

TOWN OF GOLDSBY PLANNING COMMISSION

Regular Meeting
November 20, 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 October 23, 2025.
5. Discussion and possible action (approval, rejection, amendment or postponement) of schedule of meetings for the Planning Commission for 2026.
6. 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.
7. 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.
8. Discussion for a new zoning for consideration possibly A-2, where A-1 is not viable due to the size of the property.
9. Communication from Planning Commission members and employees.
10. Adjournment.

Sandy Jenkins, Town Clerk

TOWN OF GOLDSBY PLANNING COMMISSION

Regular Meeting
October 23, 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:
No public comments.
4. Discussion and possible action (approval, rejection, amendment or postponement) of regular minutes from September 25, 2025.
Trish Crow moved to approve the minutes from September 25, 2025, Chris Goldsby seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Wayne Leiker, Clint Porter and Chris Goldsby.
Nays: None.
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.
No one was at the meeting to represent the requestor.
Chris Goldsby moved to postpone the lot split request from Washington Bowhunting LLC, Wayne Leiker seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Wayne Leiker, Clint Porter and Chris Goldsby.
Nays: None.
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.
No one was at the meeting to represent the requestor.
Chris Goldsby moved to postpone the lot split request from Oakleaf Farms LLC, Trish Crow seconded the motion.
Ayes: Kevin McDonough, Trish Crow, Wayne Leiker, Clint Porter and Chris Goldsby.
Nays: None.
7. Discussion for a new zoning for consideration possibly A-2, where A-1 is not viable due to the size of the property.
All of the PC board was in agreement with an addition to the zoning since there is a gap between A-1 minimum of 5 acres and R-1 minimum of 1.5 acres.

All agreed more research needed to happen for specifically these items...

- *Land size; non-conforming lots.*
- *To determine the purpose and use of zone.*
- *Appropriate animal keeping*
- *To determine the non-conforming lots in Goldsby*

8. Communication from Planning Commission members and employees.

Clint Porter asked about the I-35 project and the progression of the interchange.

Clint also asked about any type of interest in the business area of Goldsby.

Kara stated there has been quite a bit of interest in the Adkins Hill Industrial area for business.

She mentioned there have been areas in the Adkins Hill Industrial area for drainage that have been improved recently.

9. Adjournment.

Clint Porter moved to adjourn the meeting, Trish Crow seconded the motion.

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

Nays: None.

Kevin McDonough, Chairman

Date

Sandy Jenkins, Town Clerk

2026 CALENDAR YEAR
SCHEDULE OF MEETINGS

The Board of Commissioners for the Goldsby Planning Commission will meet for regular sessions on the 4th Thursday of each month with the exception of November and December to accommodate Holidays it will be earlier at the Goldsby Town Hall, 100 E, Center Rd., Goldsby, Oklahoma. The Board will meet on the following dates at 6:30 p.m. unless otherwise noted:

January 22, 2026

February 26, 2026

March 26, 2026

April 23, 2026

May 28, 2026

June 25, 2026

July 23, 2026

August 27, 2026

September 24, 2026

October 22, 2026

November 19, 2026

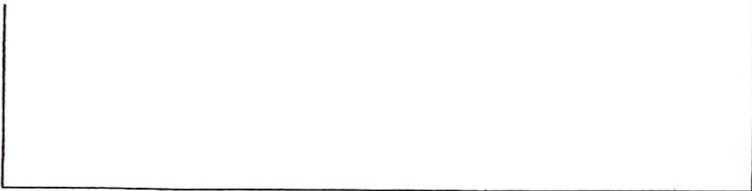
December 17, 2026

Approved this 20th Day of November, 2025.

Kevin McDonough, Vice Chairman

ATTEST:

Sandy Jenkins, 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

Bill C. Lester, Attorney for
Washington Bowhunting LLC

Signature of Owner(s) _____

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

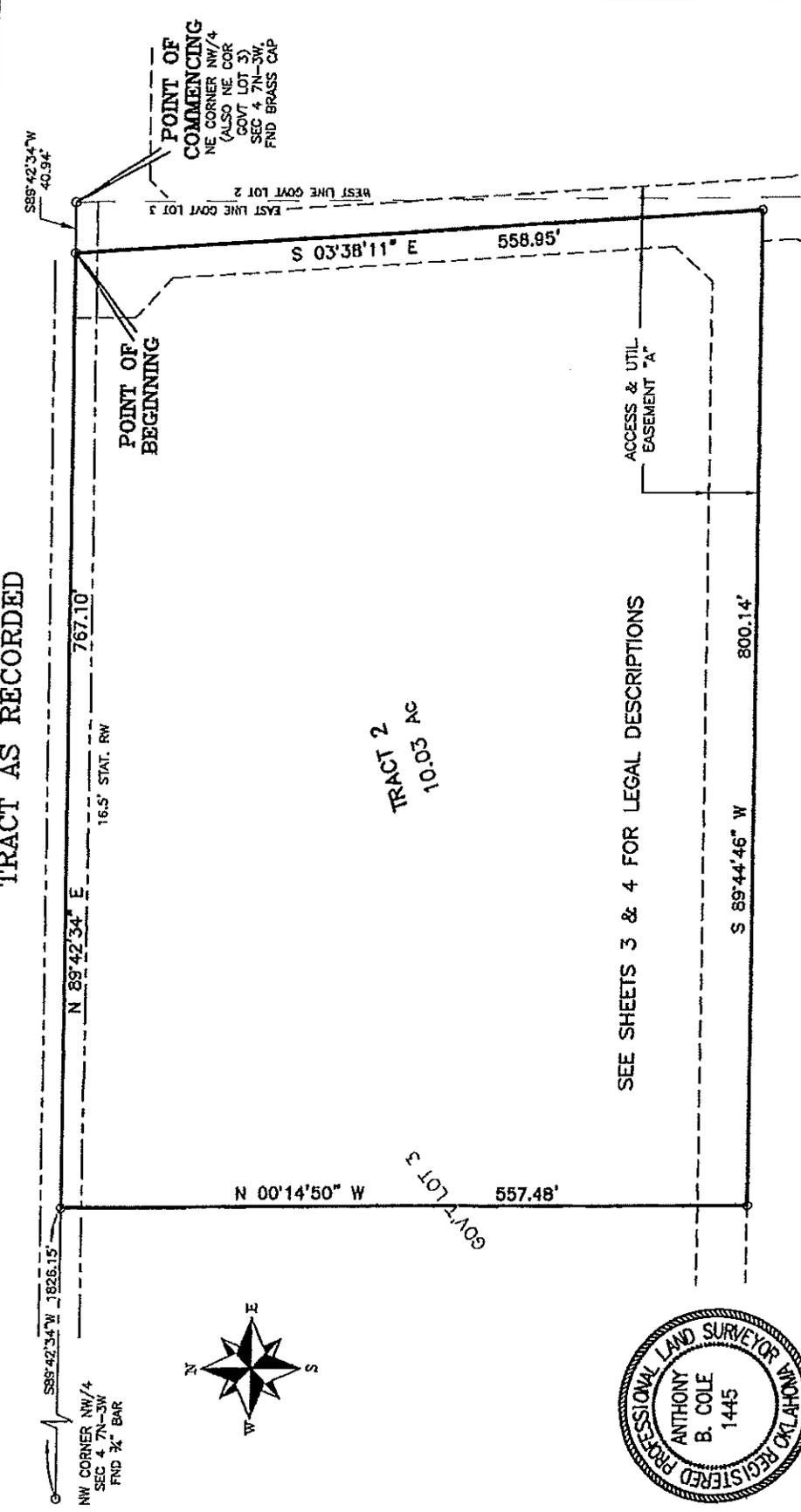
Approved and Accepted on this _____ day of _____, 20_____.

Town Clerk

8
Parcel
440041145

TRACT AS RECORDED

Project No: 4-9-763	Drawn By: ABC	Scale: 1" = 100'
Order By: [blank]	Date: 04/28/25	Sheet 1 of 4
TOWN OF GOLDSBY PT NW/4 SEC 4, 7N-3W GOLDSEY LAND & CATTLE CO. TRACT 2 AS RECORDED		



POINT OF BEGINNING

POINT OF COMMENCING
 NE CORNER NW/4
 (ALSO NE COR
 GOVT LOT 3)
 SEC 4, 7N-3W,
 FND BRASS CAP

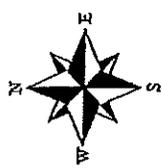
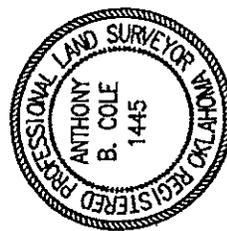
SEE SHEETS 3 & 4 FOR LEGAL DESCRIPTIONS

ACCESS & UTIL EASEMENT "A"



04/28/25 DATE

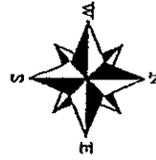
Anthony B. Cole ANTHONY B. COLE PLS 1445



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

TRACTS AS PROPOSED

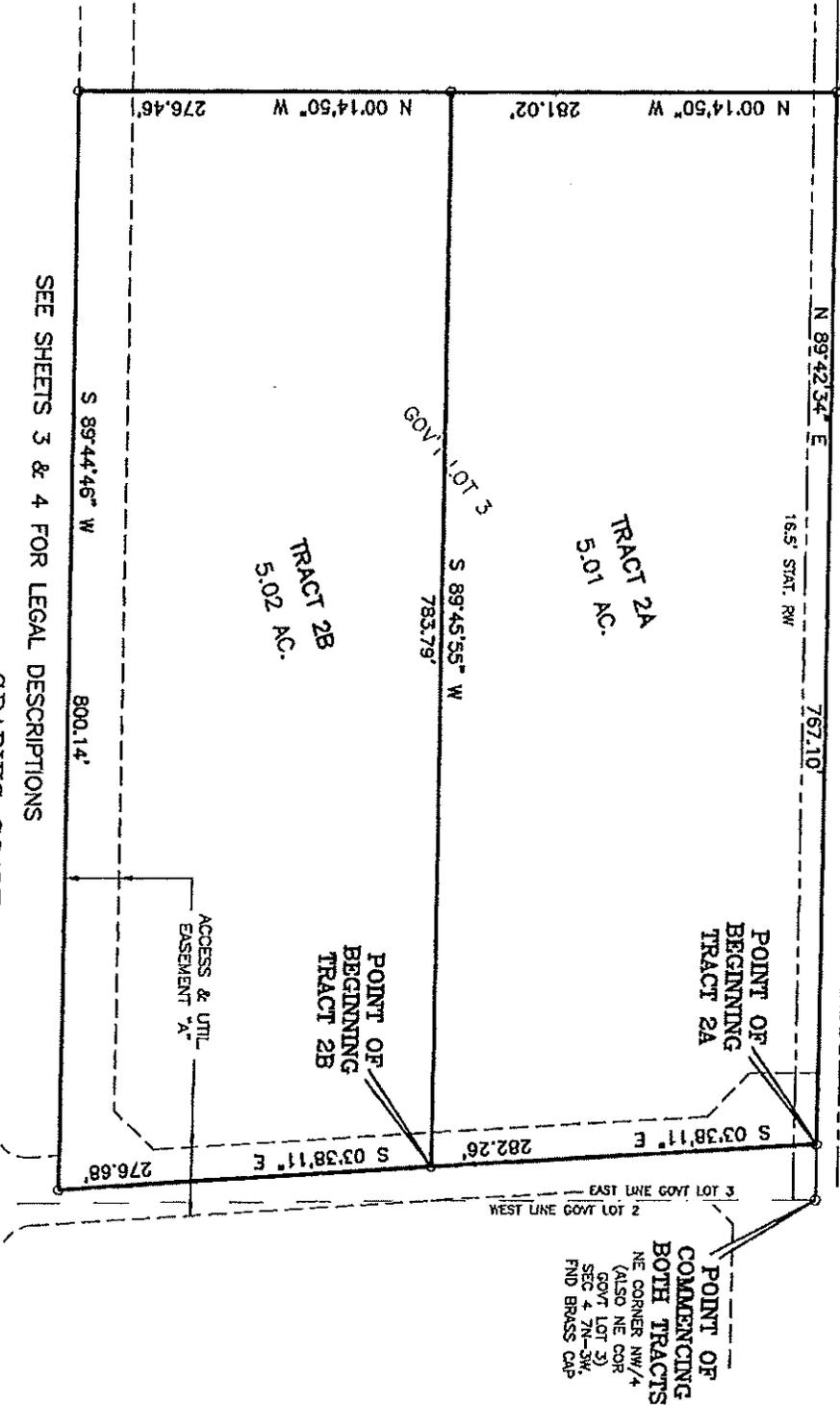
NW CORNER NW/4
SEC 4 7N-3W
FND 3/4 BAR



Anthony B. Cole
ANTHONY B. COLE PLS 1445

DATE
04/28/25

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) 604-4827
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.

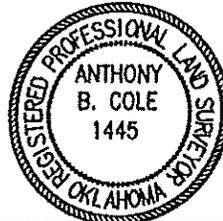
Together with an access and utility easement as shown on Exhibit "A."

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
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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:

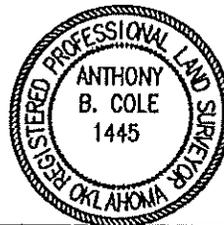
Basis of Bearing is the Oklahoma State Plane coordinate system (NAD 83), South Zone, with the North line of the NE/4 of said Section 4 bearing N 89°43'26" E;

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) 879-0800 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

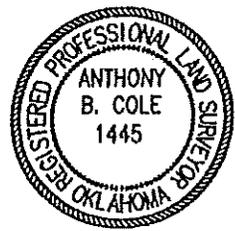
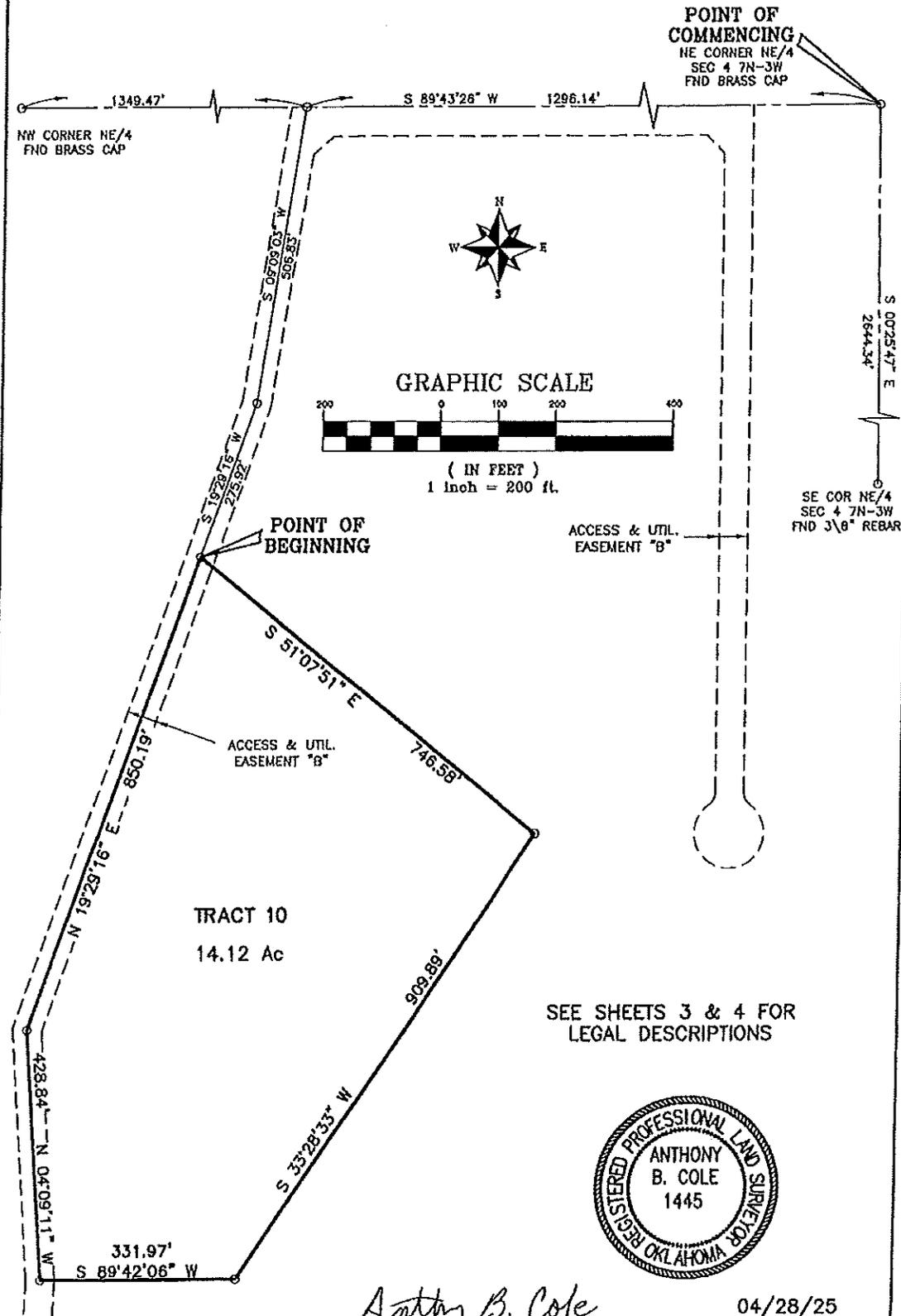
Building Inspector

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

Town Clerk

#9
Parcel
4400 41148

TRACT AS RECORDED



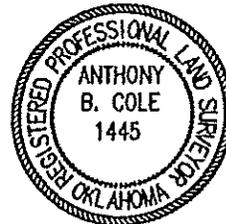
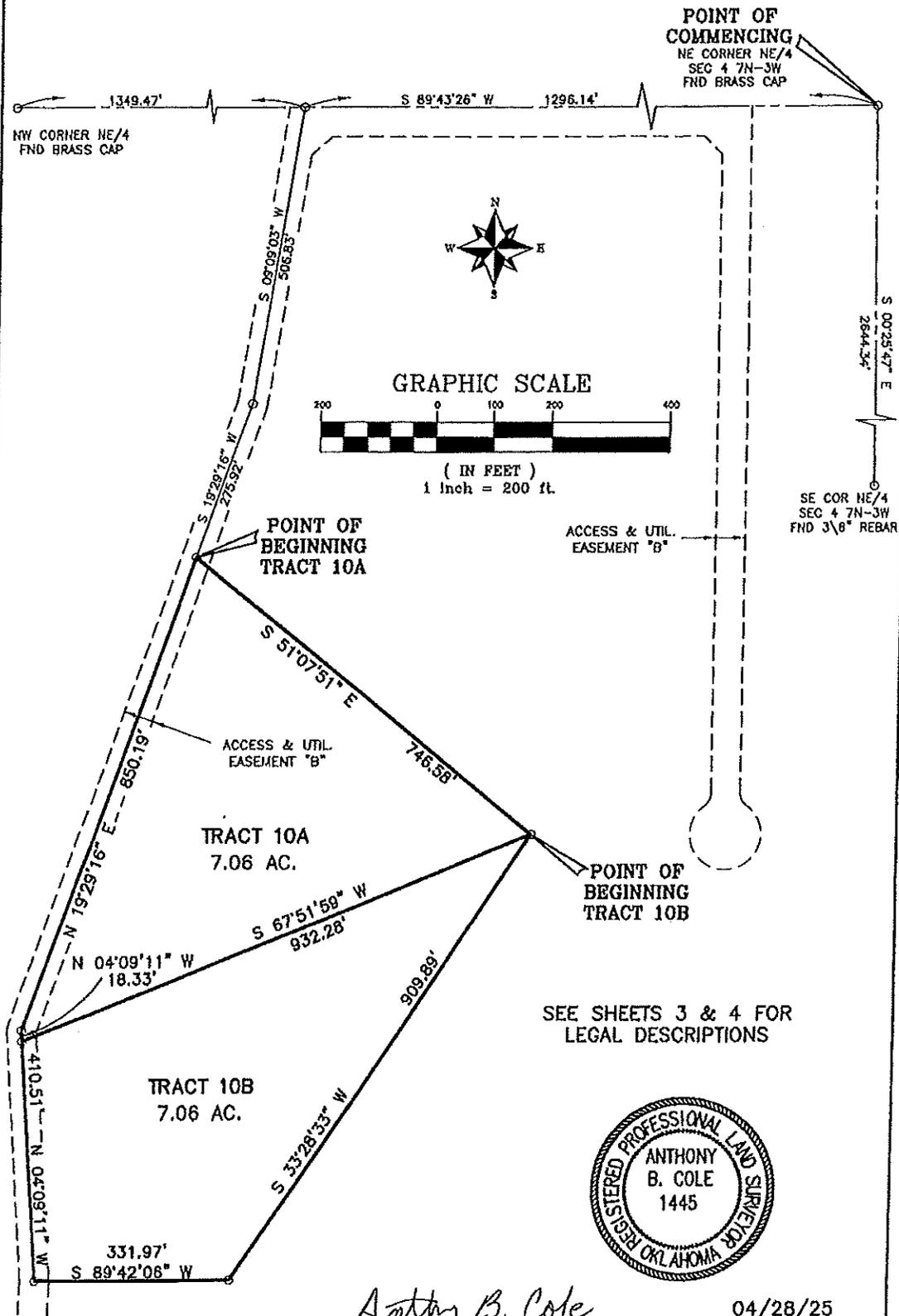
Anthony B. Cole 04/28/25
 ANTHONY B. COLE PLS 1445 DATE

PINNACLE
 CONSULTING MANAGEMENT GROUP, INC
 4518 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) 879-0600 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'
Checked 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.

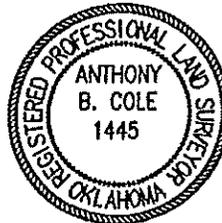
Together with an access and utility easement as shown in Exhibit "B".

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. 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. <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn By: ABC</td> <td>Scale: 1" = 200'</td> </tr> <tr> <td>Checked By:</td> <td>Date: 04/28/25</td> </tr> <tr> <td>Project No: 4-9-763</td> <td>Sheet 4 of 4</td> </tr> </table>	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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