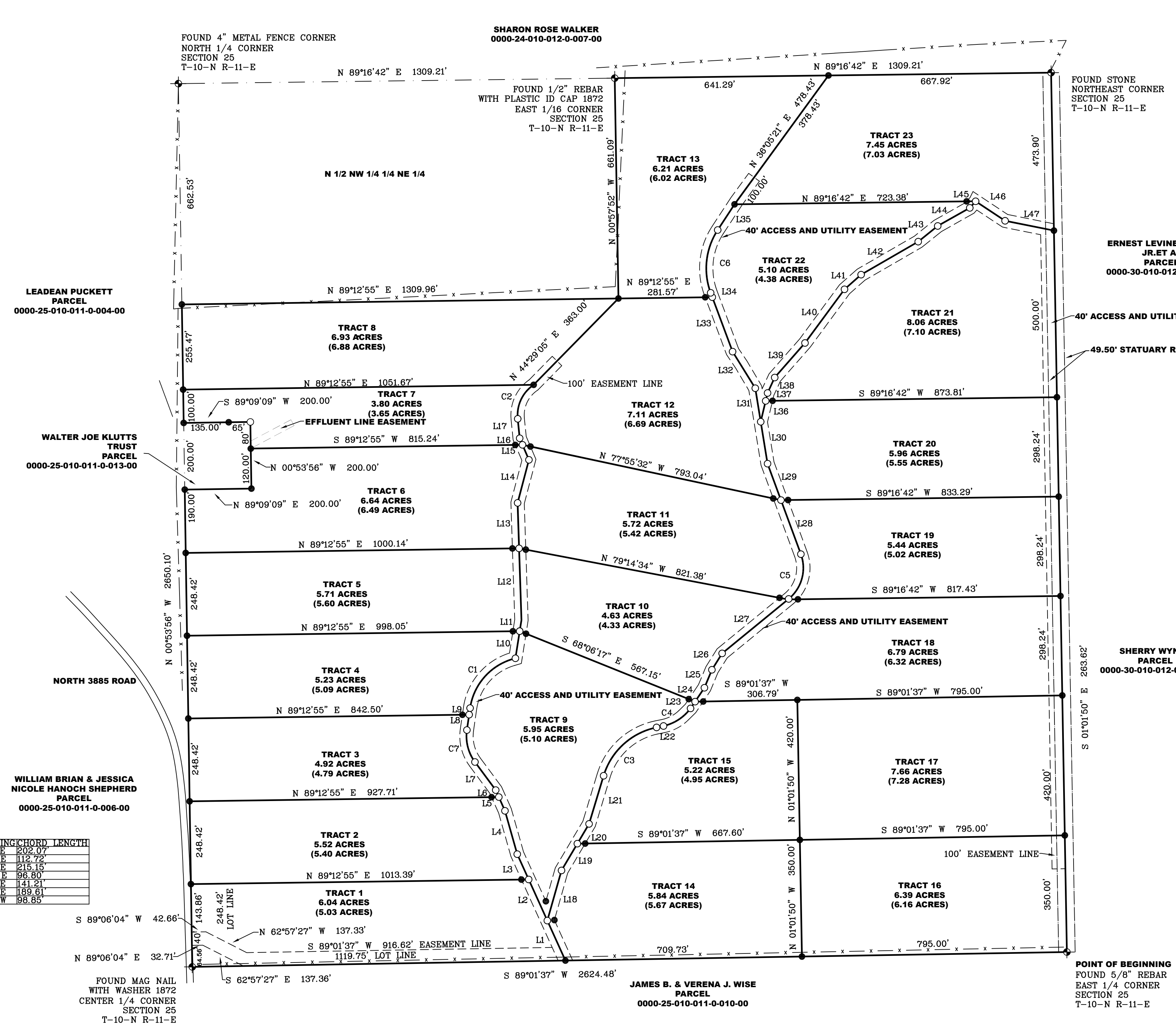
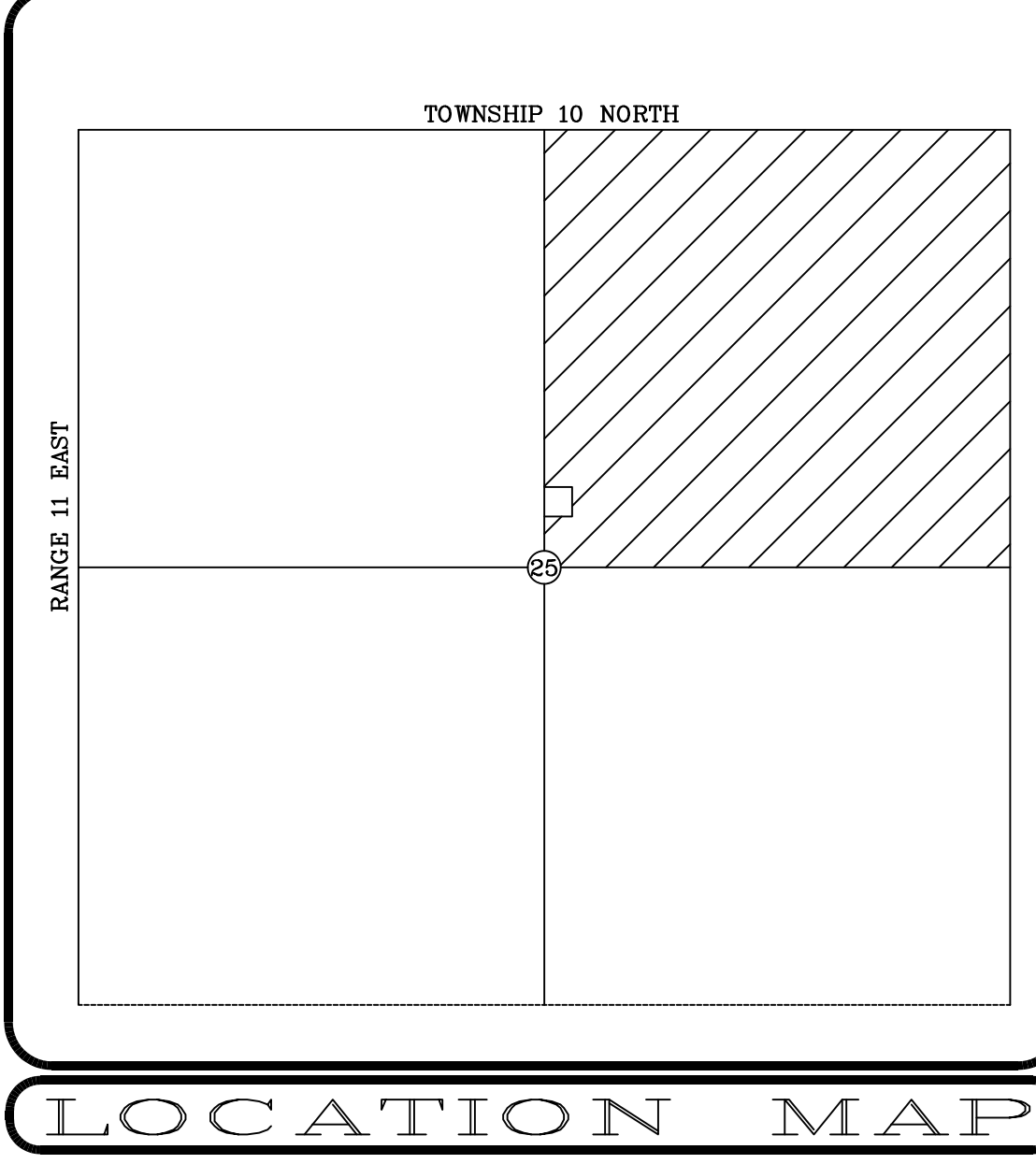


LINE	BEARING	DISTANCE
1	N 24°55'15" W	131.60'
2	N 24°55'15" W	83.35'
3	N 24°55'15" W	83.35'
4	N 24°55'15" W	145.18'
5	N 24°55'15" W	222.86'
6	N 24°55'15" W	104.83'
7	N 08°27'55" W	44.67'
8	N 08°27'55" W	19.58'
9	N 08°19'40" E	38.78'
10	N 05°19'29" S	38.78'
11	N 01°52'31" W	215.19'
12	N 01°52'31" W	215.19'
13	N 14°44'49" N	133.55'
14	N 23°11'08" W	49.04'
15	N 05°43'45" W	56.56'
16	N 15°47'54" W	156.36'
17	N 30°37'23" E	88.30'
18	N 16°48'41" E	150.92'
19	N 38°53'09" E	24.40'
20	N 38°53'09" E	50.20'
21	N 38°53'09" E	50.20'
22	N 38°53'09" E	50.20'
23	N 38°53'09" E	50.20'
24	N 38°53'09" E	50.20'
25	N 38°53'09" E	50.20'
26	N 38°53'09" E	50.20'
27	N 38°53'09" E	50.20'
28	N 38°53'09" E	50.20'
29	N 38°53'09" E	50.20'
30	N 38°53'09" E	50.20'
31	N 38°53'09" E	50.20'
32	N 38°53'09" E	50.20'
33	N 38°53'09" E	50.20'
34	N 38°53'09" E	50.20'
35	N 38°53'09" E	50.20'
36	N 38°53'09" E	50.20'
37	N 38°53'09" E	50.20'
38	N 38°53'09" E	50.20'
39	N 38°53'09" E	50.20'
40	N 38°53'09" E	50.20'
41	N 38°53'09" E	50.20'
42	N 38°53'09" E	50.20'
43	N 38°53'09" E	50.20'
44	N 38°53'09" E	50.20'
45	N 38°53'09" E	50.20'
46	N 38°53'09" E	50.20'
47	N 38°53'09" E	50.20'
48	N 38°53'09" E	50.20'
49	N 38°53'09" E	50.20'
50	N 38°53'09" E	50.20'



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



LEGEND
 SET OR FOUND 1/2" REBAR WITH PLASTIC ID CAP #1872 SECTION CORNER ●
 COMPUTED CORNER ○
 TRACT BOUNDARY LINE ———
 TIE LINE ———
 FENCE LINE — x —

Survey Description
 Part of the Northeast Quarter of Section 25, Township 10 North, Range 11 East, IM, Okfuskee County, Oklahoma, more particularly described as follows: Beginning at the Southeast Corner of said Northeast Quarter; thence South 89°01'37" West, along the South line of said Northeast Quarter, a distance of 2624.47 feet to the Southwest Corner of said Northeast Quarter; thence North 00°53'56" West, along the West line of said Northeast Quarter, a distance of 1432.1 feet; thence North 89°09'09" East, leaving said West line, a distance of 200.00 feet; thence North 00°53'56" West, a distance of 200.00 feet; thence South 89°09'09" West, a distance of 200.00 feet to a point on said West line; thence North 00°53'56" West, along said West line a distance of 355.47 feet to the Northwest Corner of the South Half of the Northwest Quarter of said Northeast Quarter; thence North 89°12'55" East, along the North line of said South Half of the Northwest Quarter of the Northeast Quarter, a distance of 1309.96 feet to the Northeast Corner of said South Half of the Northwest Quarter of the Northeast Quarter; thence North 00°57'52" West, along the West line of the Northeast Quarter of said Northeast Quarter, a distance of 661.09 feet to the Northwest Corner of said Northeast Quarter of the Northeast Quarter; thence North 89°16'42" East, along the North line of said Northeast Quarter of the Northeast Quarter, a distance of 1309.21 feet to the Northeast Corner of said Northeast Quarter; thence South 01°01'50" East, along the East line of said Northeast Quarter, a distance of 2638.62 feet to the Point of Beginning, containing 138.32 Acres.

SURVEYORS CERTIFICATE
 I, BRIAN KEEN, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1872 IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED PLAT OF XXXX, BEING A SUBDIVISION IN OKFUSKEE COUNTY, OKLAHOMA, REPRESENTS A TRUE AND CORRECT SURVEY THEREOF MADE UNDER MY SUPERVISION ON THE XXX DAY OF XXX, 2026, 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 _____, 2026, 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 _____, 2026.

NOTARY PUBLIC

OWNER'S CERTIFICATE AND DEDICATION

I, 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 XXXX, BEING A SUBDIVISION IN THE SECTION 25, TOWNSHIP 10 NORTH, RANGE 11 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 _____, 2026

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 _____, 2026, 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 _____, 2026.

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 _____, 2026.

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 2026 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF XXXX, 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 _____, 2026

COUNTY TREASURER _____

OKFUSKEE COUNTY COMMISSIONERS CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF XXXX, 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 _____, 2026.

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 _____



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: 2/27/26
 SCALE: 1" = 200'
 DRAWN BY: B. KEEN
 CHECKED BY: B. KEEN
 JOB #1769.112LOTS