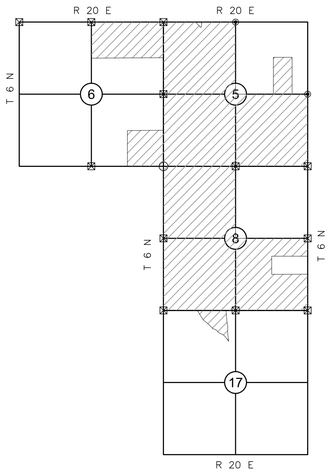
STONE BRIDGE - PHASE VI

SUBDIVISION CONTAINS 1085.19 AC± & 18 LOTS

LOTS 428 - 445



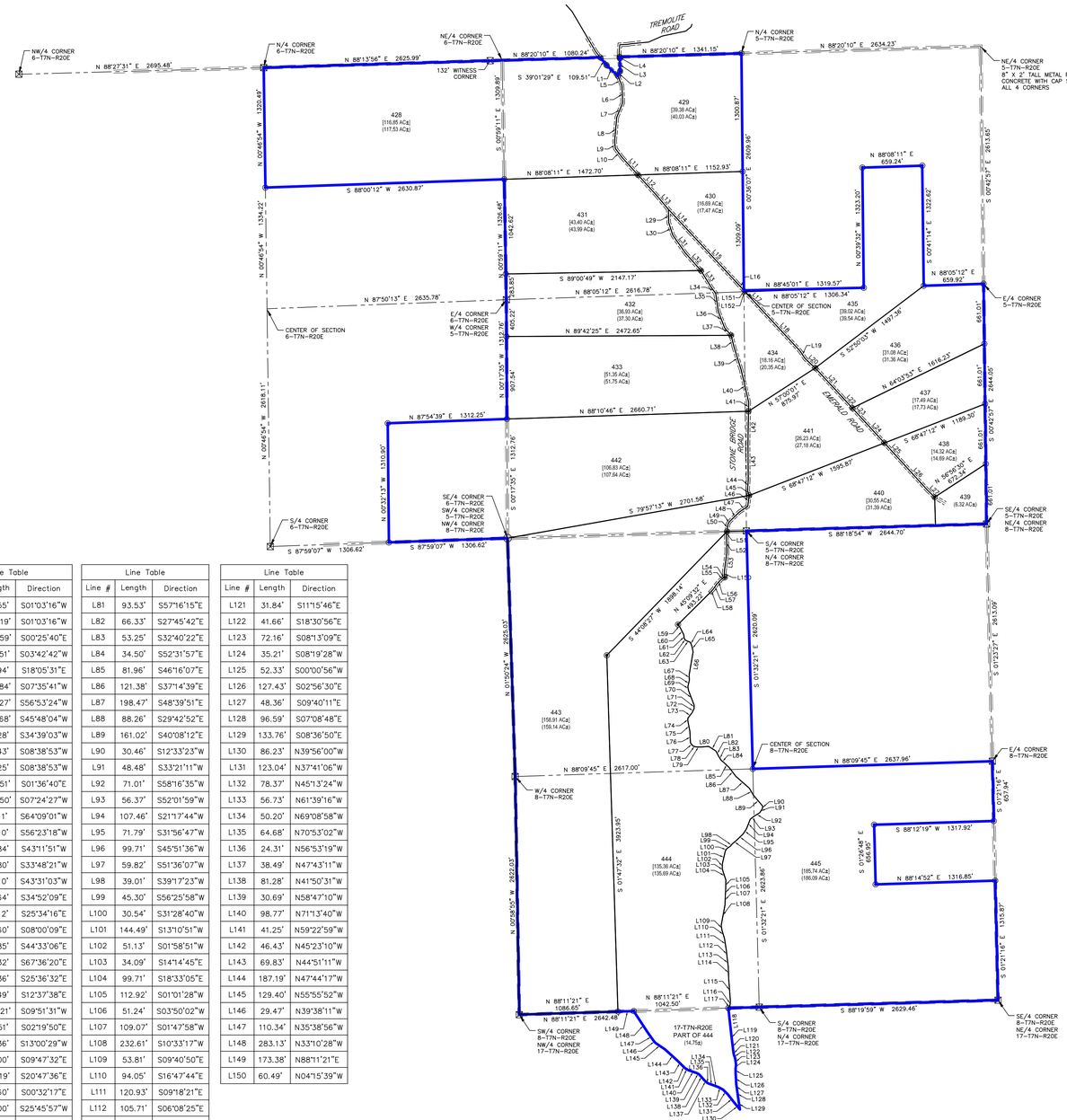
LOCATION MAP

CERTIFIED TO:

Classic Country Land, LLC
County of Latimer
State of Oklahoma

LEGEND

- ⊠ FOUND ORIGINAL STONE
- ○ FOUND 1/2" IRON PIN
- ● FOUND 1/2" IRON PIN W/ CAP (LS# 1441
- ◉ SET 1/2" STEEL PIN W/ CAP (CLS CA# 5072)
- PROPERTY LINE
- 40' ROADWAY & UTILITY RIGHT-OF-WAY
- 16.5' STAT. ROADWAY
- BREAK LINE
- [ ] NET ACREAGE
- ( ) TOTAL ACREAGE



Line Table		
Line #	Length	Direction
L1	171.23'	S46°35'58"E
L2	56.92'	N26°20'16"E
L3	145.97'	N01°46'17"W
L4	12.06'	N06°25'53"W
L5	116.88'	S23°02'53"E
L6	188.15'	S02°20'52"E
L7	173.10'	S22°08'42"W
L8	266.85'	S05°06'53"W
L9	80.36'	S06°20'44"E
L10	120.12'	S37°05'31"E
L11	261.01'	S42°16'38"E
L12	304.89'	S42°17'31"E
L13	199.93'	S40°13'42"E
L14	348.30'	S42°55'47"E
L15	763.58'	S43°01'03"E
L16	108.72'	S42°36'54"E
L17	309.43'	S42°36'54"E
L18	600.10'	S42°54'25"E
L19	101.20'	S33°46'12"E
L20	151.20'	S47°22'46"E
L21	448.24'	S42°45'45"E
L22	152.41'	S42°38'12"E
L23	169.33'	S42°38'12"E
L24	352.59'	S42°31'26"E
L25	279.85'	S42°31'26"E
L26	424.95'	S42°15'15"E
L27	109.74'	S45°43'52"E
L28	267.78'	S60°08'04"E
L29	144.86'	S01°37'12"E
L30	146.91'	S17°43'35"E
L31	244.00'	S35°08'13"E
L32	255.18'	S41°33'59"E
L33	217.33'	S31°34'26"E
L34	81.59'	S36°33'40"E
L35	196.11'	S08°07'26"E
L36	198.56'	S20°52'55"E
L37	109.77'	S40°53'09"E
L38	133.16'	S13°33'00"E
L39	255.60'	S17°33'01"E
L40	374.70'	S13°05'52"E

Line Table		
Line #	Length	Direction
L41	97.55'	S01°03'16"W
L42	346.19'	S01°03'16"W
L43	408.59'	S00°25'40"E
L44	115.51'	S03°42'42"W
L45	58.94'	S18°05'31"E
L46	122.84'	S07°35'41"W
L47	107.27'	S56°53'24"W
L48	150.68'	S45°48'04"W
L49	32.28'	S34°39'03"W
L50	87.43'	S08°38'53"W
L51	35.25'	S08°38'53"W
L52	190.51'	S01°36'40"E
L53	220.50'	S07°24'27"W
L54	21.11'	S64°09'01"W
L55	26.10'	S56°23'18"W
L56	69.84'	S43°11'51"W
L57	67.80'	S33°48'21"W
L58	55.10'	S43°31'03"W
L59	45.64'	S34°52'09"E
L60	85.12'	S25°34'16"E
L61	44.60'	S08°00'09"E
L62	23.85'	S44°33'06"E
L63	52.32'	S67°36'20"E
L64	36.36'	S25°36'32"E
L65	74.49'	S12°37'38"E
L66	257.21'	S09°51'31"W
L67	58.51'	S02°19'50"E
L68	73.36'	S13°00'29"W
L69	43.00'	S09°47'32"E
L70	171.19'	S20°47'36"E
L71	40.60'	S00°32'17"E
L72	48.00'	S25°45'57"W
L73	77.30'	S37°25'15"W
L74	31.35'	S00°06'30"E
L75	115.26'	S11°11'12"E
L76	126.91'	S02°30'35"E
L77	44.62'	S38°17'03"E
L78	33.12'	S74°18'20"E
L79	57.32'	S88°08'51"E
L80	84.75'	N86°00'16"E

Line Table		
Line #	Length	Direction
L81	93.53'	S57°16'15"E
L82	66.33'	S27°45'42"E
L83	53.25'	S32°40'22"E
L84	34.50'	S52°31'57"E
L85	81.96'	S46°16'07"E
L86	121.38'	S37°14'39"E
L87	198.47'	S48°39'51"E
L88	88.26'	S29°42'52"E
L89	161.02'	S40°08'12"E
L90	30.46'	S12°33'23"W
L91	48.48'	S33°21'11"W
L92	71.01'	S58°16'35"W
L93	56.37'	S52°01'59"W
L94	107.46'	S21°17'44"W
L95	71.79'	S31°56'47"W
L96	99.71'	S45°51'36"W
L97	59.82'	S51°36'07"W
L98	39.01'	S39°17'23"W
L99	45.30'	S56°25'58"W
L100	30.54'	S31°28'40"W
L101	144.49'	S13°10'51"W
L102	51.13'	S01°58'51"W
L103	34.09'	S14°14'45"E
L104	99.71'	S18°33'05"E
L105	112.92'	S01°01'28"W
L106	51.24'	S03°50'02"W
L107	109.07'	S01°47'58"W
L108	232.61'	S10°33'17"W
L109	53.81'	S09°40'50"E
L110	94.05'	S16°47'44"E
L111	120.93'	S09°18'21"E
L112	105.71'	S06°08'25"E
L113	85.89'	S07°23'44"E
L114	132.49'	S02°07'17"E
L115	246.99'	S04°20'10"E
L116	55.09'	S05°47'40"W
L117	28.31'	S36°42'35"W
L118	266.54'	S06°22'00"E
L119	112.53'	S06°22'00"E
L120	107.61'	S07°01'37"E

Line Table		
Line #	Length	Direction
L121	31.84'	S11°15'46"E
L122	41.66'	S18°30'56"E
L123	72.16'	S08°13'09"E
L124	35.21'	S08°19'28"W
L125	52.33'	S00°00'56"W
L126	127.43'	S02°56'30"E
L127	48.36'	S09°40'11"E
L128	96.59'	S07°08'48"E
L129	133.76'	S08°36'50"E
L130	86.23'	N39°56'00"W
L131	123.04'	N37°41'06"W
L132	78.37'	N45°13'24"W
L133	56.73'	N61°39'16"W
L134	50.20'	N69°08'58"W
L135	64.68'	N70°53'02"W
L136	24.31'	N56°53'19"W
L137	38.49'	N47°43'11"W
L138	81.28'	N41°50'31"W
L139	30.69'	N58°47'10"W
L140	98.77'	N71°13'40"W
L141	41.25'	N59°22'59"W
L142	46.43'	N45°23'10"W
L143	69.83'	N44°51'11"W
L144	187.19'	N47°44'17"W
L145	129.40'	N55°55'52"W
L146	29.47'	N39°38'11"W
L147	110.34'	N35°38'56"W
L148	283.13'	N33°10'28"W
L149	173.38'	N88°11'21"E
L150	60.49'	N04°15'39"W

OWNERS CERTIFICATE AND DEDICATION

I, Scott Wigginton, President, Classic Country Land, LLC – Stone Bridge – Phase VI, 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 Stone Bridge – Phase VI, being a subdivision in the Sections 5, 6, 8 & 17, Township 7 North, Range 20 East, Latimer 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 & utility or roadway & 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 Latimer County, Oklahoma, subsequent to the filing of this plat.

Witness my hand on this_____day of_____, 20____

By: Scott Wigginton – Classic Country Land, LLC

Scott Wigginton, President

STATE OF TEXAS)
) ss
COUNTY OF COLLIN)

Before me, the undersigned, a Notary Public in and for said County and State, on this_____day of_____, 20____, 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_____, 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 _____, 20____

Environmental Program Specialist
Office
Oklahoma Department of Environmental Quality

LATIMER COUNTY TREASURERS CERTIFICATE

The _____, do hereby certify that I am the duly elected and qualified and acting County Treasurer of Latimer County, State of Oklahoma; that the tax records of said County show that all taxes are paid for the tax year of 2023 and prior years on the land shown on the annexed plat of Stone Bridge – Phase VI, being a subdivision in Latimer 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_____, 20____

County Treasurer

LATIMER COUNTY COMMISSIONERS CERTIFICATE

We, the undersigned, do hereby certify that the plat of Stone Bridge – Phase VI, being a subdivision in Latimer County, Oklahoma; together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Commissioners of Latimer 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_____, 20____

☐ 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

LEGAL DESCRIPTION

STONE BRIDGE – PHASE VI

LOTS 428 – 445

LATIMER COUNTY – TOWNSHIP 6 NORTH, RANGE 20 EAST

SECTION 5:
A PIECE OR PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 6 NORTH, RANGE 20 EAST, OF THE INDIAN MERIDIAN, LATIMER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE W/2 OF THE SE/4 OF THE NE/4
THE SE/4
THE W/2 OF SECTION 5, LESS AND EXCEPT A 0.59 ACRE PIECE OR PARCEL OF LAND BELONGING TO LOT 187 IN THE N/2 OF THE NW/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 20 EAST, OF THE INDIAN MERIDIAN, LATIMER COUNTY, OKLAHOMA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS ON MAY 8, 2024 BY T.D. CHAPPELL (PLS# 1673) WITH THE BASIS OF BEARING BEING THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83)–SOUTH ZONE:
STARTING AT THE NW CORNER OF THE NW/4 OF SAID SECTION 5;
THENCE N 88°20'10" E, ALONG THE NORTH SECTION LINE, A DISTANCE OF 1080.24 FEET, TO THE POINT OF BEGINNING
THENCE S 39°01'29" E A DISTANCE OF 109.51 FEET;
THENCE S 46°35'58" E A DISTANCE OF 171.23 FEET;
THENCE N 26°20'16" E A DISTANCE OF 56.92 FEET;
THENCE N 01°46'17" W A DISTANCE OF 145.97 FEET;
THENCE N 06°25'53" W A DISTANCE OF 12.06 FEET;
THENCE S 88°20'10" W A DISTANCE OF 212.84 FEET,
TO THE POINT OF BEGINNING.

SECTION 6:
A PIECE OR PARCEL OF LAND BEING LOTS 1 AND 2 AND THE SE/4 OF THE SE/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 20 EAST, OF THE INDIAN MERIDIAN, LATIMER COUNTY, OKLAHOMA.

SECTION 8:
A PIECE OR PARCEL OF LAND BEING THE W/2 AND THE W/2 OF THE SE/4 AND THE N/2 OF THE NE/4 OF THE SE/4 AND THE SE/4 OF THE SE/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 20 EAST, OF THE INDIAN MERIDIAN, LATIMER COUNTY, OKLAHOMA.

SECTION 17:
A 14.75 ACRE PIECE OR PARCEL OF LAND LYING IN THE NE/4 OF THE NW/4 OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 20 EAST OF THE INDIAN BASE AND MERIDIAN, LATIMER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
STARTING AT THE NORTHEAST CORNER OF THE NW/4 OF SAID SECTION 17;
THENCE S 88°11'21" W, ALONG THE NORTH SECTION LINE, A DISTANCE OF 339.33 FEET;
THENCE S 08°22'00" E A DISTANCE OF 266.54 FEET;
THENCE S 06°22'00" E A DISTANCE OF 112.53 FEET;
THENCE S 07°01'37" E A DISTANCE OF 107.61 FEET;
THENCE S 11°15'46" E A DISTANCE OF 31.84 FEET;
THENCE S 18°30'56" E A DISTANCE OF 41.66 FEET;
THENCE S 08°13'09" E A DISTANCE OF 72.16 FEET;
THENCE S 08°19'28" W A DISTANCE OF 35.21 FEET;
THENCE S 00°00'56" W A DISTANCE OF 52.33 FEET;
THENCE S 02°56'30" E A DISTANCE OF 127.43 FEET;
THENCE S 09°40'11" E A DISTANCE OF 48.36 FEET;
THENCE S 07°08'48" E A DISTANCE OF 96.59 FEET;
THENCE S 08°36'50" E A DISTANCE OF 133.76 FEET;
THENCE N 39°56'00" W A DISTANCE OF 86.23 FEET;
THENCE N 37°41'06" W A DISTANCE OF 123.04 FEET;
THENCE N 45°13'24" W A DISTANCE OF 78.37 FEET;
THENCE N 61°39'16" W A DISTANCE OF 56.73 FEET;
THENCE N 69°08'58" W A DISTANCE OF 50.20 FEET;
THENCE N 70°53'02" W A DISTANCE OF 64.68 FEET;
THENCE N 56°53'19" W A DISTANCE OF 24.31 FEET;
THENCE N 47°43'11" W A DISTANCE OF 38.49 FEET;
THENCE N 41°50'31" W A DISTANCE OF 81.28 FEET;
THENCE N 58°47'10" W A DISTANCE OF 30.69 FEET;
THENCE N 71°13'40" W A DISTANCE OF 98.77 FEET;
THENCE N 59°22'59" W A DISTANCE OF 41.25 FEET;
THENCE N 45°23'10" W A DISTANCE OF 46.43 FEET;
THENCE N 44°51'11" W A DISTANCE OF 69.83 FEET;
THENCE N 47°44'17" W A DISTANCE OF 187.19 FEET;
THENCE N 55°55'52" W A DISTANCE OF 129.40 FEET;
THENCE N 39°38'11" W A DISTANCE OF 29.47 FEET;
THENCE N 35°38'56" W A DISTANCE OF 110.34 FEET;
THENCE N 33°10'28" W A DISTANCE OF 283.13 FEET, TO THE NORTH SECTION LINE;
THENCE N 88°11'21" E, ALONG SAID SECTION LINE, A DISTANCE OF 1042.50 FEET, TO THE POINT OF BEGINNING, WITH ALL PARCELS COMBINED TO CONTAN 1085.19 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE

I, T.D. Chappell, Licensed Professional Land Surveyor No. 1673 in the State of Oklahoma, hereby certify that the annexed plat of Stone Bridge – Phase VI, being a subdivision in Latimer County, Oklahoma, represents a true and correct survey thereof, made under my supervision on the 16th day of May, 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.

T.D. Chappell

T.D. Chappell, Oklahoma Licensed Professional Land Surveyor No. 1673

STATE OF OKLAHOMA)
) ss
COUNTY OF CHOCTAW)

Before me, the undersigned, a Notary Public in and for said County and State, on this_____day of_____, 2024, personally appeared, T.D. Chappell, 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

48 HOURS BEFORE YOU DIG...CALL OKIE
1-800-522-6543
Oklahoma One-Call System, Inc.

AMY JO TAYLOR NOTARY PUBLIC # 99010673 EXP. 06/28/27 STATE OF OKLAHOMA

LICENSED PROFESSIONAL LAND SURVEYOR T.D. CHAPPELL 1673 OKLAHOMA

CHAPPELL LAND SURVEYING, PC
P. O. Box 863, Hugo, OK, 74743
580-326-6688
ctrey@chappellsurveying.com

REVISIONS	BY	DATE	STONE BRIDGE – PHASE VI		
FIRST DRAFT	GS	05/24/24	Drawn By: GS	Checked By: TC	Proj. No.: S030-24
			Date: 05/24/24	Scale: 1" = 700'	Sheet 1 of 1