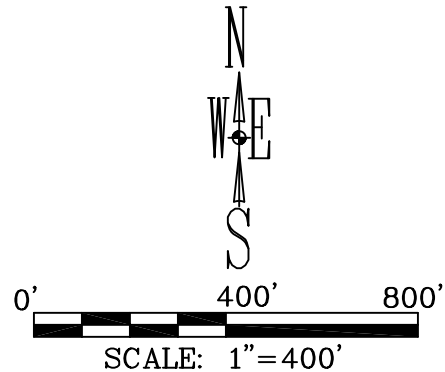




BASIS OF BEARINGS
STATE PLANE COORDINATES
OKLAHOMA SOUTH ZONE
NAD 83 (2011)
LAT: N. 35°00'05.281"
LON: W. 99°23'45.029"
CONVERGENCE ANGLE:
N 00°47'32" E
COMBINED SCALE FACTOR: 0.999880201
DISTANCES ARE GROUND DISTANCES

- GENERAL NOTES
- 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.
 - THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHT OF WAYS SHOWN HERE OR NOT

BOUNDARY NOTES:

- SECTIONAL BREAKDOWN WAS DONE ON SURVEY FOR ONLINE LAND HUB LLC ON 12/6/23

2. LOT LINE DISTANCES ARE TO THE CENTERLINE OF THE EASEMENT

3. CORNERS SET ON THE INTERSECTION OF LOT LINES AND EASEMENT LINE UNLESS NOTED

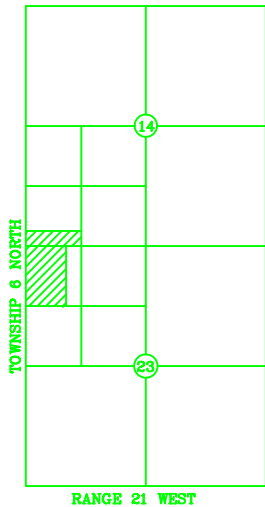
Survey Description

Part of the Southwest Quarter of the Southwest Quarter of Section 14 and part of the Northwest Quarter of Northwest Quarter of Section 23, all in Township 6 North, Range 21 West Indian Meridian, Greer County, Oklahoma, more particularly described as follows;

Beginning at the Southwest Corner of said Southwest Quarter of the Southwest Quarter; thence North 00°44'49" East, along the West line of said Southwest Quarter of the Southwest Quarter, a distance of 330.42 feet; thence South 89°04'45" East, leaving said West line, a distance of 1320.27 feet to a Point on the East line of said Southwest Quarter of the Southwest Quarter; thence South 00°46'08" West, along said East line, a distance of 330.29 feet to the Northeast Corner of said Northwest Quarter of the Northwest Quarter; thence North 89°05'04" West, along the North line of said Northwest Quarter of the Northwest Quarter, a distance of 495.06 feet; thence South 01°23'08" West, leaving said North line, a distance of 1316.62 feet to a Point on the South line of said Northwest Quarter of the Northwest Quarter, thence North 89°08'56" West, along said South line, a distance of 825.46 feet to the Southwest Corner of said Northwest Quarter of the Northwest Quarter; thence North 01°24'06" East, along the West line of said Northwest Quarter of the Northwest Quarter, a distance of 1317.54 feet to the Point of Beginning, containing 34.96 Acres, more or less.

Prepared by Brian Keen, #1872 12/7/23

LOCATION MAP



COYOTE RIDGE SUBDIVISION

SURVEYORS CERTIFICATE

I, BRIAN KEEN, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1872 IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED PLAT OF COYOTE RIDGE, BEING A SUBDIVISION IN GREER COUNTY, OKLAHOMA, REPRESENTS A TRUE AND CORRECT SURVEY THEREOF MADE UNDER MY SUPERVISION ON THE 7TH DAY OF DECEMBER, 2023 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 ____, 2023, 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

LEGEND

SET OR FOUND 1/2" REBAR
WITH PLASTIC ID CAP #1872
SET OR FOUND CHISELED X
COMPUTED CORNER
TRACT BOUNDARY LINE
TIE LINE
FENCE LINE
16.5' STATUTORY RIGHT OF WAY LINE
(ACREAGE INSIDE THE EASEMENT LINES)

OWNER'S CERTIFICATE AND DEDICATION

I, DUSTIN MURPHY, PRESIDENT, ONLINE LAND HUB LLC, - COYOTE RIDGE, 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:

- AS OWNER OF TITLE TO SAID LAND WHICH IS SHOWN ON THE ANNEXED MAP OR PLAT OF COYOTE RIDGE, BEING A SUBDIVISION IN THE SECTIONS 14 AND 23, TOWNSHIP 6 NORTH, RANGE 21 WEST, INDIAN MERIDIAN, GREER 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.
- 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 GREER COUNTY, OKLAHOMA, SUBSEQUENT TO THE FILING OF THE PLAT.

WITNESSED MY HAND ON THIS ____ DAY OF ____, 2023

BY DUSTIN MURPHY, ONLINE LAND HUB LLC

DUSTIN MURPHY, 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 ____, 2023, PERSONALLY APPEARED, DUSTIN MURPHY, 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

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 ____, 2023

ENVIRONMENTAL PROGRAM SPECIALIST

____ OFFICE
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

GREER COUNTY TREASURERS CERTIFICATE

I, ____, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED AND QUALIFIED AND ACTING COUNTY TREASURER OF GREER 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 COYOTE RIDGE, BEING A SUBDIVISION IN GREER 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 ____, 2023

COUNTY TREASURER

GREER COUNTY COMMISSIONERS CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF COYOTE RIDGE, BEING A SUBDIVISION IN GREER COUNTY, OKLAHOMA; TOGETHER WITH THE OWNERS CERTIFICATE AND THE SURVEYORS CERTIFICATE ON THE SAME WERE PRESENTED TO THE COUNTY COMMISSIONERS OF GREER 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 ____, 2023

☐ 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

RECORDING INFORMATION

MAP PREPARED FOR:
ONLINE LAND HUB LLC
OKLAHOMA COA #6967

KEEN SURVEYING, LLC
203 SOUTH MAIN STREET P.O. BOX 243
SALEM, ARKANSAS 72576
TEL. (870) 895-3800 FAX (870) 895-3814
EMAIL: BRIAN@KEENSURVEYING.COM
WWW.KEENSURVEYING.COM

DATE: 12/7/23
SCALE: 1" = 400'
DRAWN BY: B. KEEN
CHECKED BY: B. KEEN
JOB #1769.03 COYOTE RIDGE