

PRAIRIE GROVE SUBDIVISION

SURVEYORS CERTIFICATE

I, BRIAN KEEN, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1872 IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED PLAT OF PRAIRIE GROVE, BEING A SUBDIVISION IN OKFUSKEE COUNTY, OKLAHOMA, REPRESENTS A TRUE AND CORRECT SURVEY THEREOF MADE UNDER MY SUPERVISION ON THE 11TH DAY OF APRIL, 2024 AND THAT ALL MONUMENTS SHOWN HEREON 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. MY COMMISSION EXPIRES THE DAY OF 2024.

NOTARY PUBLIC

BOUNDARY NOTES:
1. LOT LINE DISTANCES ARE TO THE CENTERLINE OF THE EASEMENT

2. CORNERS SET ON THE INTERSECTION OF LOT LINES AND EASEMENT LINE UNLESS NOTED

COMPUTED CORNER CENTER WEST 1/16 CORNER SECTIONS 19 & 30 T-10-N-R-09-E

SURVEY DESCRIPTION

THE SOUTHWEST QUARTER, SECTION 19, TOWNSHIP 10 NORTH, RANGE 9 EAST INDIAN MERIDIAN, OKFUSKEE COUNTY, OKLAHOMA CONTAINING 158.58 ACRES MORE OR LESS

PREPARED BY BRIAN KEEN, #1872 12/7/23

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

OWNER'S CERTIFICATE AND DEDICATION

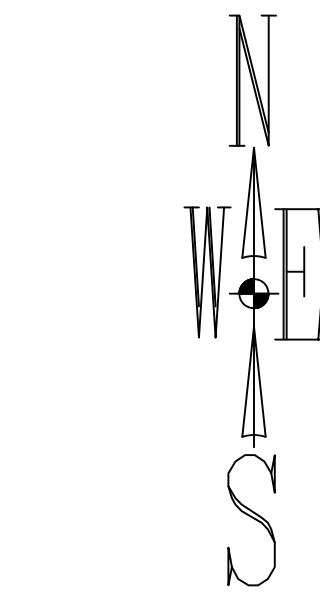
- 1. SCOTT WIGGINTON, PRESIDENT, CLASSIC COUNTRY LAND LLC, - PRAIRIE GROVE, DO HEREBY CERTIFY THAT I AM THE OWNER OF LEGAL TITLE AND THE ONLY PERSON, FIRM OR CORPORATION HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED MAP OR PLAT AND DO FURTHER CERTIFY THAT:
1. AS OWNER OF TITLE TO SAID LAND WHICH IS SHOWN ON THE ANNEXED MAP OR PLAT OF PRAIRIE GROVE, BEING A SUBDIVISION IN THE SECTION 19, TOWNSHIP 10 NORTH, RANGE 9 EAST, INDIAN MERIDIAN, OKFUSKEE 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 OKFUSKEE 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

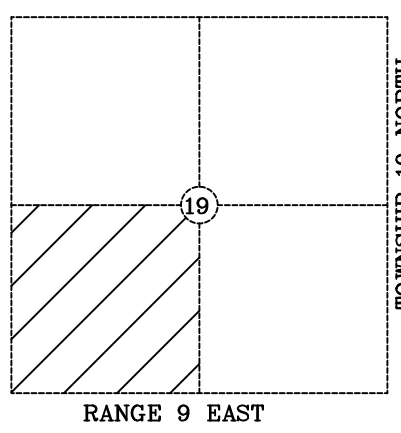
RECORDING INFORMATION



0' 200' 400'
SCALE: 1"=200'

BASIS OF BEARINGS
STATE PLANE COORDINATES
OKLAHOMA NORTH ZONE
NAD 83 (2011)
LAT: N 35°20'01.246"
LON: W -96°23'17.973"
CONVERGENCE ANGLE:
N 00°57'04" W
COMBINED SCALE FACTOR:
1.00000798364668
DISTANCES ARE
GROUND DISTANCES

LOCATION MAP



FOUND 1/2" REBAR WITH CAP #6942 1/4 CORNER SECTIONS 19 & 20 T-10-N-R-09-E

FOUND 3" METAL FENCE CORNER CENTER 1/4 CORNER SECTIONS 19 T-10-N-R-09-E

FOUND 1/2" REBAR WITH CAP 1/4 CORNER SECTIONS 19 & 20 T-10-N-R-09-E

NOT TO SCALE N 89°16'25" E 2665.54'

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains data for curves C1 through C10.

Table with columns: LINE, BEARING, DISTANCE. Contains data for lines L1 through L23.

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

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

OKFUSKEE COUNTY TREASURERS CERTIFICATE

I, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED AND QUALIFIED AND ACTING COUNTY TREASURER OF OKFUSKEE 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 PRAIRIE GROVE, BEING A SUBDIVISION IN OKFUSKEE 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

OKFUSKEE COUNTY COMMISSIONERS CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF PRAIRIE GROVE, BEING A SUBDIVISION IN OKFUSKEE COUNTY, OKLAHOMA; TOGETHER WITH THE OWNERS CERTIFICATE AND THE SURVEYORS CERTIFICATE ON THE SAME WERE PRESENTED TO THE COUNTY COMMISSIONERS OF OKFUSKEE 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

LEGEND

- SET OR FOUND 1/2" REBAR WITH PLASTIC ID CAP #1872
FOUND AS NOTED
COMPUTED CORNER
TRACT BOUNDARY LINE
THE LINE
FENCE LINE
EASEMENT LINE
24.75' STATUTORY RIGHT OF WAY LINE
(EASEMENT LINE)

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

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 234
SALEM, ARKANSAS 72576
TEL (870) 895-3600 FAX (870) 895-3614
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 4/11/24
SCALE: 1" = 200'
DRAWN BY: D.JONES
CHECKED BY: B.KEEN
JOB #1769.104