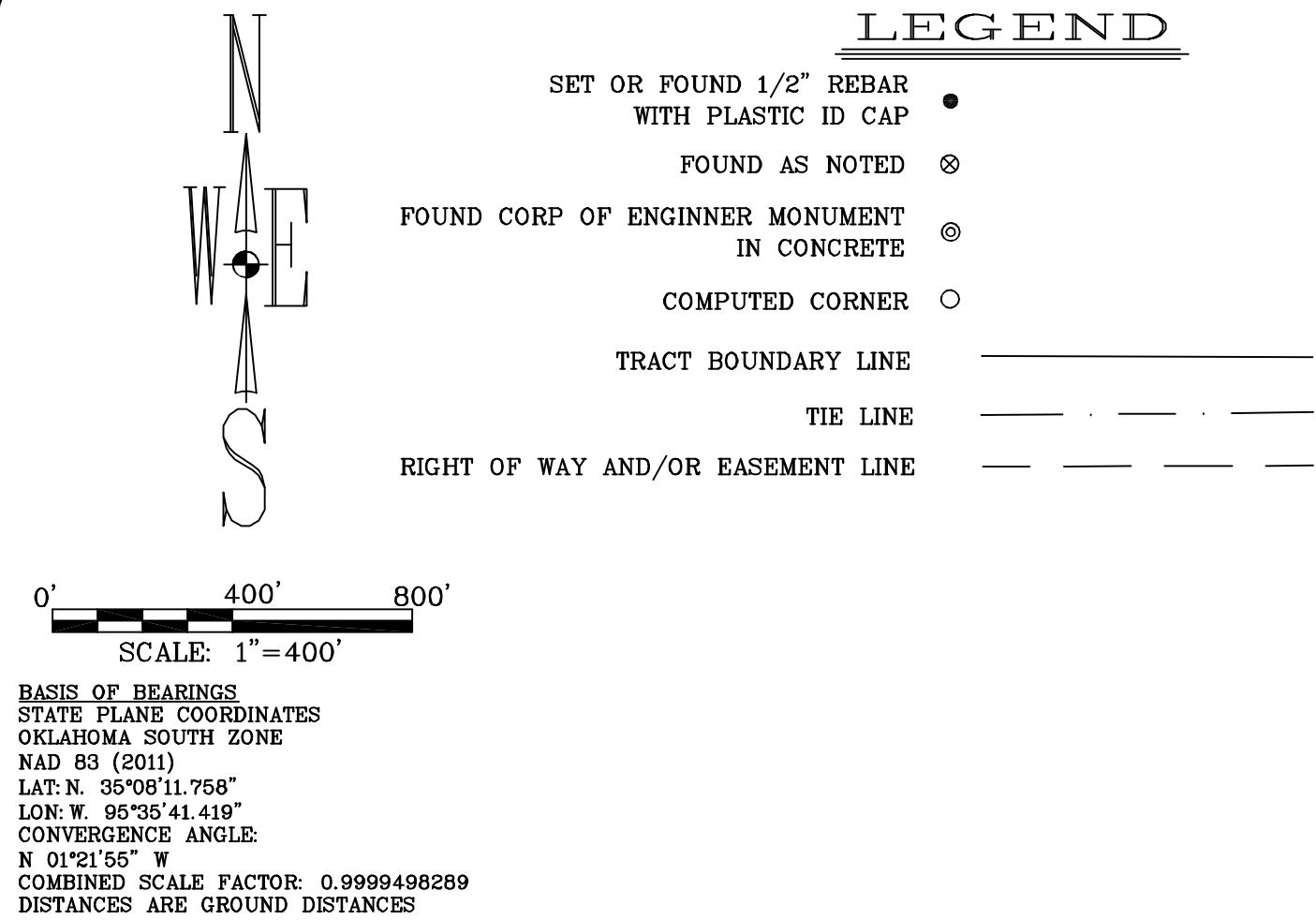
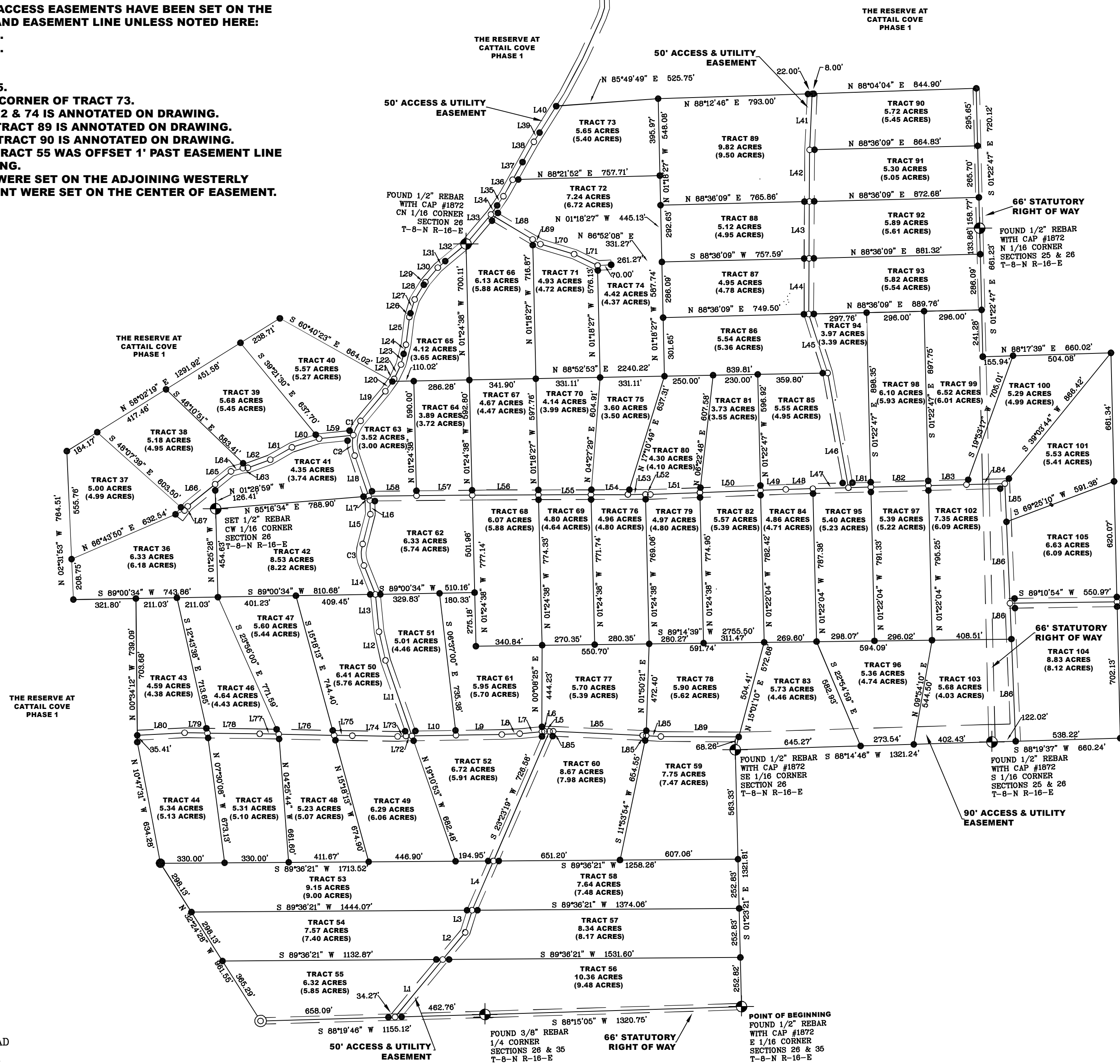




NOTE: ALL CORNERS ALONG THE ACCESS EASEMENTS HAVE BEEN SET ON THE INTERSECTION OF THE LOT LINE AND EASEMENT LINE UNLESS NOTED HERE:

- CORNER TO TRACTS 101 & 105.
- CORNER TO TRACTS 102 & 103.
- CORNER TO TRACTS 78 & 79.
- CORNER TO TRACTS 43 & 44.
- CORNER TO TRACTS 40,63 & 65.
- CORNER TO THE NORTHWEST CORNER OF TRACT 73.
- OFFSET CORNER TO TRACTS 72 & 74 IS ANNOTATED ON DRAWING.
- THE NORTHEAST OFFSET OF TRACT 89 IS ANNOTATED ON DRAWING.
- THE NORTHWEST OFFSET OF TRACT 90 IS ANNOTATED ON DRAWING.
- THE SOUTHEAST OFFSET OF TRACT 55 WAS OFFSET 1' PAST EASEMENT LINE AND IS ANNOTATED ON DRAWING.
- ALL PHASE 1 CORNERS THAT WERE SET ON THE ADJOINING WESTERLY ACCESS AND UTILITY EASEMENT WERE SET ON THE CENTER OF EASEMENT.



GENERAL NOTES

- 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
- THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHT OF WAYS SHOWN HERE OR NOT
- BROKE DOWN SECTION PREVIOUSLY ON BOUNDARY SURVEY.

THE RESERVE AT CATTAIL COVE SUBDIVISION
PHASE TWO
70 LOTS
408.52 ACRES

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 2025

ENVIRONMENTAL PROGRAM SPECIALIST

OFFICE
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

PITTSBURG COUNTY COMMISSIONERS CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF THE RESERVES AT CATTAIL COVE PHASE 2, BEING A SUBDIVISION IN PITTSBURG COUNTY, OKLAHOMA, TOGETHER WITH THE OWNERS CERTIFICATE AND THE SURVEYORS CERTIFICATE ON THE SAME WERE PRESENTED TO THE COUNTY COMMISSIONERS OF PITTSBURG 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 2025

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

PITTSBURG COUNTY TREASURERS CERTIFICATE

I, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED AND QUALIFIED AND ACTING COUNTY TREASURER OF PITTSBURG COUNTY, STATE OF OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES ARE PAID FOR THE TAX YEAR 2025 AND PRIOR YEARS ON THE LAND AND THE ANNEXED PLAT OF THE RESERVE AT CATTAIL COVE PHASE 2, BEING A SUBDIVISION IN PITTSBURG 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 2025

COUNTY TREASURER

SURVEYORS CERTIFICATE

I, BRIAN KEEN, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1872 IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED PLAT OF THE RESERVES AT CATTAIL COVE PHASE 2, BEING A SUBDIVISION IN PITTSBURG COUNTY, OKLAHOMA, REPRESENTS A TRUE AND CORRECT SURVEY THEREOF MADE UNDER MY SUPERVISION ON THE 9TH DAY OF SEPTEMBER, 2025 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 2025, 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

NOTARY PUBLIC

OWNER'S CERTIFICATE AND DEDICATION

I, SCOTT WIGGINTON, PRESIDENT, CLASSIC COUNTRY LAND, LLC, THE RESERVES AT CATTAIL COVE PHASE 2, 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:

- AS OWNER OF TITLE TO SAID LAND, WHICH IS SHOWN ON THE ANNEXED MAP OR PLAT OF THE RESERVES AT CATTAIL COVE PHASE 2, BEING A SUBDIVISION IN THE SECTIONS 25 & 26, TOWNSHIP 8 NORTH, RANGE 18 EAST, INDIAN MERIDIAN, PITTSBURG COUNTY, OKLAHOMA, DO HEREBY RESERVE THE AREAS LABELED AS ROADS (50 OR 90 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.
- SAT 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 PITTSBURG COUNTY, OKLAHOMA, SUBSEQUENT TO THE FILING OF THE PLAT.

WITNESSED MY HAND ON THIS DAY OF 2025

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 2025, 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

NOTARY PUBLIC

SURVEY DESCRIPTION

Part of the South Half of the Northwest Quarter, part of the West Half of the Southwest Quarter, the East Half of the Southwest Quarter, the West Half of the Southeast Quarter, the Northeast Quarter of the Southeast Quarter, the South Half of the Northeast Quarter, part of the North Half of the Northeast Quarter in Section 26, and the Southwest Quarter of the Southwest Quarter of the Northwest Quarter and part of the Northwest Quarter of the Southwest Quarter in Section 25, all being in Township 8 North, Range 16 East, Indian Meridian, Pittsburg County, Oklahoma, more particularly described as follows:

Beginning at the Southeast corner of the Southwest Quarter of the Southeast Quarter in Section 26, thence South 88°15'05" West, along the South line of said Southwest Quarter of the Southeast Quarter, a distance of 1320.75 feet to the Southeast corner of the Southeast Quarter of the Southwest Quarter; thence South 88°19'46" West, along the South line of said Southeast Quarter of the Southwest Quarter, a distance of 1155.12 feet to the Corps of Engineers line; thence North 32°24'28" West, leaving said South line and along said Corps of Engineers line, a distance of 961.55 feet, thence North 10°47'31" West, leaving said Corps of Engineers line, a distance of 634.28 feet; thence North 00°34'12" West, a distance of 739.09 feet; thence South 89°00'34" West, a distance of 321.60 feet; thence North 02°31'53" West, a distance of 764.51 feet; thence North 58°02'19" East, a distance of 1291.92 feet; thence South 60°40'23" East, a distance of 664.02 feet; to a point in the centerline of an existing 50 Foot-wide Access and Utility Easement; thence along said centerline the following calls: thence North 35°34'17" East, a distance of 16.09 feet; thence North 25°18'12" East, a distance of 82.06 feet; thence North 14°16'44" East, a distance of 105.34 feet; thence North 06°53'56" East, a distance of 143.47 feet; thence North 16°43'02" East, a distance of 94.26 feet; thence North 31°51'14" East, a distance of 105.38 feet; thence North 40°33'19" East, a distance of 97.86 feet; thence North 49°59'19" East, a distance of 189.38 feet; thence North 40°15'15" East, a distance of 198.91 feet; thence North 34°23'28" East, a distance of 113.53 feet; thence North 29°09'35" East, a distance of 320.88 feet; thence North 32°04'14" East, a distance of 216.96 feet; thence North 85°49'49" East, leaving said centerline, a distance of 525.75 feet; thence North 89°17'39" East, a distance of 660.02 feet; thence North 88°04'04" East, leaving said centerline, a distance of 844.90 feet to a point on the East line of the Northeast Quarter of the Northeast Quarter in Section 26; thence South 01°22'47" East, along said East line, a distance of 720.12 feet to the Northeast corner of the Southeast Quarter of the Northeast Quarter; thence South 01°22'47" East, along the East line of said Southeast Quarter of the Northeast Quarter, a distance of 661.23 feet; thence North 89°17'39" East, leaving said East line, a distance of 660.02 feet; thence South 01°22'41" East, a distance of 1903.54 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter in Section 25; thence South 89°19'37" West, along said South line, a distance of 660.24 feet to the Southeast corner of the Northeast Quarter of the Southeast Quarter in Section 26; thence South 88°14'48" West, along the South line of said Northeast Quarter of the Southeast Quarter, a distance of 1321.24 feet to the Northeast corner of the Southwest Quarter of the Southeast Quarter; thence South 01°22'21" East, along the East line of said Southwest Quarter of the Southeast Quarter, a distance of 1321.51 feet to the Point of Beginning. Containing 408.52 Acres, more or less.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00	52.89	52.89	N 27°12'20" E	174.00
C2	175.00	77.21	76.58	N 03°55'02" W	25°16'43"
C3	150.00	83.72	82.64	S 03°16'41" E	31°58'42"

RECORDING INFORMATION

MAP PREPARED FOR:
CLASSIC COUNTRY LAND
BOUNDARY SURVEY
OKLAHOMA COA #6967

KEEN SURVEYING, LLC
209 SOUTH MAIN STREET P.O. BOX 234
SALEM, ARKANSAS 72457
TEL (870) 895-3600 FAX (870) 895-3614
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 09/17/2025
SCALE: 1"= 400'
DRAWN BY: B.KEVER
CHECKED BY: B.KEEN
JOB #1769.105PH2