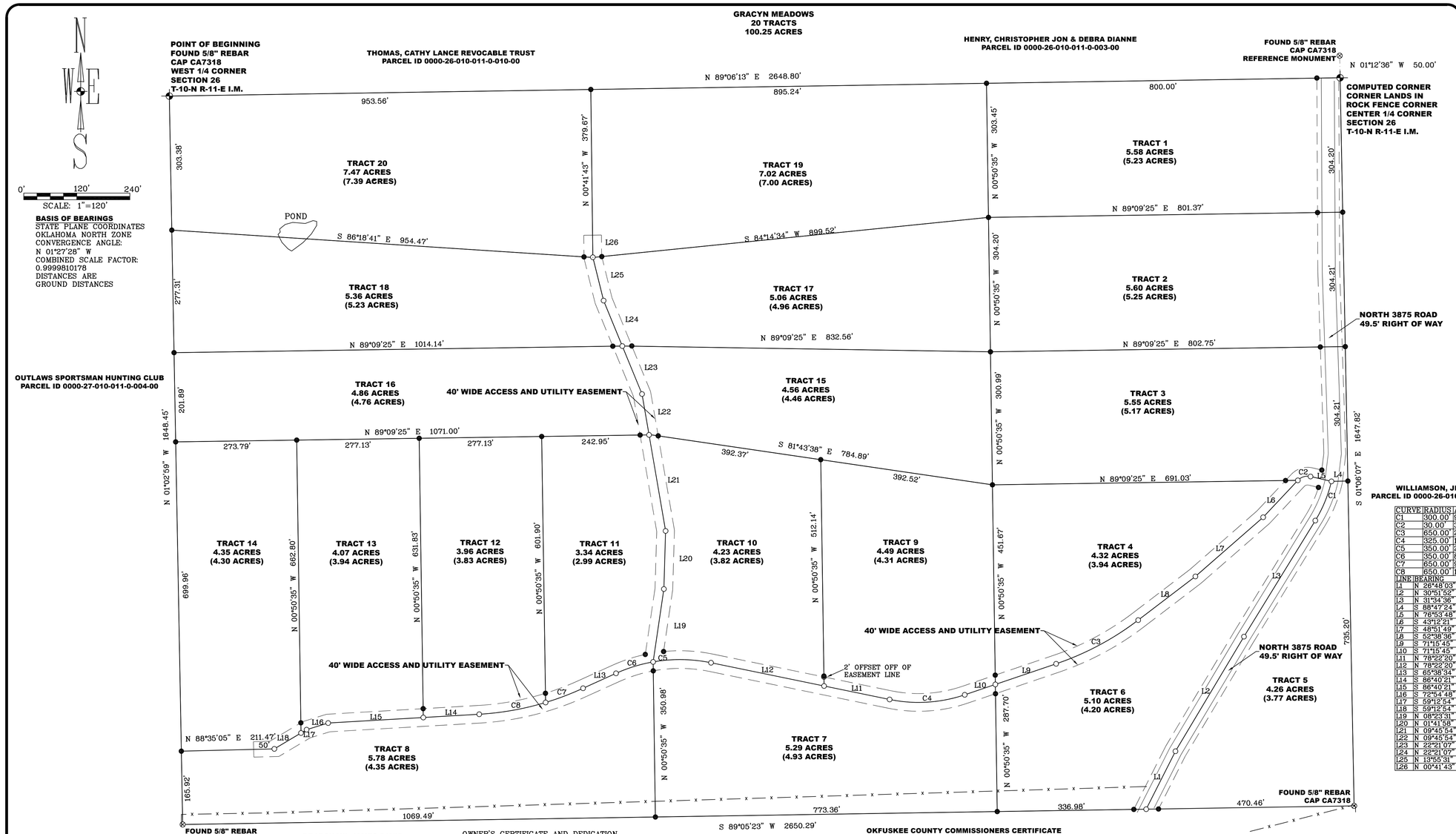
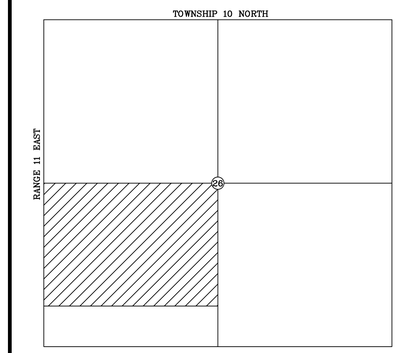


0' 120' 240'

SCALE: 1"=120'

BASIS OF BEARINGS
STATE PLANE COORDINATES
OKLAHOMA NORTH ZONE
CONVERGENCE ANGLE:
N 01°27'28" W
COMBINED SCALE FACTOR:
0.999981017
DISTANCES ARE
GROUND DISTANCES



LOCATION MAP

LEGEND

- SET OR FOUND 1/2" REBAR WITH PLASTIC ID CAP #1872
- SECTION CORNER
- FOUND AS NOTED
- COMPUTED CORNER
- TRACT BOUNDARY LINE
- TIE LINE
- EASEMENT LINE
- FENCE LINE (NET ACREAGE)

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	300.00'	96.34'	N 22°22'36" E	95.93'
C2	30.00'	31.36'	N 73°09'16" E	29.95'
C3	650.00'	211.23'	S 61°57'11" W	210.30'
C4	325.00'	172.24'	N 86°26'43" E	170.23'
C5	350.00'	219.82'	N 83°38'07" E	216.23'
C6	350.00'	88.03'	N 72°50'53" E	87.80'
C7	650.00'	90.72'	N 69°12'19" E	90.64'
C8	650.00'	152.83'	N 79°56'12" E	152.48'

LINE	BEARING	DISTANCE
L1	N 26°48'03" E	146.93'
L2	N 30°51'52" E	302.06'
L3	N 31°54'36" E	308.27'
L4	S 88°47'24" W	37.13'
L5	N 76°53'48" W	48.61'
L6	S 43°12'21" W	114.63'
L7	S 48°51'49" W	203.55'
L8	S 52°38'36" W	162.85'
L9	S 71°15'45" W	145.18'
L10	S 71°15'45" W	73.18'
L11	N 78°22'20" W	151.37'
L12	N 78°22'20" W	261.08'
L13	S 65°58'34" W	81.89'
L14	S 86°40'21" W	126.74'
L15	S 86°40'21" W	215.55'
L16	S 72°54'48" W	51.08'
L17	S 59°12'54" W	14.71'
L18	S 59°12'54" W	70.23'
L19	N 08°23'31" E	166.66'
L20	N 01°41'58" E	131.47'
L21	N 09°45'54" W	220.47'
L22	N 09°45'54" W	93.83'
L23	N 22°21'07" W	117.32'
L24	N 22°21'07" W	111.25'
L25	N 13°55'31" W	101.01'
L26	N 00°41'43" W	50.00'

Survey Description

Part of the Southwest Quarter, Section 26, Township 10 North, Range 11 East, I.M., Okfuskee County, Oklahoma, more particularly described as follows;

Beginning at the Northwest Corner of said Southwest Quarter; Thence North 89°06'13" East, along the North line of said Southwest Quarter, a distance of 2648.80 feet to the Northeast Corner of said Southwest Quarter; thence South 01°06'07" East, along the East line of said Southwest Quarter, a distance of 1647.82 feet; thence South 89°05'23" West, leaving said East line, a distance of 2650.29 feet to a point on the West line of said Southwest Quarter; thence North 01°02'59" West, a distance of 1648.45 feet to the Point of Beginning, containing 100.25 Acres

SURVEYORS CERTIFICATE

I, BRIAN KEEN, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1872 IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED PLAT OF GRACYN MEADOWS, BEING A SUBDIVISION IN OKFUSKEE COUNTY, OKLAHOMA, REPRESENTS A TRUE AND CORRECT SURVEY THEREOF MADE UNDER MY SUPERVISION ON THE 9TH 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 _____, 20

_____
NOTARY PUBLIC

OWNER'S CERTIFICATE AND DEDICATION

I, SCOTT WIGGINTON, PRESIDENT, CLASSIC COUNTRY LAND LLC, – GRACYN 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 GRACYN MEADOWS, BEING A SUBDIVISION IN THE SECTION 26, 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 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 _____, 20

_____
NOTARY PUBLIC

OKFUSKEE COUNTY COMMISSIONERS CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF GRACYN 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 ___ 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

_____
COUNTY CLERK

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

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

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 234
ALEXANDER, ARKANSAS 72002
TEL. (870) 895-3600 FAX (870) 895-3614
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 10-20-26
SCALE: 1" = 120'
DRAWN BY: B.KEEN
CHECKED BY: B.KEEN
JOB #1769.114