

TOWN OF GOLDSBY PLANNING COMMISSION

October 23, 2025 6:30 PM
TOWN HALL
100 E CENTER RD
COUNCIL ROOM
GOLDSBY OK 73093-9112

AGENDA

Meeting Procedure: Are followed by the Rules of Conduct and Debate.

1. Call to order.
2. Roll call, declaration of quorum being present.
3. Public Comments: *(Comments on topics not listed on the agenda, the board shall make no decision or take any action, except to possibly direct the town staff to take action or schedule the matter for board discussion at a later date. Please identify yourself and limit comments or questions to 3 minutes.)*
4. Discussion and possible action (approval, rejection, amendment or postponement) of regular minutes from September 25, 2025.
5. Discussion and possible action (approval, rejection, amendment or postponement) for a Lot split request from Washington Bowhunting LLC pt of Lots 3 & 4, Section 4, T7N, R3W from Washington Bowhunting LLC to split 10.03 acres into 2 lots of 5.01 and 5.02 acres. 35°06'58.5"N, 97°31'21.2"W (35.11625, -97.52257) McClain County Parcel # 440041145.
6. Discussion and possible action (approval, rejection, amendment or postponement) for a Lot split request from Oakleaf Farms LLC pt of Lots 1 & 2 & S/2 NE/4, Section 4, T7N, R3W by Oakleaf Farms LLC to split 14.2 acres into 2 lots of 7.06 X2 acres. 35°06'47.3"N, 97°31'00.9"W (35.11314, -97.51693) McClain County Parcel # 440041148.
7. Discussion for a new zoning for consideration possibly A-2, where A-1 is not viable due to the size of the property.
8. Communication from Planning Commission members and employees.
9. Adjournment.

Sandy Jenkins, Town Clerk

TOWN OF GOLDSBY

PLANNING COMMISSION

Regular Meeting
September 25, 2025 6:30 PM
TOWN HALL
100 E CENTER RD
COUNCIL ROOM
GOLDSBY OK 73093-9112

MINUTES

1. Call to order.
Kevin McDonough called the meeting to order.
2. Roll call, declaration of quorum being present.
Roll: Kevin McDonough, present; Trish Crow, present; Wayne Leiker, present; Clint Porter, present; Chris Goldsby, present.
Kevin McDonough declared a quorum present.
3. Public Comments:
Timothy Byrd/Matthew Pipes approached the Planning Commission concerning Brentwood Phase I, they have several concerns with the developer. The original developer sold it to a different developer and there are some major concerns such as flooding, mowing and wildlife due to the lack of maintenance and was asking the board if there was anything the Town could do to help. They were directed to contact Kara Cook the Town Administrator to help sort through the issues.
4. Discussion and possible action (approval, rejection, amendment or postponement): of regular minutes from August 28, 2025.
Trish Crow moved to approve the minutes of August 28, 2025, Chris Goldsby seconded the motion
Ayes: Kevin McDonough, Trish Crow, Wayne Leiker, Clint Porter and Chris Goldsby.
Nays: None.
5. **Public Hearing** for a zoning request from Robert & Reulena Stevenson at 30507 Santa Fe/NW 24th to rezone from A-1 Agricultural Residential to R-1 Low Density Residential.
Kevin McDonough opened the PH
Kevin asked if there was anyone to here to represent the zoning request. Seeing none,
Kevin McDonough closed the PH
6. Discussion and possible action (approval, rejection, amendment or postponement) for a rezone request from Robert & Reulena Stevenson at 30507 Santa Fe/NW 24th to rezone from A-1 Agricultural Residential to R-1 Low Density Residential.
One of the questions from several board members was that this is out of the Town limits, Sandy stated the Town Board on September 11, 2025, meeting annexed this property into the Town as well as the property around it. Several of the board members had concerns about rezoning this property, since a house was built outside of Town limits there have been no inspections or building permits paid, there are not many other properties zoned R-1 in that area, the properties to the east have been rezoned recently from R-1 to A-1. There was a suggestion made, if there is a possibility of acquiring more property to make 5 acres they should and leave the zone as A-1 and apply for building permits for the inspections on what is able to be inspected.
Kevin McDonough moved to recommend to the Town Board to reject the zoning request from A-1 Agricultural Residential to R-1 Low Density Residential, Chris Goldsby seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Wayne Leiker, Clint Porter and Chris Goldsby.

Nays: None.

7. Discussion and possible action (approval, rejection, amendment or postponement) for a Lot split request pt of Lots 3 & 4, Section 4, T7N, R3W from Washington Bowhunting LLC to split 10.03 acres into 2 lots of 5.01 and 5.02 acres. 35°06'58.5"N, 97°31'21.2"W (35.11625, -97.52257) McClain County Parcel # 440041145.

Kara had a few concerns with the lots after doing research these were all LLC's that purchased land from Goldsby Land Holdings LLC and those purchases for 10 acres, or more were filed on 4-24-2025. This is just south of Summit Ranch and is adjoining she asks is it intended that Summit Ranch to come down into this area, currently there are no access or water lines into this area. The attorney handling the lot splits responded that the deeds all have easements. The Town attorney replied there must be a perpetual easement to the lots to allow access, and we cannot see where that perpetual easement is coming from as we do not have the deeds to these properties to see that information.

Kevin McDonough moved to postpone the lot split request for Washington Bowhunting LLC parcel no. 440041145 Trish Crow seconded the motion.

Ayes: Kevin McDonough, Trish Crow, Wayne Leiker, Clint Porter and Chris Goldsby.

Nays: None.

8. Discussion and possible action (approval, rejection, amendment or postponement) for a Lot split request pt of Lots 1 & 2 & S/2 NE/4, Section 4, T7N, R3W by Oakleaf Farms LLC to split 14.2 acres into 2 lots of 7.06 X2 acres. 35°06'47.3"N, 97°31'00.9"W (35.11314, -97.51693) McClain County Parcel # 440041148.

Clint Porter moved to postpone the lot split request for Oakleaf Farms LLC parcel no. 440041148

Wayne Leiker seconded the motion.

Ayes: Kevin McDonough, Trish Crow, Wayne Leiker, Clint Porter and Chris Goldsby.

Nays: None.

9. Communication from Planning Commission members and employees.

Kara stated that since she came, she has wanted to build a profile on every development in Goldsby now that Sherrie has moved to the Planning Department, she has started that project.

Kara said some work has been done on the mapping for Goldsby, Sandy said she has been working with J.C. and the will be working towards mapping the Use Permitted Upon Review and the Variances that have been approved in the past. This way there will be a clear representation of what has been allowed and the approval of each.

10. Adjournment.

Chris Goldsby moved to adjourn the meeting Clint Porter seconded the motion.

Ayes: Kevin McDonough, Trish Crow, Wayne Leiker, Clint Porter and Chris Goldsby.

Nays: None.

Kevin McDonough, Chairman

Sandy Jenkins, Town Clerk



**APPLICATION
FOR
LOT SPLIT OR LOT LINE ADJUSTMENT**

Date 9/12/25

Application No. _____

We, the undersigned, being owners of the following described property do hereby make application and petition to the Goldsby Planning Commission to allow the "Lot Split" or "Lot Line Adjustment" according to, Subdivision Regulations, Article 1. General and Administrative Provisions, Section 1-7 Exceptions to Regulations for the Town of Goldsby, McClain County Oklahoma. In Support of this application, the following facts are shown:

1. Property Location/Applicant:

Street Number(s): Pt of Lots 3, Section 4, T7N, R3W

Existing Legal Description: _____

_____ (or see attached)

2. Zoning Classification: R-1

3. Proposed Use of the Property: Residential

4. No. of Lots 2 **@ \$5.00 each lot (non-refundable) Paid \$** 10.00

Signature of Owner(s) _____

Bill C. Lester, Attorney for
Washington Bowhunting LLC

Printed Name(s) _____

405-527-5623

Lot Number

Phone Number

REQUIRED:

Attachment #1 drawing and legal of existing lot	Attachment #2 a. drawing showing new lot(s)	Attachment #2 b. drawing showing remaining lot
Attachment #3 a. legal descriptions of new lot(s)	Attachment #3 b. legal description of remaining lot	

Decision of the Goldsby Planning Commission _____, Date _____

_____ Member

_____ Member

_____ Member

_____ Member

_____ Goldsby Planning Commission Chairman

_____ Building Inspector

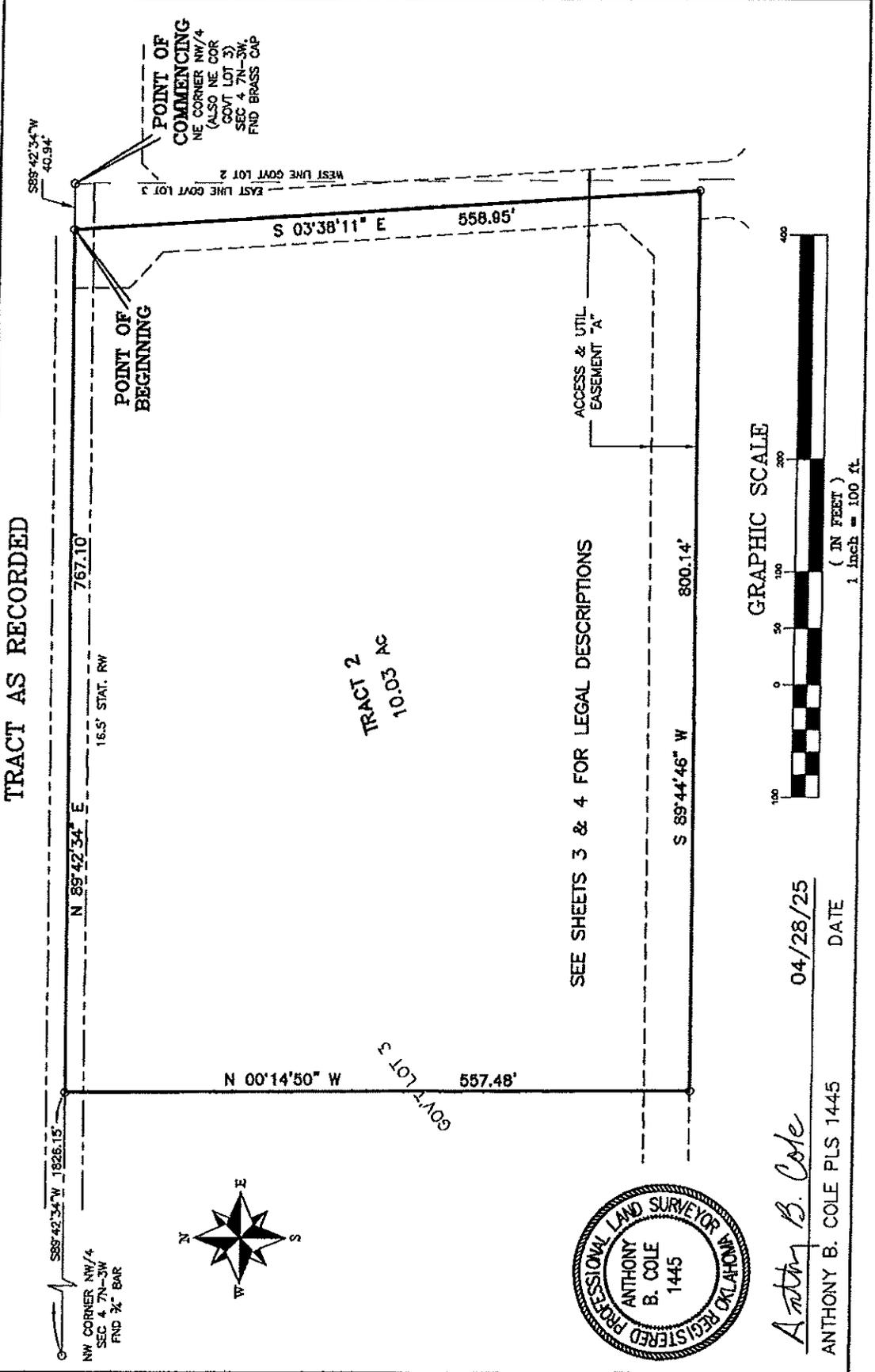
Approved and Accepted on this _____ day of _____, 20_____.

_____ Town Clerk

8
Parcel
440041145

TRACT AS RECORDED

Project No. 4-9-763	Sheet 1 of 4
Order Dg	Date 04/28/25
Order Bx	Scale 1" = 100'
TRACT 2 AS RECORDED	
GOLDSBY LAND & CATTLE CO.	
LOT SPLIT APPROVAL	
PT NW/4 SEC 4, 7N-3W	
TOWN OF GOLDSBY	
MCCLAIN COUNTY, OK	
CONSULTING MANAGEMENT GROUP, INC	
4516 N.W. 36TH STREET, S16 100	
OKLAHOMA CITY, OK 73122	
PH (405) 878-0600 Fax (405) 804-4627	
CA 6117	



Anthony B. Cole

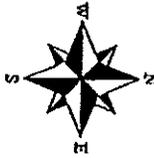
ANTHONY B. COLE PLS 1445

04/28/25

DATE

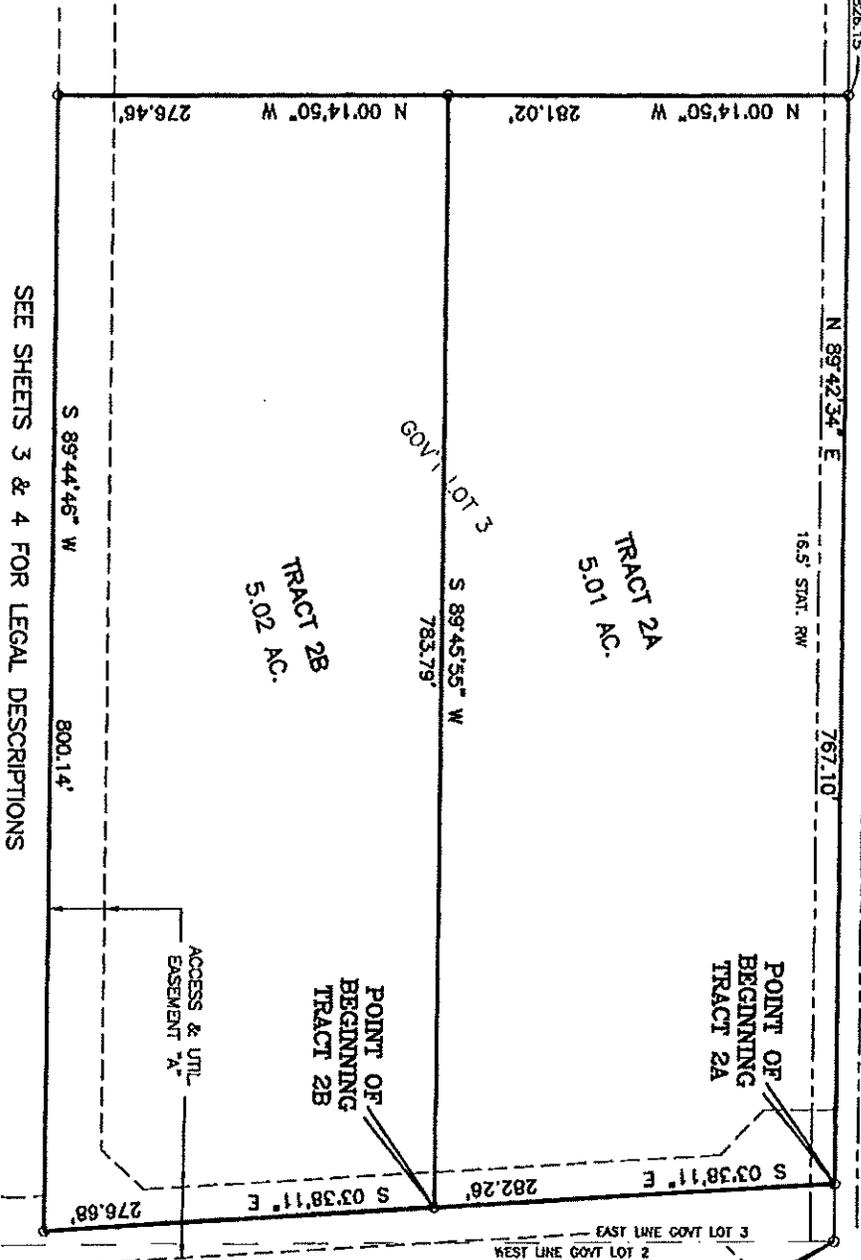
TRACTS AS PROPOSED

NW CORNER NW/4
SEC 4 7N-3W
RND X BAR



Anthony B. Cole
ANTHONY B. COLE PLS 1445

04/28/25
DATE



SEE SHEETS 3 & 4 FOR LEGAL DESCRIPTIONS

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 APPROVAL
PT NW/4 SEC 4, 7N-3W
TOWN OF GOLDSBY
McCLAIN COUNTY, OK

TRACTS 2A, 2B AS PROPOSED GOLDSBY LAND & CATTLE CO.	
Drawn By: ABC	Scale: 1" = 100'
Checked By:	Date: 04/28/25
Project No: 4-9-763	Sheet 2 of 4

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – TRACT 2 AS RECORDED

A tract of land being part of Government Lot 3 of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, 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 the NW/4 of said Section 4 bearing S 89°42'34" W; Commencing at the Northeast corner of said Government Lot 3;

Thence S 89°42'34" W along the North line of said NW/4 a distance of 40.94 feet to the POINT OF BEGINNING;

Thence S 03°38'11" E a distance of 558.95 feet;

Thence S 89°44'46" W a distance of 800.14 feet;

Thence N 00°14'50" W a distance of 557.48 feet to a point on said North line;

Thence N 89°42'34" E along said North line a distance of 767.10 feet to the POINT OF BEGINNING, containing 437,053 sq. ft. or 10.03 acres, more or less.

Together with an access and utility easement as shown on Exhibit "A."

LEGAL DESCRIPTION – TRACT 2A AS PROPOSED

A tract of land being part of Government Lot 3 of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, 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 the NW/4 of said Section 4 bearing S 89°42'34" W. Commencing at the Northeast corner of said Government Lot 3;

Thence S 89°42'34" W along the North line of said NW/4 a distance of 40.94 feet to the POINT OF BEGINNING;

Thence S 03°38'11" E a distance of 282.26 feet;

Thence S 89°45'55" W a distance of 783.79 feet;

Thence N 00°14'50" W a distance of 281.02 feet to a point on said North line;

Thence N 89°42'34" E along said North line a distance of 767.10 feet to the POINT OF BEGINNING, containing 218,208 sq. ft. or 5.01 acres, more or less.

Together with an access and utility easement as shown on Exhibit "A."

LEGAL DESCRIPTION – TRACT 2B AS PROPOSED

A tract of land being part of Government Lot 3 of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, 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 the NW/4 of said Section 4 bearing S 89°42'34" W;

Commencing at the Northeast corner of said Government Lot 3;

Thence S 89°42'34" W along the North line of said NW/4 a distance of 40.94 feet;

Thence S 03°38'11" E a distance of 282.26 feet to the POINT OF BEGINNING;

Thence continuing S 03°38'11" E a distance of 276.68 feet;

Thence S 89°44'46" W a distance of 800.14 feet;

Thence N 00°14'50" W a distance of 276.46 feet;

Thence N 89°45'55" E a distance of 783.79 feet to the POINT OF BEGINNING, containing 218,845 sq. ft. or 5.02 acres, more or less.

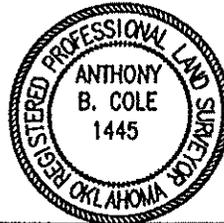
Together with an access and utility easement as shown on Exhibit "A."

Anthony B. Cole

04/28/25

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 APPROVAL PT NW/4 SEC 4, 7N-3W TOWN OF GOLDSBY McCLAIN COUNTY, OK	TRACT 2 DESCRIPTIONS GOLDSBY LAND & CATTLE CO.	
		Drawn By: ABC	Scale: 1" = 100'
		Checked By:	Date: 04/28/25
		Project No.: 4-9-763	Sheet 3 of 4

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – EXHIBIT "A", ACCESS & UTILITY EASEMENT

A tract of land being part of the Government Lots 2, 3 and 4 of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, 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 the NE/4 of said Section 4 bearing N 89°43'26" E;

Commencing at the Northwest corner of said Northeast Quarter (NE/4), said point being the POINT OF BEGINNING;

Thence N 89°43'26" E along the North line of said NE/4 a distance of 208.67 feet;
 Thence S 00°16'34" E a distance of 60.00 feet;
 Thence S 89°43'26" W a distance of 191.00 feet;
 Thence S 43°02'37" W a distance of 41.24 feet;
 Thence S 03°38'11" E a distance of 488.03 feet;
 Thence to the left 23.55 feet along the arc of a curve whose radius is 25.00 feet whose chord bears S 30°37'13" E a distance of 22.69 feet to a point of reverse curve;
 Thence to the right 301.53 feet along the arc of a curve whose radius is 60.00 feet whose chord bears S 86°21'49" W a distance of 70.59 feet to a point of reverse curve;
 Thence to the left 23.55 feet along the arc of a curve whose radius is 25.00 feet whose chord bears N 23°20'52" E a distance of 22.69 feet;
 Thence N 03°38'11" W a distance of 22.17 feet;
 Thence S 89°44'46" W a distance of 775.10 feet;
 Thence S 00°14'50" E a distance of 99.07 feet;
 Thence S 89°45'10" W a distance of 1172.58 feet;
 Thence N 00°25'32" W a distance of 40.00 feet;
 Thence N 89°45'10" E a distance of 1132.71 feet;
 Thence N 00°14'50" W a distance of 99.07 feet;
 Thence N 89°44'46" E a distance of 782.68 feet;
 Thence N 43°03'18" E a distance of 41.23 feet;
 Thence N 03°38'11" W a distance of 408.67 feet;
 Thence N 46°57'48" W a distance of 43.72 feet;
 Thence N 00°17'26" W a distance of 50.00 feet to a point on the North line of the NW/4 of said Section 4;
 Thence N 89°42'34" E along the North line of said NW/4 a distance of 93.11 feet to the POINT OF BEGINNING, containing 138,852 sq. ft. or 3.19 acres, more or less.

Anthony B. Cole

04/28/25



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 APPROVAL
 PT NW/4 SEC 4, 7N-3W
 TOWN OF GOLDSBY
 McCLAIN COUNTY, OK

TRACT 2 DESCRIPTIONS GOLDSBY LAND & CATTLE CO.	
Drawn By: ABC	Scale: 1" = 100'
Checked By:	Date: 04/28/25
Project No: 4-9-763	Sheet 4 of 4



**APPLICATION
FOR
LOT SPLIT OR LOT LINE ADJUSTMENT**

Date 9/12/25

Application No. _____

We, the undersigned, being owners of the following described property do hereby make application and petition to the Goldsby Planning Commission to allow the "Lot Split" or "Lot Line Adjustment" according to, Subdivision Regulations, Article 1. General and Administrative Provisions, Section 1-7 Exceptions to Regulations for the Town of Goldsby, McClain County Oklahoma. In Support of this application, the following facts are shown:

1. Property Location/Applicant:

Street Number(s): Pt of Lots 1 & 2 & S/2 NE/4, Section 4, T7N, R3W

Existing Legal Description: _____

(or see attached)

2. Zoning Classification: R-1

3. Proposed Use of the Property: Residential

4. No. of Lots 2 @ \$5.00 each lot (non-refundable) Paid \$ 10.00

Signature of Owner(s) _____

Bill C. Lester, Attorney for
Oakleaf Farms LLC

Printed Name(s) _____

405-527-5623

Phone Number

Lot Number

REQUIRED:

Attachment #1 drawing and legal of existing lot	Attachment #2 a. drawing showing new lot(s)	Attachment #2 b. drawing showing remaining lot
Attachment #3 a. legal descriptions of new lot(s)	Attachment #3 b. legal description of remaining lot	

Decision of the Goldsby Planning Commission _____, Date _____

Member _____

Member _____

Member _____

Member _____

Goldsby Planning Commission Chairman _____

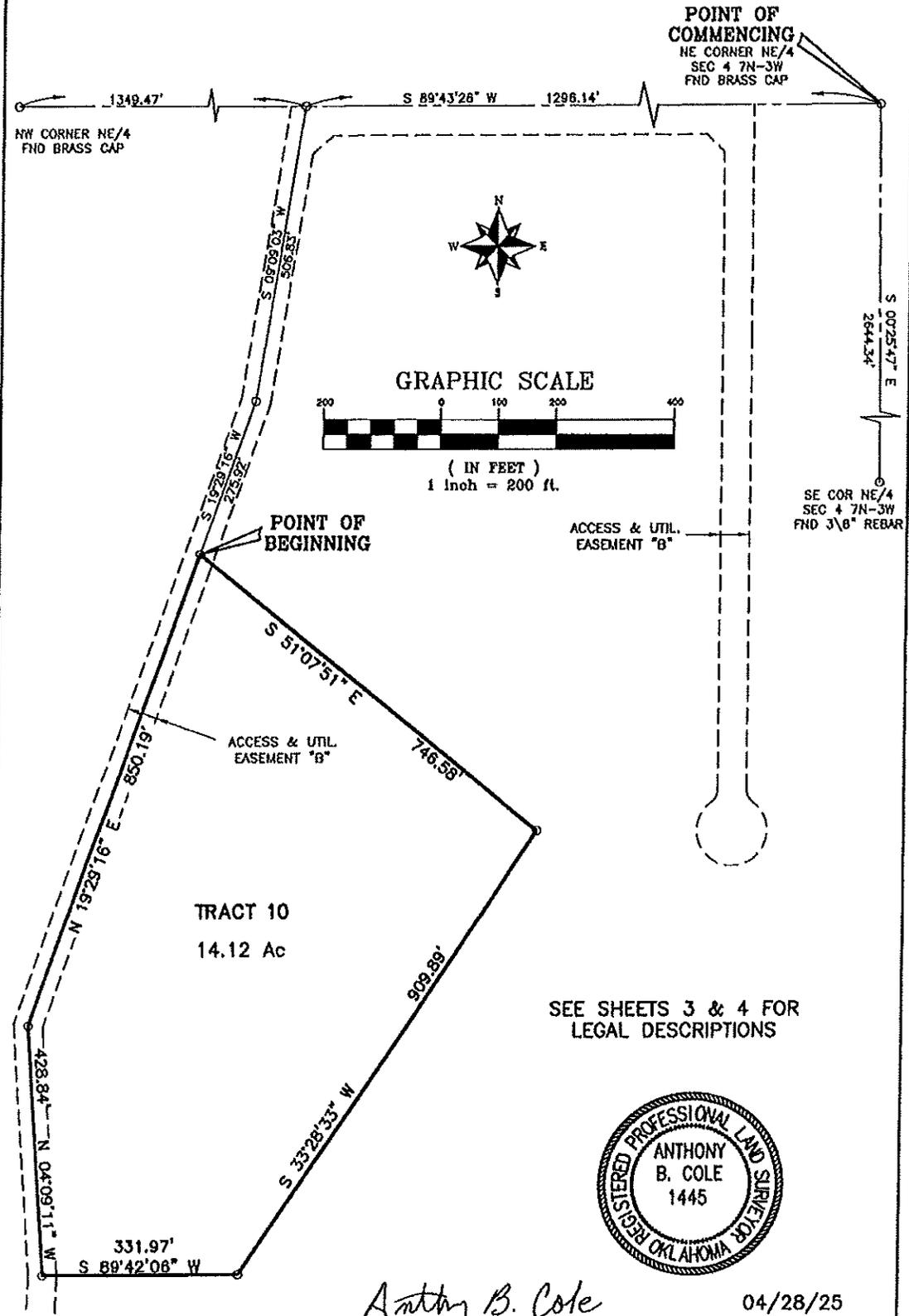
Building Inspector _____

Approved and Accepted on this _____ day of _____, 20_____.

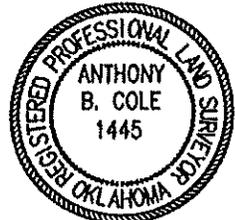
Town Clerk

#9
Parcel
440041148

TRACT AS RECORDED



Anthony B. Cole 04/28/25
 ANTHONY B. COLE PLS 1445 DATE



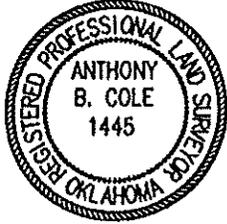
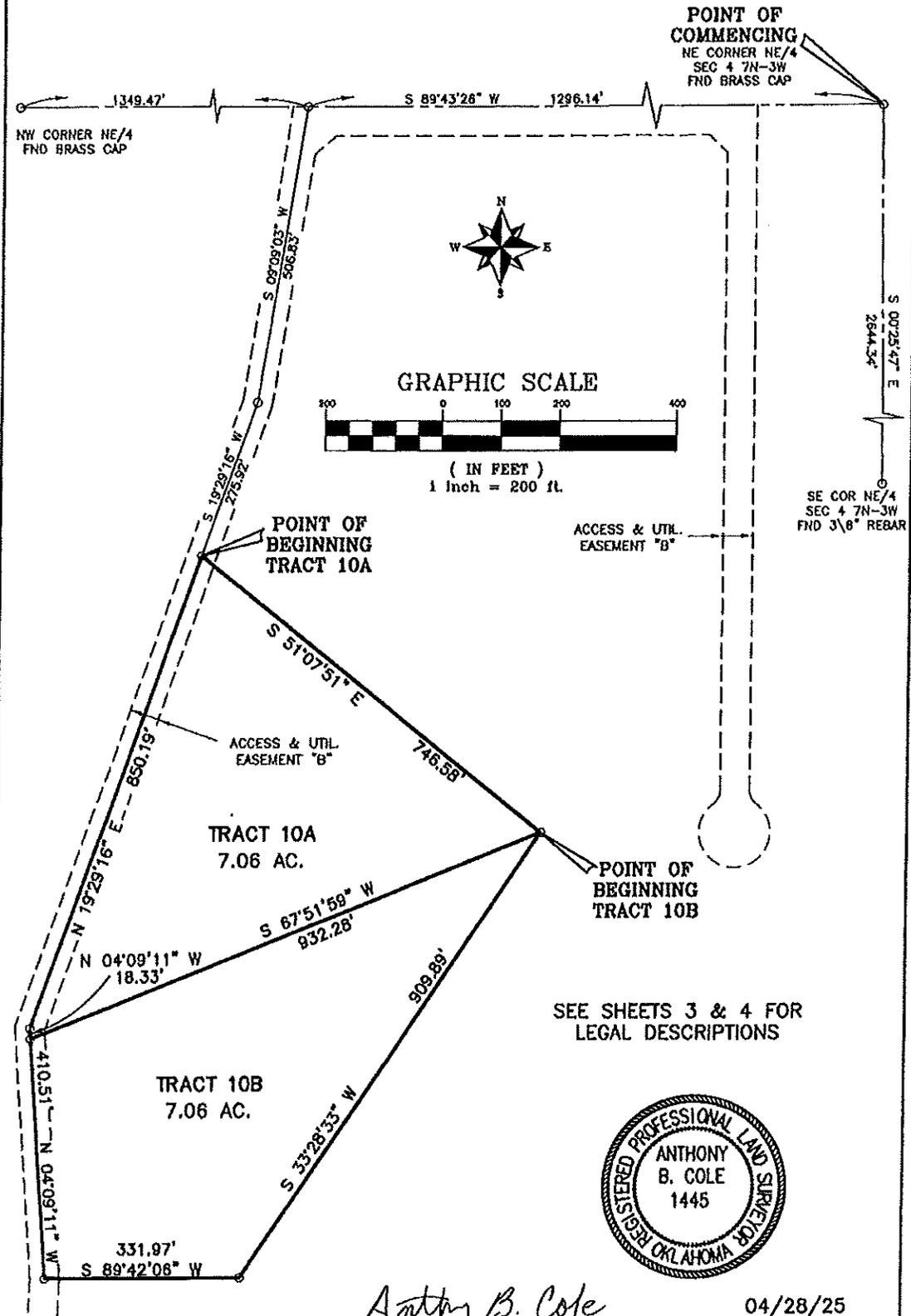
SEE SHEETS 3 & 4 FOR
LEGAL DESCRIPTIONS

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 8117

LOT SPLIT APPROVAL
 PT NE/4 SEC 4, 7N-3W
 TOWN OF GOLDSBY
 MCCLAIN COUNTY, OK

TRACT 10 AS RECORDED GOLDSBY LAND & CATTLE CO.	
Drawn By: ABC	Scale: 1" = 200'
Checked By:	Date: 04/28/25
Project No: 4-9-763	Sheet 1 of 4

TRACTS AS PROPOSED



Anthony B. Cole 04/28/25
ANTHONY B. COLE PLS 1445 DATE

PINNACLE
CONSULTING MANAGEMENT GROUP, INC
4516 N.W. 36TH STREET, Ste 100
OKLAHOMA CITY, OK 73122
PH (405) 879-0800 Fax (405) 604-4627
CA 6117

LOT SPLIT APPROVAL
PT NE/4 SEC 4, 7N-3W
TOWN OF GOLDSBY
McCLAIN COUNTY, OK

TRACTS 10A, 10B AS PROPOSED	
GOLDSBY LAND & CATTLE CO.	
Drawn By: ABC	Scale: 1" = 200'
Drawn By:	Date: 04/28/25
Project No: 4-9-763	Sheet 2 of 4

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – TRACT 10 AS RECORDED

A tract of land being part of Government Lot 1, Government Lot 2, and the South Half (S/2) of the Northeast Quarter (NE/4) of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, 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 the NE/4 of said Section 4 bearing S 89°43'26" W;

Commencing at the Northeast corner of said NE/4;
 Thence S 89°43'26" W along said North line a distance of 1296.14 feet;
 Thence S 09°09'03" W a distance of 506.83 feet;
 Thence S 19°29'16" W a distance of 275.92 feet to the POINT OF BEGINNING;
 Thence S 51°07'51" E a distance of 746.58 feet;
 Thence S 33°28'33" W a distance of 909.89 feet;
 Thence S 89°42'06" W a distance of 331.97 feet;
 Thence N 04°09'11" W a distance of 428.84 feet;
 Thence N 19°29'16" E a distance of 850.19 feet to the POINT OF BEGINNING, containing 615,056 sq. ft. or 14.12 acres, more or less.

Together with an access and utility easement as shown in Exhibit "B".

LEGAL DESCRIPTION – TRACT 10A AS PROPOSED

A tract of land being part of Government Lot 1, Government Lot 2, and the South Half (S/2) of the Northeast Quarter (NE/4) of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, 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 the NE/4 of said Section 4 bearing S 89°43'26" W.

Commencing at the Northeast corner of said NE/4;
 Thence S 89°43'26" W along said North line a distance of 1296.14 feet;
 Thence S 09°09'03" W a distance of 506.83 feet;
 Thence S 19°29'16" W a distance of 275.92 feet to the POINT OF BEGINNING;
 Thence S 51°07'51" E a distance of 746.58 feet;
 Thence S 67°51'59" W a distance of 932.28 feet;
 Thence N 04°09'11" W a distance of 18.33 feet;
 Thence N 19°29'16" E a distance of 850.19 feet to the POINT OF BEGINNING, containing 307,508 sq. ft. or 7.06 acres, more or less.

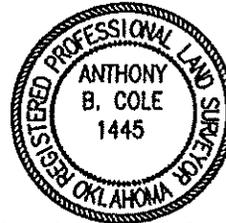
Together with an access and utility easement as shown in Exhibit "B".

Anthony B. Cole

04/28/25

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 APPROVAL PT NE/4 SEC 4, 7N-3W TOWN OF GOLDSBY McCLAIN COUNTY, OK	TRACT 10 LEGAL DESCRIPTIONS GOLDSBY LAND & CATTLE CO.	
		Drawn By: ABC	Scale: 1" = 200'
		Checked By:	Date: 04/28/25
		Project No: 4-9-763	Sheet 3 of 4

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – TRACT 10B AS PROPOSED

A tract of land being part of Government Lot 1, Government Lot 2, and the South Half (S/2) of the Northeast Quarter (NE/4) of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, 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 the NE/4 of said Section 4 bearing S 89°43'26" W.

Commencing at the Northeast corner of said NE/4;

Thence S 89°43'26" W along said North line a distance of 1296.14 feet;
 Thence S 09°09'03" W a distance of 506.83 feet;
 Thence S 19°29'16" W a distance of 275.92 feet;
 Thence S 51°07'51" E a distance of 746.58 feet to the POINT OF BEGINNING;
 Thence S 33°28'33" W a distance of 909.89 feet;
 Thence S 89°42'06" W a distance of 331.97 feet;
 Thence N 04°09'11" W a distance of 410.51 feet;
 Thence N 67°51'59" E a distance of 932.28 feet to the POINT OF BEGINNING, containing 307,549 sq. ft. or 7.06 acres, more or less.

Together with an access and utility easement as shown in Exhibit "A."

LEGAL DESCRIPTION – EXHIBIT "B", ACCESS & UTILITY EASEMENT

A tract of land being part of the East Half (E/2) of Section 4, Township 7 North, Range 3 West of the I.M., McClain County, Oklahoma, 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 the NE/4 of said Section 4 bearing N 89°43'26" E;

Commencing at the Northeast corner of said Northeast Quarter (NE/4);

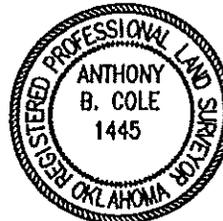
Thence S 89°43'26" W along the North line of said NE/4 a distance of 531.10 feet to the POINT OF BEGINNING;
 Thence S 00°00'12" W a distance of 1163.98 feet;
 Thence to the left 23.55 feet along the arc of a curve whose radius is 25.00 feet whose chord bears S 26°58'50" E a distance of 22.69 feet to a point of reverse curve;
 Thence to the right 301.53 feet along the arc of a curve whose radius is 60.00 feet whose chord bears N 89°59'48" W a distance of 70.59 feet to a point of reverse curve;
 Thence to the left 23.55 feet along the arc of a curve whose radius is 25.00 feet whose chord bears N 26°59'15" E a distance of 22.69 feet;
 Thence N 00°00'12" E a distance of 1083.73 feet; Thence N 45°08'11" W a distance of 42.32 feet;
 Thence S 89°43'26" W a distance of 637.54 feet; Thence S 49°16'18" W a distance of 46.24 feet;
 Thence S 09°09'03" W a distance of 432.15 feet; Thence S 19°29'16" W a distance of 1123.14 feet;
 Thence S 04°09'11" E a distance of 424.93 feet; Thence S 01°55'09" W a distance of 601.52 feet;
 Thence S 44°09'42" E a distance of 41.62 feet; Thence N 89°45'28" E a distance of 364.06 feet;
 Thence to the left 23.55 feet along the arc of a curve whose radius is 25.00 feet whose chord bears N 62°46'25" E a distance of 22.69 feet to a point of reverse curve;
 Thence to the right 301.53 feet along the arc of a curve whose radius is 60.00 feet whose chord bears S 00°14'32" E a distance of 70.59 feet to a point of reverse curve;
 Thence to the left 23.55 feet along the arc of a curve whose radius is 25.00 feet whose chord bears N 63°15'29" W a distance of 22.69 feet;
 Thence S 89°45'28" W a distance of 445.98 feet; Thence N 01°55'09" E a distance of 680.79 feet;
 Thence N 04°09'11" W a distance of 432.74 feet; Thence N 19°29'16" E a distance of 1129.08 feet;
 Thence N 09°09'03" E a distance of 500.42 feet to a point on the North line of said NE/4;
 Thence N 89°43'26" E along the North line of said NE/4 a distance of 790.37 feet to the POINT OF BEGINNING, containing 274,917 sq. ft. or 6.31 acres, more or less.

Anthony B. Cole

04/28/25

ANTHONY B. COLE PLS 1445

DATE



PINNACLE CONSULTING MANAGEMENT GROUP, INC 4516 N.W. 38TH STREET, Ste 100 OKLAHOMA CITY, OK 73122 PH (405) 879-0600 Fax (405) 604-4627 CA 6117	LOT SPLIT APPROVAL PT NE/4 SEC 4, 7N-3W TOWN OF GOLDSBY McCLAIN COUNTY, OK	TRACT 10 LEGAL DESCRIPTIONS GOLDSBY LAND & CATTLE CO. Drawn By: ABC Scale: 1" = 200' Checked By: Date: 04/28/25 Project No: 4-9-763 Sheet 4 of 4
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