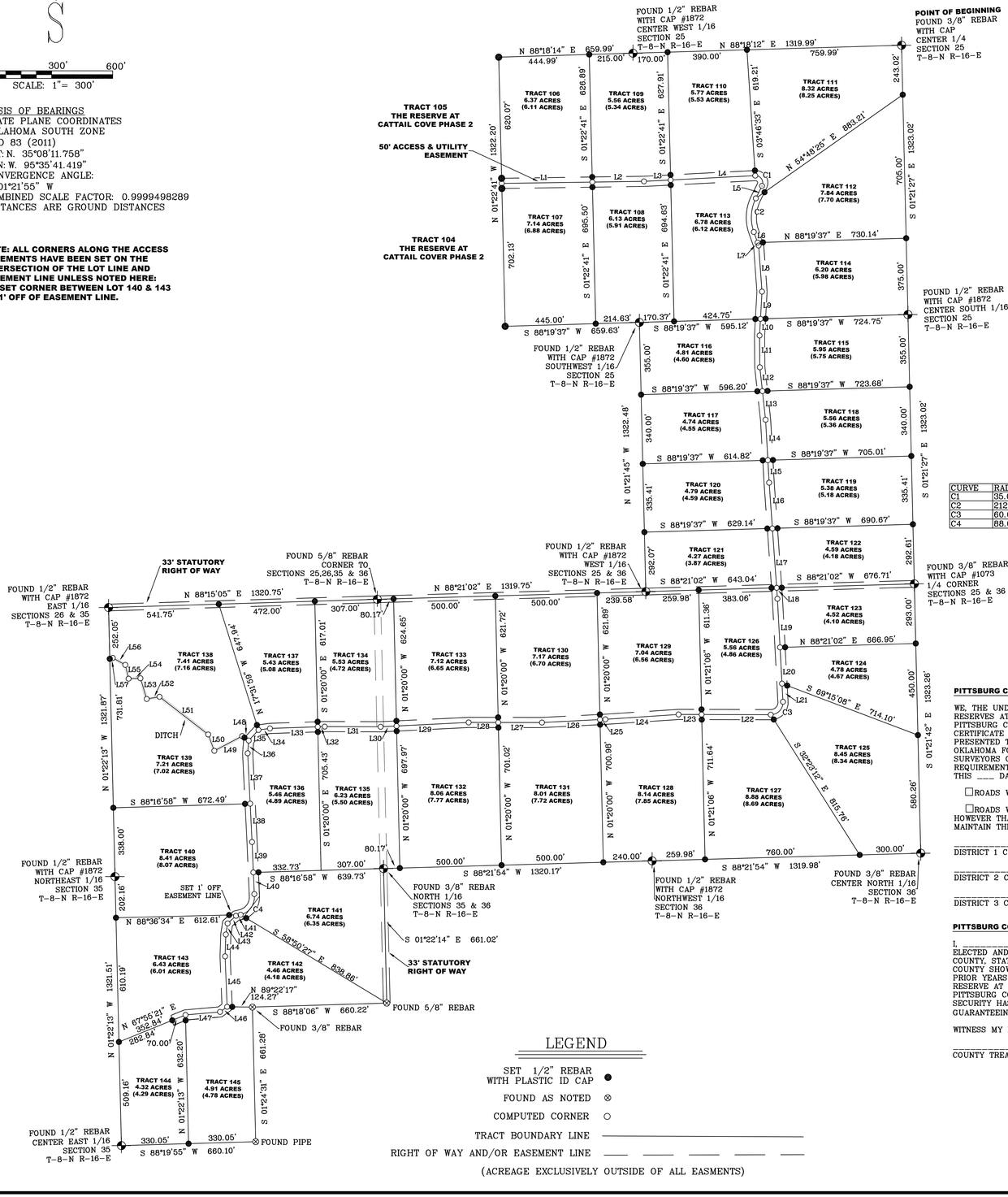
THE RESERVE AT CATTAIL COVE SUBDIVISION
PHASE THREE
40 LOTS
250.47 ACRES

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 SECTIONS PREVIOUSLY ON BOUNDARY SURVEY.

0' 300' 600'
SCALE: 1"= 300'

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

NOTE: ALL CORNERS ALONG THE ACCESS EASEMENTS HAVE BEEN SET ON THE INTERSECTION OF THE LOT LINE AND EASEMENT LINE UNLESS NOTED HERE:
- **SET CORNER BETWEEN LOT 140 & 143 1' OFF OF EASEMENT LINE.**



LINE	BEARING	DISTANCE
L1	N 89°10'54" E	445.02'
L2	N 89°10'54" E	253.84'
L3	N 87°03'01" E	131.22'
L4	N 87°03'01" E	416.05'
L5	S 26°21'52" W	68.20'
L6	S 19°34'52" E	55.09'
L7	S 19°34'52" E	15.26'
L8	S 04°10'41" E	227.19'
L9	S 03°10'51" W	133.98'
L10	S 03°10'51" W	81.97'
L11	S 00°26'20" E	155.94'
L12	S 06°16'27" E	117.80'
L13	S 06°16'27" E	141.17'
L14	S 03°14'33" E	199.36'
L15	S 03°14'33" E	110.55'
L16	S 04°05'07" E	225.09'
L17	S 04°05'07" E	292.59'
L18	S 04°05'07" E	53.99'
L19	S 03°05'05" E	239.13'
L20	S 03°05'05" E	177.96'
L21	S 03°05'05" E	89.66'
L22	N 89°51'06" W	339.53'
L23	N 89°51'06" W	113.39'
L24	S 86°12'09" W	360.36'
L25	S 87°05'10" W	26.37'
L26	S 87°05'10" W	285.40'
L27	N 89°55'26" W	214.77'
L28	N 89°55'26" W	145.38'
L29	S 87°10'12" W	354.78'
L30	S 87°10'12" W	78.16'
L31	N 89°47'33" W	274.85'
L32	S 88°03'13" W	34.27'
L33	S 88°03'13" W	234.80'
L34	S 82°28'59" W	56.77'
L35	S 42°41'48" W	70.83'
L36	S 04°45'16" W	62.52'
L37	S 02°49'45" E	248.07'
L38	S 02°49'45" E	188.43'
L39	S 02°28'12" E	149.62'
L40	S 02°28'12" E	106.28'
L41	S 76°42'25" W	23.46'
L42	S 47°50'44" W	55.65'
L43	S 09°02'10" W	54.97'
L44	S 01°56'24" W	107.35'
L45	S 02°16'34" E	248.13'
L46	S 54°12'19" W	42.93'
L47	S 84°58'37" W	170.35'
L48	N 55°49'25" W	39.09'
L49	S 62°07'07" W	154.64'
L50	N 20°34'27" W	85.65'
L51	N 52°14'29" W	302.46'
L52	S 80°10'12" W	63.80'
L53	N 16°48'23" W	106.42'
L54	S 87°48'30" W	58.43'
L55	N 13°20'21" W	69.78'
L56	N 60°57'13" W	70.42'
L57	S 72°58'32" W	15.37'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	35.00'	72.88'	60.41'	N 33°17'33" W
C2	212.00'	170.00'	165.49'	N 03°23'30" E
C3	60.00'	97.63'	87.21'	N 43°31'55" E
C4	88.00'	121.61'	112.16'	N 37°07'07" E

LEGEND

SET 1/2" REBAR WITH PLASTIC ID CAP	●
FOUND AS NOTED	⊗
COMPUTED CORNER	○
TRACT BOUNDARY LINE	———
RIGHT OF WAY AND/OR EASEMENT LINE	— — — —

(ACREAGE EXCLUSIVELY OUTSIDE OF ALL EASMENTS)

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 THREE, BEING A SUBDIVISION IN PITTSBURG COUNTY, OKLAHOMA, REPRESENTS A TRUE AND CORRECT SURVEY THEREOF MADE UNDER MY SUPERVISION ON THE 10TH DAY OF SEPTEMBER, 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 _____,

_____
NOTARY PUBLIC

OWNER'S CERTIFICATE AND DEDICATION

I, SCOTT WIGGINTON, PRESIDENT, CLASSIC COUNTRY LAND, LLC, – THE RESERVES AT CATTAIL COVE PHASE THREE, 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 RESERVES AT CATTAIL COVE PHASE THREE, BEING A SUBDIVISION IN THE SECTIONS 25,35 & 36, TOWNSHIP 8 NORTH, RANGE 16 EAST, INDIAN MERIDIAN, PITTSBURG COUNTY, OKLAHOMA, DO HEREBY RESERVE THE AREAS LABELED AS ROADS (50 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 PITTSBURG 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 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

PITTSBURG COUNTY COMMISSIONERS CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF THE RESERVES AT CATTAIL COVE PHASE THREE, 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 _____, 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

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 2026 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF THE RESERVE AT CATTAIL COVE PHASE THREE, 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 _____, 2026

_____
COUNTY TREASURER

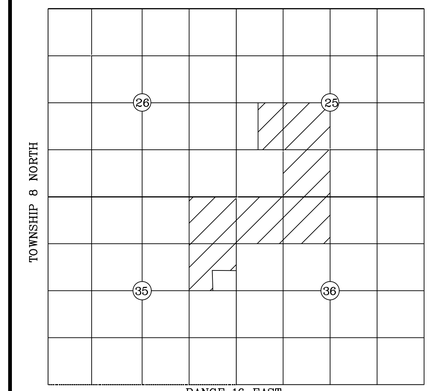
DEPARTMENT OF ENVIRONMENTAL QUALITY

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



LOCATION MAP

Survey Description

The Northeast Quarter of the Southwest Quarter, the Southeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southwest Quarter all in Section 25, the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northwest Quarter all in Section 36, the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter all in Section 35, all in Township 8 North, Range 16 East, I.M., Pittsburg County, Oklahoma, more particularly described as follows:
Beginning at the Northeast Corner of said Northeast Quarter of the Southwest Quarter of Section 25, thence South 01°21'27" East, along the East line of said Southwest Quarter, a distance of 2,646.04 feet to the Northeast corner of said Northeast Quarter of the Northwest Quarter of Section 36; thence South 01°21'42" East, along the East line of said Northeast Quarter of the Northwest Quarter, a distance of 1,323.26 feet to the Southeast corner of said Northeast Quarter of the Northwest Quarter; thence South 88°21'54" West, along the South line of the North Half of the Northwest Quarter, a distance of 2,640.15 feet to the Northeast corner of said Southeast Quarter of the Northeast Quarter of Section 35; thence South 01°22'14" East, along the East line of said Southeast Quarter of the Northeast Quarter, a distance of 661.02 feet; thence South 88°18'06" West, leaving said East line, a distance of 660.22 feet; thence South 01°24'31" East, a distance of 661.28 feet to a point on the South line of said Southeast Quarter of the Northeast Quarter; thence South 88°19'55" West, along said South line, a distance of 660.10 feet to the Southwest corner of said Southeast Quarter of the Northeast Quarter; thence North 01°22'13" West, along the West line of the East Half of the Northeast Quarter, a distance of 2,643.38 feet to the Northwest corner of said Northeast Quarter of the Northeast Quarter; thence North 88°15'05" East, along the North line of said Northeast Quarter of the Northeast Quarter, a distance of 1,320.75 feet to the Northwest corner of the Northwest Quarter of the Northwest Quarter of Section 36; thence North 88°21'02" East, along the North line of said Northwest Quarter of the Northwest Quarter, a distance of 1,319.75 feet to the Southwest corner of said Southeast Quarter of the Southwest Quarter of Section 25; thence North 01°21'45" West, along the West line of said Southeast Quarter of the Southwest Quarter, a distance of 1,322.48 feet to the Southeast corner of the Northwest Quarter of the Southwest Quarter; thence South 88°19'37" West, along the South line of said Northwest Quarter of the Southwest Quarter, a distance of 659.63 feet; thence North 01°22'41" West, leaving said South line, a distance of 1,322.20 feet to a point on the North line of said Northwest Quarter of the Southwest Quarter; thence North 88°18'14" East, along said North line, a distance of 659.99 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter; thence North 88°18'12" East, along the North line of said Northeast Quarter of the Southwest Quarter, a distance of 1,319.99 feet to the Point of Beginning, containing 250.47 Acres.

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

KEEN SURVEYING, LLC
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SALEM, ARKANSAS 72576
TEL (870) 895-3600 FAX (870) 895-3614
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 09/11/2026
SCALE: 1" = 300'
DRAWN BY: B.KEVER
CHECKED BY: B.KEEN
JOB #1769.105PH3