MOONRISE MEADOWS SUBDIVISION

BASIS OF BEARINGS
STATE PLANE COORDINATES
OKLAHOMA NORTH ZONE
NAD 83 (2011)
LAT N. 35°32'01.245"
LON W. 95°23'17.973"
CONVERGENCE ANGLE:
N 00°57'04" W
COMBINED SCALE FACTOR:
1.0000078328434993
DISTANCES ARE
GROUND DISTANCES

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

GENERAL NOTES
1. NO EVIDENCE 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

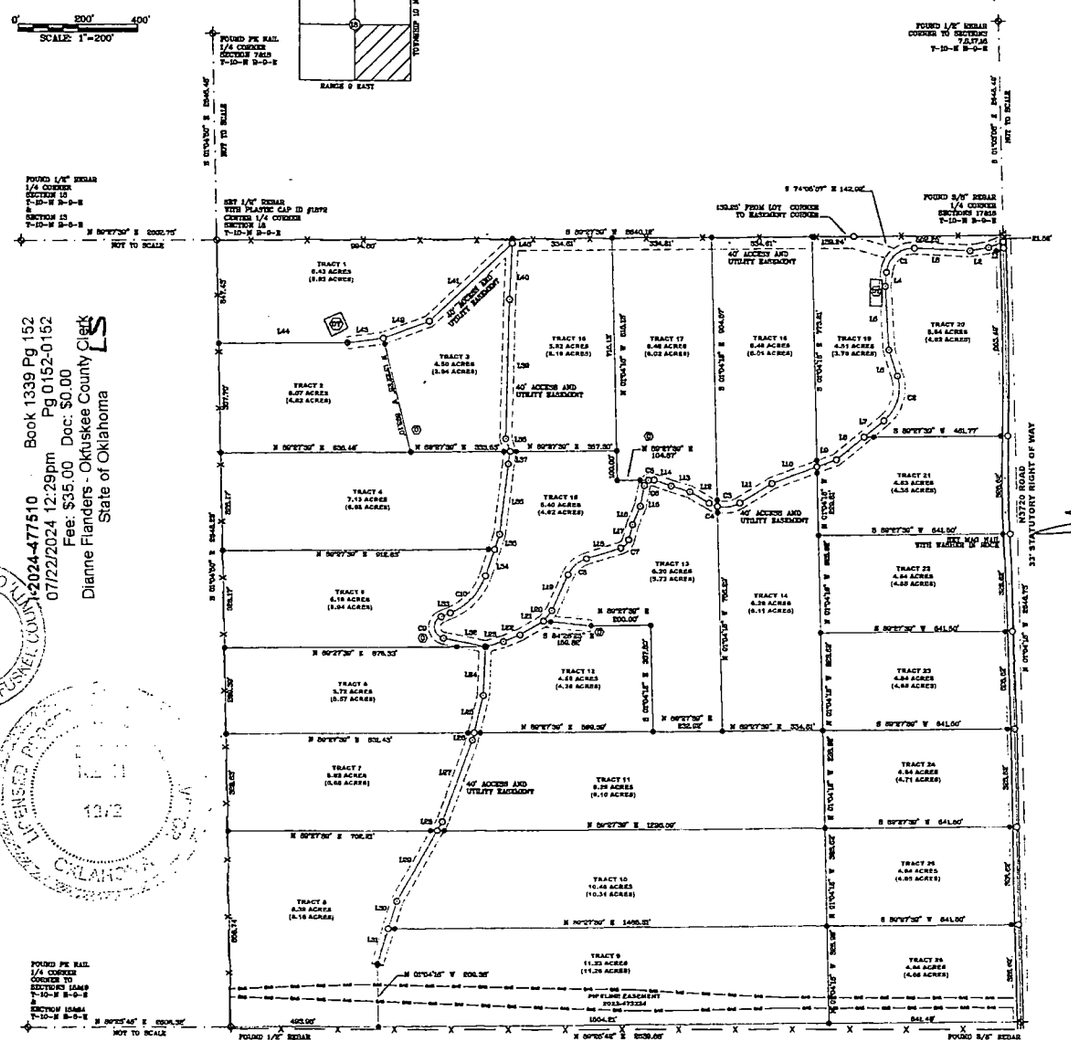
SURVEY DESCRIPTION

THE SOUTHEAST QUARTER, SECTION 18, TOWNSHIP 10 NORTH, RANGE 9 EAST INDIAN MERIDIAN, OKFUSKEE COUNTY, OKLAHOMA
CONTAINING 160.44 ACRES MORE OR LESS

PREPARED BY BRIAN KEEN, #1672 12/1/23

LOCATION MAP

SCALE: 1"=200'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	90.00'	136.36'	123.69'	S 49°13'14" W	86°48'45"
C2	140.00'	166.76'	157.08'	S 18°44'45" W	68°14'55"
C3	100.00'	78.02'	76.08'	S 81°01'20" W	44°42'07"
C4	100.00'	29.73'	29.62'	N 69°06'28" W	17°02'00"
C5	25.00'	19.84'	19.32'	S 88°35'44" W	45°28'16"
C6	25.00'	23.04'	22.23'	S 37°27'25" W	52°48'23"
C7	40.00'	40.44'	38.74'	S 43°49'23" W	57°55'32"
C8	100.00'	84.58'	82.08'	S 48°33'17" W	48°27'44"
C9	38.00'	96.89'	72.84'	N 05°34'18" W	146°47'40"
C10	210.00'	177.63'	172.38'	N 43°05'38" E	48°27'48"

LINE	BEARING		DISTANCE
L1	N	88°00'54" E	53.03'
L2	S	79°52'30" W	63.87'
L3	N	87°22'23" W	186.18'
L4	S	05°48'52" W	48.26'
L5	S	03°09'49" E	213.84'
L6	S	17°22'42" E	92.18'
L7	S	50°52'13" W	86.64'
L8	S	50°52'13" W	120.30'
L9	S	89°18'42" W	89.01'
L10	S	89°18'42" W	159.23'
L11	S	56°40'25" W	128.50'
L12	N	59°35'28" W	75.07'
L13	N	72°57'57" W	65.76'
L14	N	70°40'08" W	60.74'
L15	S	11°03'13" W	71.26'
L16	S	23°09'12" W	66.83'
L17	S	14°51'37" W	62.78'
L18	S	72°47'09" W	120.48'
L19	S	24°19'26" W	132.59'
L20	S	38°12'40" W	44.97'
L21	S	59°33'30" W	92.06'
L22	S	67°28'54" W	59.99'
L23	S	73°40'02" W	82.92'
L24	S	02°32'47" W	164.35'
L25	S	13°55'26" W	129.37'
L26	S	13°55'26" W	25.85'
L27	S	19°56'31" W	292.18'
L28	S	29°38'16" W	34.77'
L29	S	29°38'16" W	272.54'
L30	S	16°52'28" W	97.47'
L31	S	16°52'28" W	126.25'
L32	N	78°28'08" W	142.77'
L33	N	67°19'32" E	32.52'
L34	N	18°51'44" E	94.28'
L35	N	18°51'44" E	52.98'
L36	N	07°18'08" E	238.57'
L37	N	07°30'09" E	42.27'
L38	N	18°09'55" W	44.54'
L39	N	01°57'32" E	468.85'
L40	N	02°48'42" E	189.06'
L41	S	48°42'29" W	383.48'
L42	S	69°29'28" W	164.32'
L43	S	82°10'58" W	123.09'
L44	S	89°27'39" W	432.51'
L45	N	02°48'42" E	15.41'

SURVEYORS CERTIFICATE

I, BRIAN KEEN, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1672 IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED PLAT OF MOONRISE MEADOWS, 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. 1672

STATE OF ARKANSAS)
COUNTY OF FULTON)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 1st DAY OF MAY 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 THIS 1st DAY OF OCT 2029

NOTARY PUBLIC

JASON C. ESTES
Notary Public - Arkansas
Fulton County
Commission # 12724812
My Commission Expires Oct 7, 2033

OWNER'S CERTIFICATE AND DEDICATION

I, SCOTT WIGGINTON, PRESIDENT, CLASSIC COUNTRY LAND, LLC – MOONRISE MEADOWS, 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 MOONRISE MEADOWS, BEING A SUBDIVISION IN THE SECTIONS 18, 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 21 DAY OF May 2024

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 21 DAY OF May 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 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 10 DAY OF March 2026

NOTARY PUBLIC

DEPARTMENT OF ENVIRONMENTAL QUALITY

THE Hennessey OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVED THIS PLAT FOR THE USE OF (INDIVIDUAL) WATER SYSTEMS AND (ON-SITE) SEWER SYSTEMS ON THE
25th DAY OF June 2024

ENVIRONMENTAL PROGRAM SPECIALIST
Hennessey OFFICE
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

APPROVED
JUN 25 2024
DEPARTMENT OF ENVIRONMENTAL QUALITY

OKFUSKEE COUNTY COMMISSIONERS CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF MOONRISE MEADOWS, 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 8th DAY OF July 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 AS SOME FUTURE DATE
☑ Attest: Dianne Flanders

DISTRICT 1 COMMISSIONER
DISTRICT 2 COMMISSIONER
DISTRICT 3 COMMISSIONER

OKFUSKEE COUNTY TREASURERS CERTIFICATE

I, Lori Coplin 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 2023 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF MOONRISE MEADOWS, 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 11th DAY OF July 2024

COUNTY TREASURER

FILED
OKFUSKEE COUNTY
2024 JUL 22 PM 12:14
DIANNE FLANDERS
COUNTY CLERK

RECORDING INFORMATION

Book 1339 Pg 152
Pg 0152-0152
07/22/2024 12:29pm
Fee: $35.00 Doc: $0.00
2024-477510
Dianne Flanders - Okfuskee County Clerk
State of Oklahoma

LEGEND
- SET OR FOUND 1/2" REBAR WITH PLASTIC ID CAP #1672
- SECTION CORNER
- COMPUTED CORNER
- TRACT BOUNDARY LINE
- TIE LINE
- FENCE LINE
- STATUTORY RIGHT OF WAY LINE
- EASEMENT LINE (ACREAGE INSIDE THE EASEMENT LINES)
- OIL PUMP
- OIL TANK
- ROAD LINE
- GAS LINE

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

KEEN SURVEYING, LLC
202 SOUTH MAIN STREET P.O. BOX 624
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: B.KEEN
CHECKED BY: B.KEEN
JOB 1788.104 MOONRISE