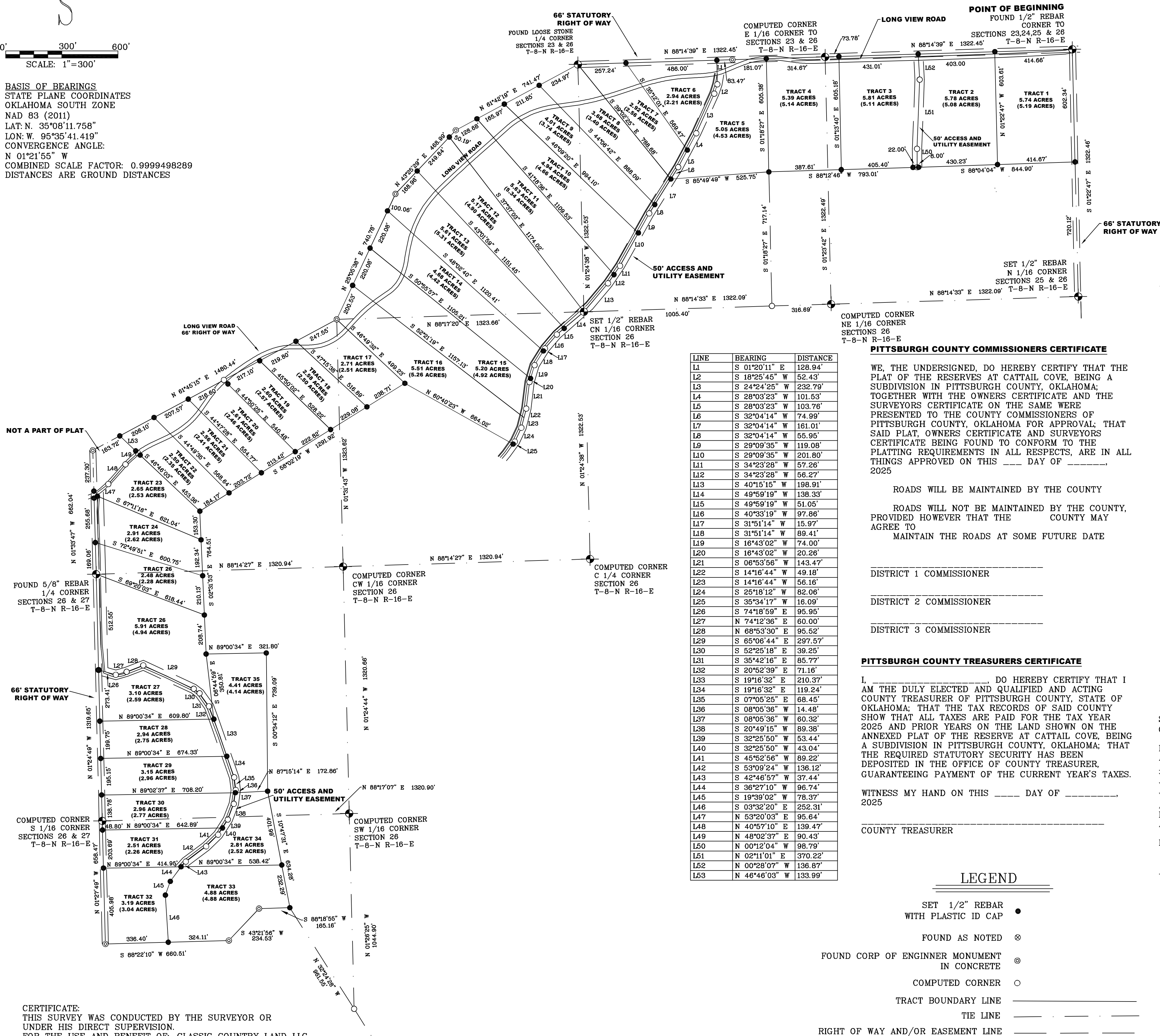


BASIS OF BEARINGS
STATE PLANE COORDINATES
OKLAHOMA SOUTH ZONE
NAD 83 (2011)
LAT-N. 35°08'11.758"
LON-W. 95°35'41.419"
CONVERGENCE ANGLE:
N 01°21'55" W
COMBINED SCALE FACTOR: 0.9999498289
DISTANCES ARE GROUND DISTANCES

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
3. BROKE DOWN SECTION PREVIOUSLY ON BOUNDARY SURVEY.

THE RESERVE AT CATTAIL COVE SUBDIVISION



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, BEING A SUBDIVISION IN PITTSBURGH COUNTY, OKLAHOMA, REPRESENTS A TRUE AND CORRECT SURVEY THEREOF MADE UNDER MY SUPERVISION ON THE 11TH DAY OF MAY, 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 ____, 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, BEING A SUBDIVISION IN PITTSBURGH COUNTY, OKLAHOMA; TOGETHER WITH THE OWNERS CERTIFICATE AND THE SURVEYORS CERTIFICATE ON THE SAME WERE PRESENTED TO THE COUNTY COMMISSIONERS OF PITTSBURGH COUNTY, OKLAHOMA FOR APPROVAL; THAT SAID PLAT, OWNERS CERTIFICATE AND SURVEYORS CERTIFICATE BEING POUND 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

PITTSBURGH COUNTY TREASURERS CERTIFICATE

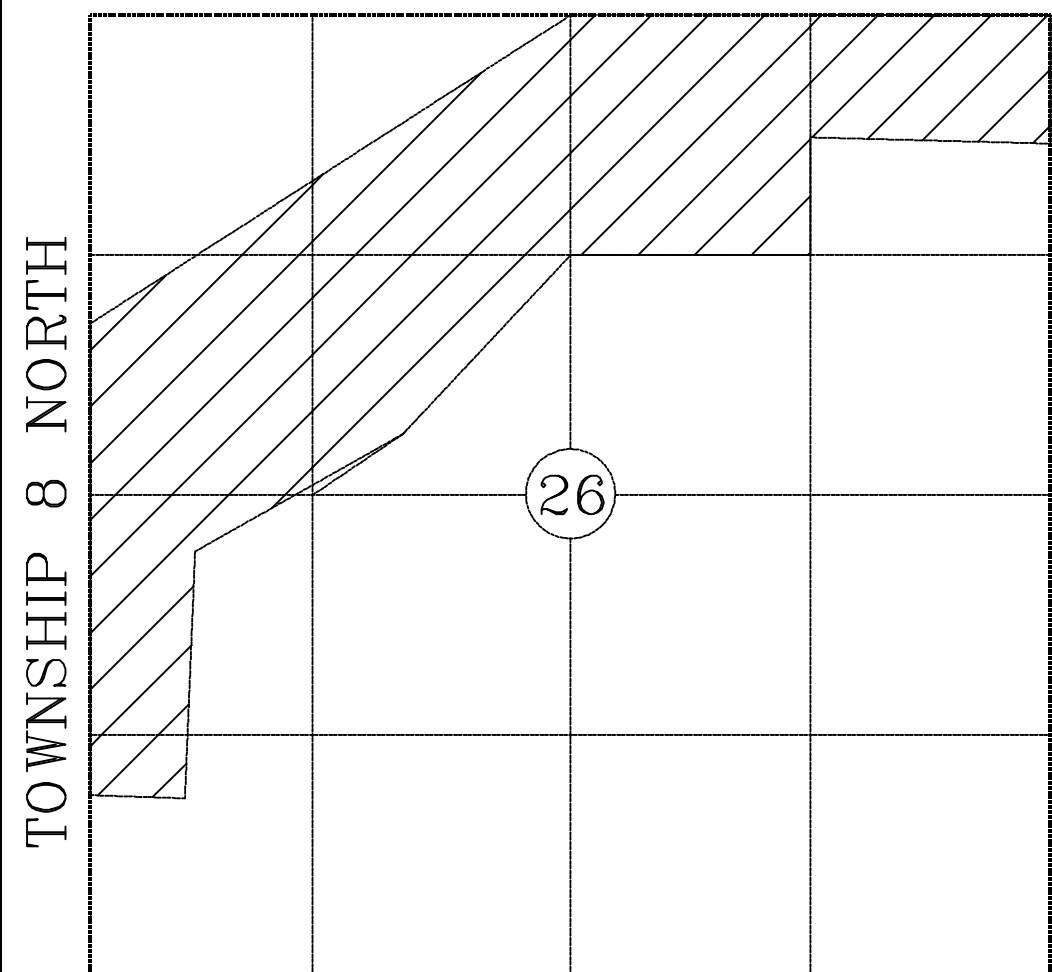
I, _____ DO HEREBY CERTIFY THAT I AM THE DULY ELECTED AND QUALIFIED AND ACTING COUNTY TREASURER OF PITTSBURGH COUNTY, STATE OF OKLAHOMA; THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES ARE PAID FOR THE TAX YEAR 2025 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF THE RESERVE AT CATTAIL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

LEGEND

- SET 1/2" REBAR WITH PLASTIC ID CAP
- FOUND AS NOTED
- FOUND CORP OF ENGINEER MONUMENT IN CONCRETE
- COMPUTED CORNER
- TRACT BOUNDARY LINE
- TIE LINE
- RIGHT OF WAY AND/OR EASEMENT LINE



TOWNSHIP 8 NORTH
RANGE 16 EAST
LOCATION MAP

Survey Description

Part of the Southwest Quarter of the Southwest Quarter, part of the Northwest Quarter of the Southwest Quarter, part of the Southwest Quarter of the Northwest Quarter, part of the Southeast Quarter of the Northwest Quarter, part of the Northeast Quarter of the Northwest Quarter, The Northwest Quarter of the Northeast Quarter, and the Northeast Quarter of the Northeast Quarter, all being in Section 26, Township 8 North, Range 16 East I.M., Pittsburg County, Oklahoma, more particularly described as follows;

Beginning at the Northeast Corner of the Northeast Quarter of the Northeast Quarter of Section 26; thence South 01°22'47" East, along the East line of said Northeast Quarter of the Northeast Quarter, a distance of 602.34 feet; thence South 88°04'04" West, leaving said East line, a distance of 844.90 feet; thence South 88°12'46" West, a distance of 793.01 feet; thence South 65°49'49" West, a distance of 525.75 feet; thence South 32°04'14" West, a distance of 216.96; thence South 29°09'35" West, a distance of 320.88 feet; thence South 34°23'28" West, a distance of 113.53 feet; thence South 40°15'15" West, a distance of 198.91 feet to the Northeast Corner of the Southeast Quarter of the Northwest Quarter; thence South 49°59'19" West, a distance of 189.38 feet; thence South 40°33'19" West, a distance of 97.86 feet; thence South 31°51'14" West, a distance of 105.38 feet; thence South 16°43'02" West, a distance of 94.28 feet; thence South 06°53'56" West, a distance of 143.47 feet; thence South 14°16'44" West, a distance of 105.34 feet; thence South 25°18'12" West, a distance of 82.06 feet; thence South 35°34'17" West, a distance of 16.09 feet; thence North 60°40'23" East, a distance of 664.02 feet; thence South 58°02'19" West, a distance of 1291.92 feet; thence South 02°31'53" East, a distance of 764.51 feet; thence North 89°00'34" East, a distance of 321.80 feet; thence South 00°34'12" East, a distance of 739.09 feet; thence South 10°47'31" East, a distance of 634.28 feet to a point on the Corp of Engineers Line; thence along the Corp of Engineers line the following calls: thence South 88°18'55" West, a distance of 165.16 feet; thence South 43°21'56" West, a distance of 234.53 feet; thence South 88°22'10" West, a distance of 660.51 feet to a point on the West line of the Southwest Quarter of the Southwest Quarter of Section 26; thence North 01°27'49" West, leaving said Corps of Engineers line and along said West line, a distance of 658.47 feet to the Northwest Corner of said Southwest Quarter of the Southwest Quarter; thence North 01°24'49" West, along the West line of the Northwest Quarter of the Southwest Quarter, a distance of 1319.65 feet to the Southwest Corner of the Southwest Quarter of the Northwest Quarter; thence North 01°33'47" West, along the West line of said Southwest Quarter of the Northwest Quarter, a distance of 662.04 feet to a point on the centerline of Long View Road; thence along the centerline the following calls: thence North 53°20'03" East, a distance of 95.64 feet; thence North 40°57'10" East, a distance of 139.47 feet; thence North 48°02'37" East, a distance of 90.43 feet; thence North 46°46'03" West, leaving said centerline, a distance of 133.99 feet to a point on the Corps of Engineers Line; thence along the Corps of Engineers line the following calls: Thence North 61°45'15" East, a distance of 1316.72 feet; thence North 25°05'38" East, a distance of 740.78 feet; thence North 43°25'29" East, a distance of 468.99 feet; thence North 61°42'19" East, a distance of 741.47 feet to the Northwest Corner of the Northwest Quarter of the Northeast Quarter; thence North 88°14'39" East, along the North line of said Northwest Quarter of the Northeast Quarter, a distance of 826.71 feet; thence North 88°14'39" East, leaving said Corps of Engineers line and continuing along said North line, a distance of 495.74 feet to the Northwest Corner of the Northeast Quarter of the Northeast Quarter; thence North 88°14'39" East, along the North line of said Northeast Quarter of the Northeast Quarter, a distance of 1322.45 feet to the Point of Beginning, containing 137.52 Acres, more or less.

CERTIFICATE:
THIS SURVEY WAS CONDUCTED BY THE SURVEYOR OR UNDER HIS DIRECT SUPERVISION.
FOR THE USE AND BENEFIT OF: CLASSIC COUNTRY LAND LLC

BY _____ PROFESSIONAL LAND SURVEYOR #1872 DATE _____

MAP PREPARED FOR:
CLASSIC COUNTRY LAND
BOUNDARY SURVEY
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: 03/25/2025
SCALE: 1"= 300'
DRAWN BY: B.KEVER
CHECKED BY: B.KEEN
JOB #1769.105PHI