





SET 1/2" REBAR ○
WITH PLASTIC ID CAP #1872
FOUND AS NOTED ⊗
COMPUTED CORNER ○
FENCE CORNER □
TRACT BOUNDARY LINE _____
TIE LINE _____._____
STATUTORY RIGHT OF WAY LINE _____._____._____
FENCE LINE _____X_____
GAS LINE

BASIS OF BEARINGS
STATE PLANE COORDINATES
OKLAHOMA NORTH ZONE
NAD 83 (2011)
LAT: N. 34°43'19.168"
LON: W. 96°03'56.845"
CONVERGENCE ANGLE:
N 00°26'40" W
COMBINED SCALE FACTOR:
0.99990258466
DISTANCES ARE
GROUND DISTANCES

I, KARIE BROWN, MANAGING MEMBER, KLB MANAGEMENT, LLC, - HARMONY HILLS 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:

1. AS OWNER OF TITLE TO SAID LAND WHICH IS SHOWN ON THE ANNEXED MAP OR PLAT OF THE HARMONY HILLS PHASE 1, BEING A SUBDIVISION IN THE SECTION 20, TOWNSHIP 3 NORTH, RANGE 12 EAST, COUNTY OF CITTISBURG, 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 OPERATING ANY HIGHWAY, TRAIL, OR 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 PURPOSES 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 PITTSBURG COUNTY, OKLAHOMA, SUBSEQUENT TO THE FILING OF THE PLAT.

WITNESSED MY HAND ON THIS ____ DAY OF _____, 2025

BY KARIE BROWN, KLB MANAGEMENT, LLC

KARIE BROWN, MANAGING MEMBER

STATE OF OKLAHOMA)
COUNTY OF LINCOLN)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
SAID COUNTY AND STATE, ON THIS 10 DAY OF NOVEMBER, 2025,
PERSONALLY APPEARED, KARIE BROWN, TO ME KNOWN TO BE THE
IDENTICAL PERSON WHO SIGNED THE NAME OF THE MAKER
THEREOF TO THE WITHIN AND FOREGOING INSTRUMENT AS IT'S
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

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

Part of the Southeast Quarter of Section 20, Township 3 North, Range 12 East, Indian Meridian, Pittsburg County, Oklahoma, more particularly described as follows;

Beginning at the Southeast Corner of said Section 20; thence South 89°06'18" West, along the South line of said Section 20, a distance of 2640.44 feet to the South Quarter corner of said Section 20; thence North 01°06'48" West, along the West line of said Southeast Quarter, a distance of 1321.59 feet to the Center South Sixteenth Corner of said Section 20; thence North 89°06'18" East, leaving said West line, a distance of 693.79 feet; thence South 01°06'48" West, along the East line of said Southeast Quarter, a distance of 634.75 feet; thence North 45°51'18" East, a distance of 50.00 feet; thence North 01°06'39" West, a distance of 922.57 feet; thence North 89°01'51" East, a distance of 1319.52 feet to a point on the East line of said Section 20; thence South 01°09'02" East, along the East line of said Section 20, a distance of 2412.70 feet to the Point of Beginning, Containing 116.61 Acres.

LINE	BEARING	DISTANCE
L1	S 88°51'28" E	204.56
L2	S 85°39'44" E	138.94
L3	S 32°27'26" E	638.58
L4	S 32°27'26" E	131.53
L5	N 47°17'03" E	614.86
L6	N 36°03'10" E	90.08
L7	N 45°51'18" E	50.00
L8	N 45°58'34" E	861.20
L9	N 88°40'35" W	479.26
L10	N 07°15'18" W	232.33
L11	S 23°18'25" W	336.09
L12	S 23°24'53" W	199.53
L13	S 28°38'07" W	267.01
L14	S 03°25'11" W	144.07
L15	S 34°49'12" E	147.85
L16	S 20°31'39" E	44.93
L17	S 17°07'45" W	58.53
L18	S 56°19'35" W	229.60
L19	S 22°40'02" W	70.22
L20	S 62°02'33" W	123.60
L21	S 12°42'37" W	154.68
L22	S 39°12'10" W	70.02
L23	N 88°54'23" W	150.00
L24	S 78°08'10" W	51.85
L25	S 59°59" W	158.90
L26	S 88°54'42" W	117.22
L27	S 32°53'01" W	56.49
L28	S 22°53'08" W	30.84
L29	S 76°13'21" W	112.00
L30	S 67°56'46" W	121.33
L31	N 79°35'13" W	54.87
L32	S 87°23'38" W	100.12
L33	S 87°23'38" W	324.08

COMPUTED CORNER
CENTER EAST 1/16
CORNER TO
SECTION 20
T-3-N R-12-E I.M.

FOUND 1/2" REBAR
ID CAP 1852
CENTER SOUTH 1/16
SECTION 20
T-3-N R-12-E 1.M

FOUND 3/8" REBAR
WITH PLASTIC ID CAP
1/4 CORNER TO
SECTIONS 20&29
T-3-N R-12-E I.M.

**NE 1/4
SECTION 29
KEVIN RAY HEATH
PARCEL
0000-29-03N-12E-0-101-1**

**SE 1/4
SECTION 21
KEVIN RAY HEATH
PARCEL
0000-21-03N-12E-0-201-1**

116.59 ACRES

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

FOUND STONE
AT FENCE CORNER
1/4 CORNER TO
SECTIONS 20&21
T-3-N R-12-E I.M.

A map of Range 12 East showing a grid of sections. Section 20 is highlighted with diagonal hatching and contains a circle with the number 20.

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF THE HARMONY HILLS 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 REVIEW AND AID PLAT. THE 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

I, _____, DO HEREBY CERTIFY THAT I AM THE FULLY 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 OF THE LAND SHOWN ON THE EXEMPT PLAT OF HARMONY, TRACT 15, 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

I, BRIAN KEAN, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1872 IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED PLAT OF HARMONY HILLS PHASE 2, BEING A SUBDIVISION IN PITTSBURGH COUNTY, OKLAHOMA, REPRESENTS A TRUE AND CORRECT SURVEY THEREOF MADE UNDER MY SUPERVISION ON THE 10TH DAY OF November, 2025 AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN. I ALSO CERTIFY THAT THE SURVEY AND PLAT CONFORMS TO 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

MAP PREPARED FOR:
CLASSIC COUNTRY LAND LLC
OKLAHOMA COA #69667

KEEN SURVEYING, LLC
2023 SOUTH MAIN STREET P.O. BOX 234
SASALEM, ARKANSAS 72576
TEL. (870) 895-3600 FAX (870) 895-3614
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 11/8/25
SCALE: 1" = 300'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1769.107