

CANYON CREEK SUBDIVISION



BASIS OF BEARINGS
 STATE PLANE COORDINATES
 OKLAHOMA NORTH ZONE
 NAD 83 (2011)
 LAT. N. 35°42'34.822"
 LONG. W. 96°37'22.687"
 CONVERGENCE ANGLE:
 N 00°46'54" W
 COMBINED SCALE FACTOR:
 1.000051043
 DISTANCES ARE
 GROUND DISTANCES

0' 300' 600'
 SCALE: 1"=300'

GENERAL NOTES

1. NO SEARCH OF PUBLIC RECORDS HAD BEEN COMPLETED BY KEEN SURVEYING, LLC TO DETERMINE ANY DEFECTS AND/OR AMBIGUITIES IN THE TITLE OF THE PARENT PARCEL
2. THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHT OF WAYS SHOWN HERE OR NOT

BOUNDARY NOTES:

1. LOT LINE DISTANCES ARE TO THE CENTERLINE OF THE EASEMENT
2. CORNERS SET ON THE INTERSECTION OF LOT LINES AND 40' EASEMENT LINE.
3. CORNERS ARE SET ON THE SOUTH RIGHT OF WAY LINE ALONG EAST 0900 ROAD.
4. CORNERS ARE SET ON THE SECTION LINES ON THE EAST AND WEST LINES

SURVEYORS CERTIFICATE

I, BRIAN KEEN, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1872 IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED PLAT OF CANYON CREEK, BEING A SUBDIVISION IN LINCOLN COUNTY, OKLAHOMA, REPRESENTS A TRUE AND CORRECT SURVEY THEREOF MADE UNDER MY SUPERVISION ON THE 15TH DAY OF MAY, 2024 AND THAT ALL MONUMENTS SHOWN HERON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. I ALSO CERTIFY THAT THE SURVEY AND PLAT THEREOF MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

BRIAN KEEN, OKLAHOMA LICENSED PROFESSIONAL LAND SURVEYOR NO. 1872

STATE OF ARKANSAS)
 COUNTY OF FULTON)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF ____ 2024, PERSONALLY APPEARED, BRIAN KEEN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SIGNED THE NAME OF THE MAKER THEREOF TO THE WITHIN AND FOREGOING INSTRUMENT AS ITS OWNER AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

OWNER'S CERTIFICATE AND DEDICATION

I, SCOTT WIGGINTON, PRESIDENT, CLASSIC COUNTRY LAND, LLC, - CANYON CREEK, DO HEREBY CERTIFY THAT I AM THE OWNER OF LEGAL TITLE AND THE ONLY PERSON, FIRM OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED MAP OR PLAT AND DO FURTHER CERTIFY THAT:

1. AS OWNER OF TITLE TO SAID LAND WHICH IS SHOWN ON THE ANNEXED MAP OR PLAT OF CANYON CREEK, BEING A SUBDIVISION IN THE SECTION 12, TOWNSHIP 14 NORTH, RANGE 6 EAST, INDIAN MERIDIAN, LINCOLN COUNTY, OKLAHOMA, DO HEREBY RESERVE THE AREAS LABELED AS ROADS (40 FEET ROADWAY AND UTILITY RIGHT-OF-WAY) FOR THE PURPOSES OF LOCATING, CONSTRUCTING, ERECTING, MAINTAINING, CONDUCTING AND PERFORMING ANY PUBLIC OR QUASI-PUBLIC ROADWAY AND UTILITY OR ROADWAY AND UTILITY FUNCTION OR SERVICE ABOVE OR BENEATH THE SURFACE OF THE GROUND, WITH RIGHTS OF INGRESS AND EGRESS AT ANY TIME FOR THE PURPOSE OF INSTALLATION, REPAIR, MAINTENANCE, OPERATION AND REMOVAL OF ANY PUBLIC OR QUASI-PUBLIC ROADWAY OR UTILITY.
2. SAID PROPERTY COVERED BY SAID MAP OR PLAT AND DEDICATION IS SUBJECT TO CERTAIN RESTRICTIONS, RESERVATIONS AND COVENANTS CONTAINED IN A SEPARATE INSTRUMENT, WHICH WILL BE FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF LINCOLN COUNTY, OKLAHOMA, SUBSEQUENT TO THE FILING OF THE PLAT.

WITNESSED MY HAND ON THIS ____ DAY OF ____ 2024
 BY SCOTT WIGGINTON, CLASSIC COUNTRY LAND, LLC

SCOTT WIGGINTON, PRESIDENT

STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF ____ 2024, PERSONALLY APPEARED, SCOTT WIGGINTON, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SIGNED THE NAME OF THE MAKER THEREOF TO THE WITHIN AND FOREGOING INSTRUMENT AS ITS OWNER, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES THE ____ DAY OF ____ 2024

NOTARY PUBLIC

LINCOLN COUNTY COMMISSIONERS CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF CANYON CREEK, BEING A SUBDIVISION CERTIFICATE ON THE SAME WERE PRESENTED TO THE COUNTY COMMISSIONERS OF LINCOLN COUNTY, OKLAHOMA FOR APPROVAL. THAT SAID PLAT, OWNERS CERTIFICATE AND SURVEYORS CERTIFICATE BEING FOUND TO CONFORM TO THE PLATTING REQUIREMENTS IN ALL RESPECTS, ARE IN ALL THINGS APPROVED ON THIS ____ DAY OF ____ 2024

- ROADS WILL BE MAINTAINED BY THE COUNTY
- ROADS WILL NOT BE MAINTAINED BY THE COUNTY.
- PROVIDED HOWEVER THAT THE COUNTY MAY AGREE TO MAINTAIN THE ROADS AT SOME FUTURE DATE

DISTRICT 1 COMMISSIONER

DISTRICT 2 COMMISSIONER

DISTRICT 3 COMMISSIONER

DEPARTMENT OF ENVIRONMENTAL QUALITY

THE ____ OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF (INDIVIDUAL) WATER SYSTEMS AND (ON-SITE) SEWER SYSTEMS ON THE

____ DAY OF ____ 2024

ENVIRONMENTAL PROGRAM SPECIALIST

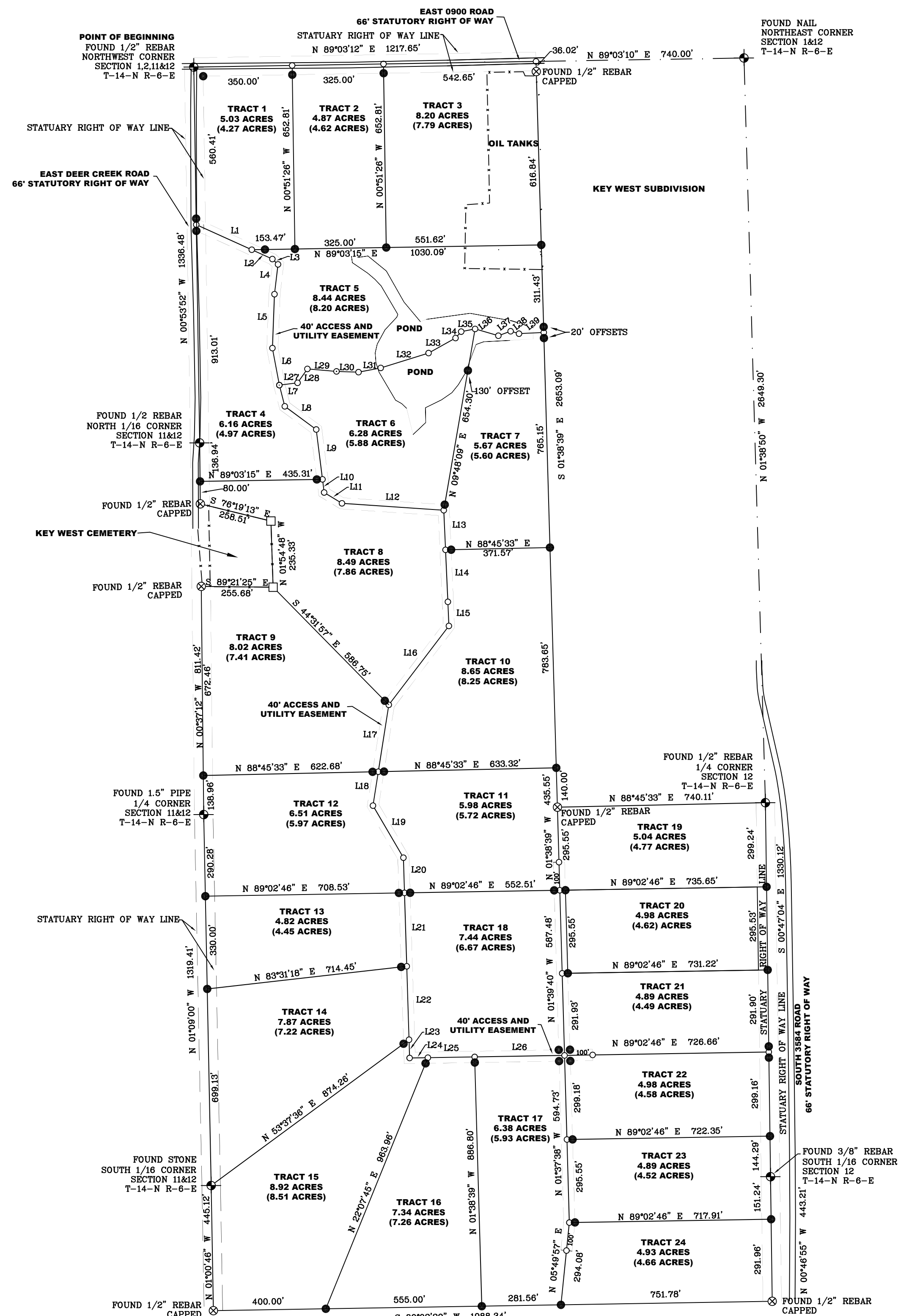
____ OFFICE
 OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

LINCOLN COUNTY TREASURERS CERTIFICATE

I, ____ DO HEREBY CERTIFY THAT I AM THE DULY ELECTED AND QUALIFIED AND ACTING COUNTY TREASURER OF LINCOLN COUNTY, STATE OF OKLAHOMA. THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES ARE PAID FOR THE TAX YEAR 2024 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF CANYON CREEK, BEING A SUBDIVISION IN LINCOLN COUNTY, OKLAHOMA. THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEAR'S TAXES.

WITNESS MY HAND ON THIS ____ DAY OF ____ 2024

COUNTY TREASURER

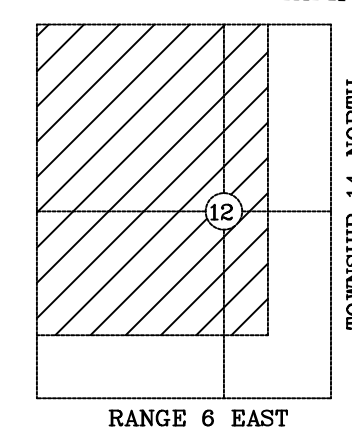


RECORDING INFORMATION

LEGEND

- SET 1/2" REBAR WITH PLASTIC ID CAP #1872
- FOUND AS NOTED
- ⊗ COMPUTED CORNER
- FENCE CORNER
- TRACT BOUNDARY LINE
- - - TIE LINE
- - - FENCE LINE
- - - 66' STATUTORY RIGHT OF WAY LINE
- - - EASEMENT LINE
- XXX ACRES = GROSS ACREAGE
- (XXX ACRES) = NET ACREAGE

LOCATION MAP



LINE	BEARING	DISTANCE
L1	S 65°42'30" E	216.67'
L2	S 65°42'30" E	80.47'
L3	S 46°28'56" E	27.66'
L4	S 06°45'44" W	106.71'
L5	S 02°12'01" W	191.86'
L6	S 10°37'42" E	134.00'
L7	S 14°23'01" E	77.76'
L8	S 53°36'49" E	138.93'
L9	S 07°09'19" E	178.71'
L10	S 07°09'19" E	47.10'
L11	S 58°42'06" E	74.22'
L12	S 86°07'52" E	362.95'
L13	S 02°34'39" E	140.96'
L14	S 02°34'39" E	185.08'
L15	S 02°24'54" E	85.83'
L16	S 37°18'36" W	352.72'
L17	S 08°55'34" W	240.72'
L18	S 08°55'34" W	122.13'
L19	S 30°19'43" E	214.49'
L20	S 01°46'18" E	125.12'
L21	S 01°46'18" E	261.25'
L22	S 01°46'18" E	261.25'
L23	S 01°46'18" E	65.00'
L24	N 89°02'46" E	65.00'
L25	N 89°02'46" E	166.38'
L26	N 89°02'46" E	319.82'
L27	N 82°46'15" E	65.29'
L28	N 35°16'26" E	60.55'
L29	S 85°06'18" E	103.91'
L30	S 88°06'30" E	78.43'
L31	N 79°14'14" E	80.26'
L32	N 72°45'00" E	178.29'
L33	N 60°54'31" E	109.83'
L34	N 41°17'45" E	30.42'
L35	N 78°59'36" E	50.33'
L36	S 73°43'40" E	86.27'
L37	N 70°02'59" E	46.37'
L38	S 73°47'40" E	31.11'
L39	N 87°10'53" E	88.30'

SURVEY DESCRIPTION

PART OF SECTION 12, TOWNSHIP 14 NORTH, RANGE 6 EAST INDIAN MERIDIAN, LINCOLN COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE NORTH 89°03'12" EAST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1217.65 FEET TO THE NORTHWEST CORNER OF KEY WEST SUBDIVISION; THENCE SOUTH 01°38'39" EAST, ALONG THE WEST LINE OF SAID KEY WEST SUBDIVISION, A DISTANCE OF 2863.09 FEET TO THE SOUTHWEST CORNER OF SAID KEY WEST SUBDIVISION; THENCE NORTH 88°45'33" EAST, ALONG THE SOUTH LINE OF SAID KEY WEST SUBDIVISION, A DISTANCE OF 740.11 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 00°47'04" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 1330.12 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 12; THENCE SOUTH 00°46'55" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 443.21 FEET; THENCE SOUTH 89°02'28" WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1988.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 01°00'46" WEST, ALONG SAID WEST LINE, A DISTANCE OF 445.12 FEET TO THE SOUTH 1/16 CORNER OF SAID SECTION 12; THENCE NORTH 01°09'00" WEST, ALONG SAID WEST LINE A DISTANCE OF 1319.41 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 12; THENCE NORTH 00°37'12" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 811.42 FEET TO THE SOUTHWEST CORNER OF KEY WEST CEMETERY; THENCE SOUTH 89°21'25" EAST, A DISTANCE OF 255.68 FEET TO THE SOUTHWEST CORNER OF SAID CEMETERY; THENCE NORTH 01°54'48" WEST, A DISTANCE OF 235.33 FEET TO THE NORTHEAST CORNER OF SAID CEMETERY; THENCE NORTH 76°19'13" WEST, A DISTANCE OF 258.51 FEET TO THE NORTHWEST CORNER OF SAID CEMETERY AND A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00°36'25" WEST, ALONG SAID WEST LINE, A DISTANCE OF 216.94 FEET TO THE NORTH 1/16; THENCE NORTH 00°53'52" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1336.48 FEET TO THE POINT OF BEGINNING, CONTAINING 154.78 ACRES, MORE OR LESS.

DESCRIPTION PREPARED BY BRIAN KEEN, PLS 1872, ON 5/16/24

MAP PREPARED FOR:
 CLASSIC COUNTRY LAND LLC
 OKLAHOMA COA #6967

KEEN SURVEYING, LLC
 203 SOUTH MAIN STREET P.O. BOX 254
 S.ALEM., ARKANSAS 72576
 TEL (970) 895-3600 FAX (970) 895-3614
 EMAIL: BRIAN@KEENSURVEYING.COM
 WWW: KEENSURVEYING.COM

DATE: 10/7/24
 SCALE: 1"=300'
 DRAWN BY: B.KEEN
 CHECKED BY: B.KEEN
 JOB #1769.106CC