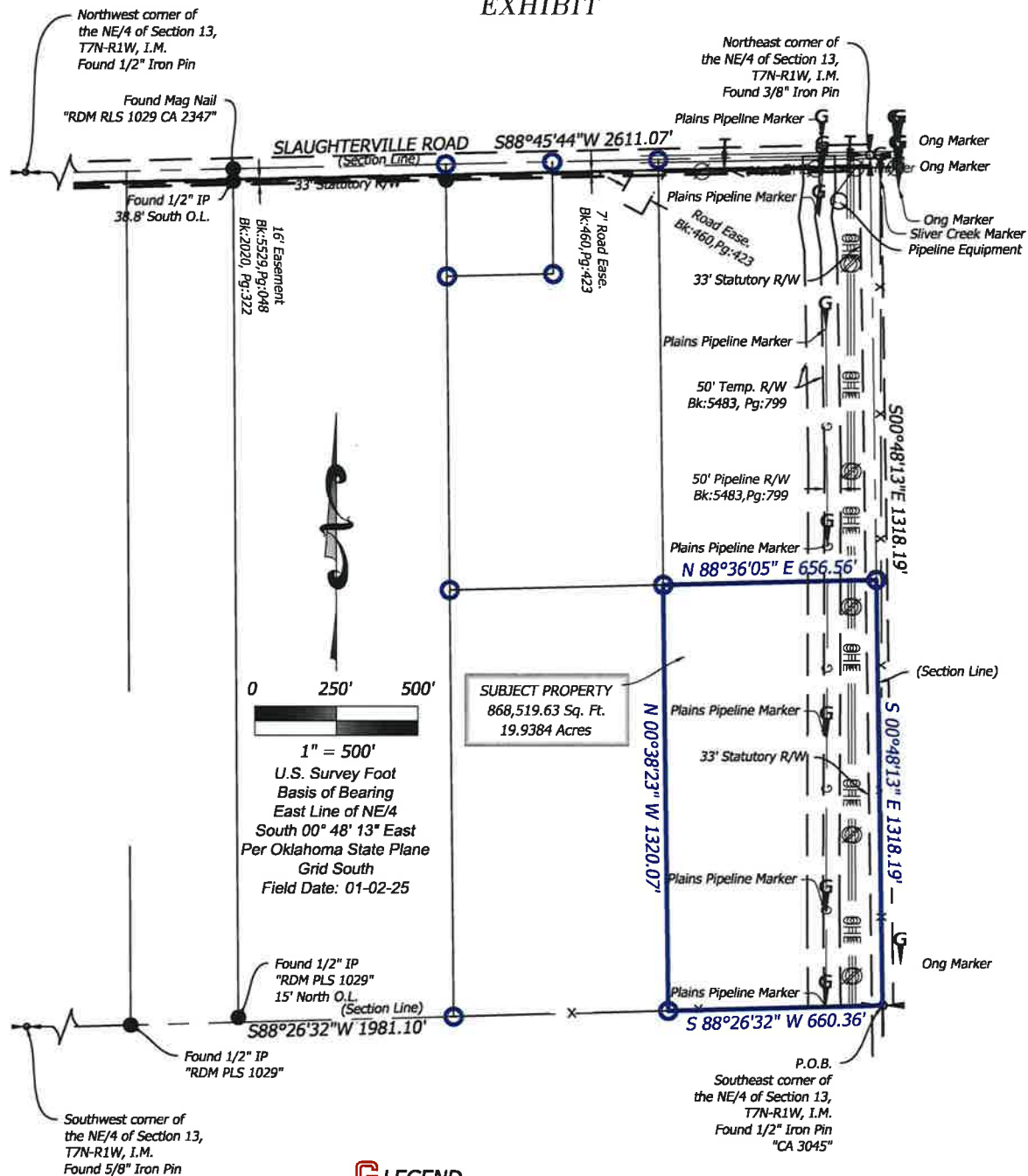


Troy Dee
Troy Dee, PLS #1745
February 24, 2025

Prepared By
GOLDEN
LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldentls.com
Drafted by: JP GLS Job No.: 242343
Plot Date: February 24, 2025
Sheet 1 Of 2

Filename: O:\JOBS\PROJECTS 2024\242343 12800 SLAUGHTERVILLE RD, LEXINGTON, OK\DWG\242343_12800 SLAUGHTERVILLE RD, LEXINGTON, OK_SPLIT.DWG; Last Saved: 2/21/2025 3:22:23 PM; Plot Date: 2/24/2025; Login: Corey Timmons

EXHIBIT



0 250' 500'

1" = 500'

U.S. Survey Foot

Basis of Bearing

East Line of NE/4

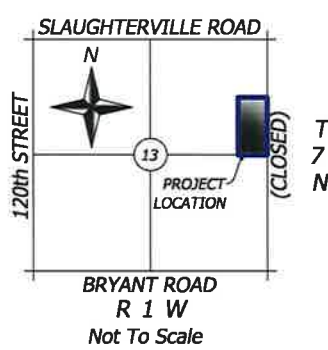
South 00° 48' 13" East

Per Oklahoma State Plane

Grid South

Field Date: 01-02-25

- LEGEND**
- SECTION CORNER
 - QUARTER CORNER
 - SET IRON PIN W/CAP
 - SET MAG NAIL W/WASHER
 - FOUND MONUMENT
 - PROPERTY LINE
 - LOT LINE
 - EASEMENT LINE
 - SECTION LINE
- NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "GOLDEN CA 7263" UNLESS NOTED OTHERWISE



Troy Dee

Troy Dee, PLS #1745

February 24, 2025

Prepared By

GOLDEN

LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120

C.A.# 7263 / Exp. Date =6/30/2026

Telephone: (405) 849-6010 Email: troy@goldenls.com

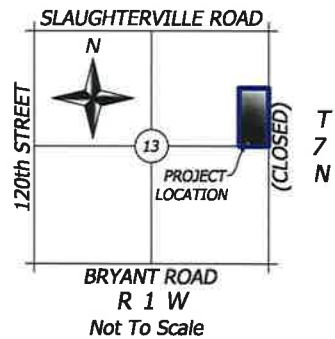
Drafted by: JP GLS Job No.: 242343

Plot Date: February 24, 2025

Sheet 2 Of 2

Filename: O:\JOBS\PROJECTS 2024\242343 12800 SLAUGHTERVILLE RD, LEXINGTON, OK\DWG\242343_12800 SLAUGHTERVILLE RD, LEXINGTON, OK_SPLIT.DWG; Last Saved: 2/24/2025 11:58:53 AM; Plot Date: 2/24/2025; Login: Corey Timmons

EXHIBIT



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A tract of land lying in the Northeast Quarter (NE/4) of Section Thirteen (13), Township Seven (7) North, Range One (1) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows:
BEGINNING at the Southeast corner of said Northeast Quarter (NE/4) of Section Thirteen (13); Thence S88°26'32"W along the South line of said NE/4 a distance of 660.36 feet; Thence N00°38'23"W a distance of 1320.07 feet; Thence N88°36'05"E a distance of 656.56 feet to a point on the East line of said NE/4; Thence S00°48'13"E along the East line of said NE/4 a distance of 1318.19 feet to the POINT OF BEGINNING.
Containing 868,519.63 Sq. Ft. or 19.9384 Acres, more or less.

Legal Description prepared on February 24, 2025 by Troy Dee, Registered Professional Land Surveyor No. 1745.
I, Troy Dee, herewith state that the above plat is a true and correct representation of a survey made on the ground, under my supervision Witness my signature and surveyors seal this 24 day of February, 2025.

SLAUGHTERVILLE
BOARD OF TRUSTEES

Accepted by the Town of Slaughtererville, Oklahoma, Board of Trustees on this _____ day of _____, 20__.

Town Clerk

Mayor



Troy Dee
Troy Dee, PLS #1745
February 24, 2025

Prepared By
GOLDEN
LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
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Sheet 1 Of 2