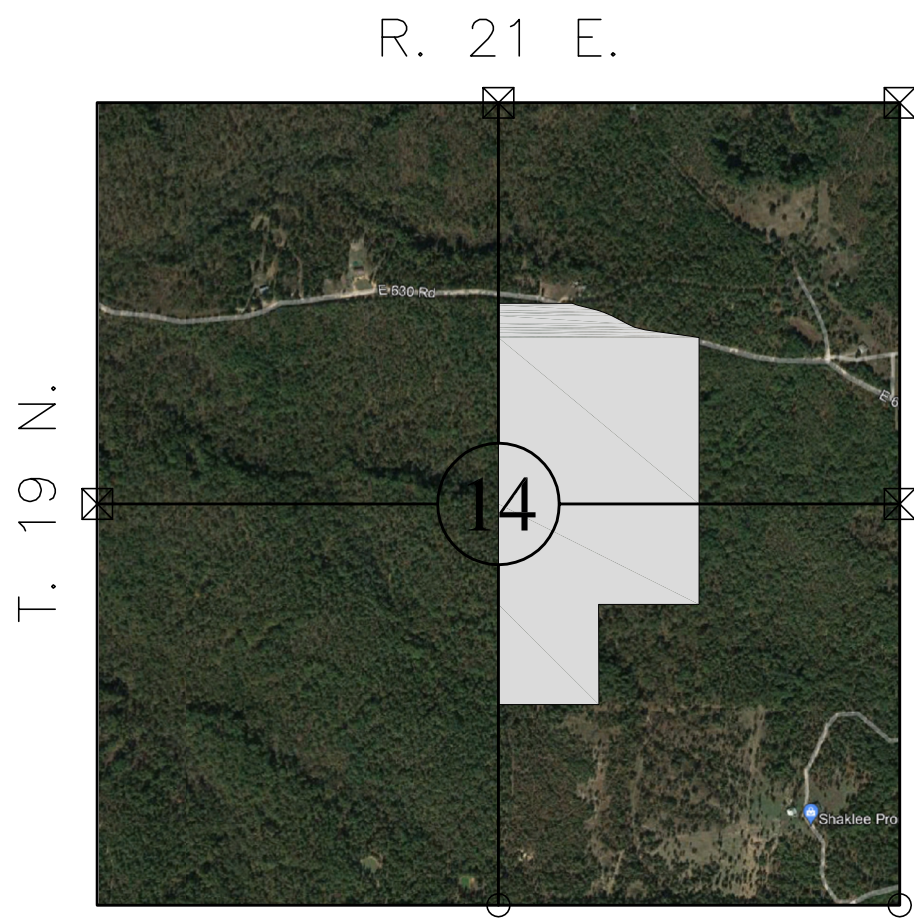
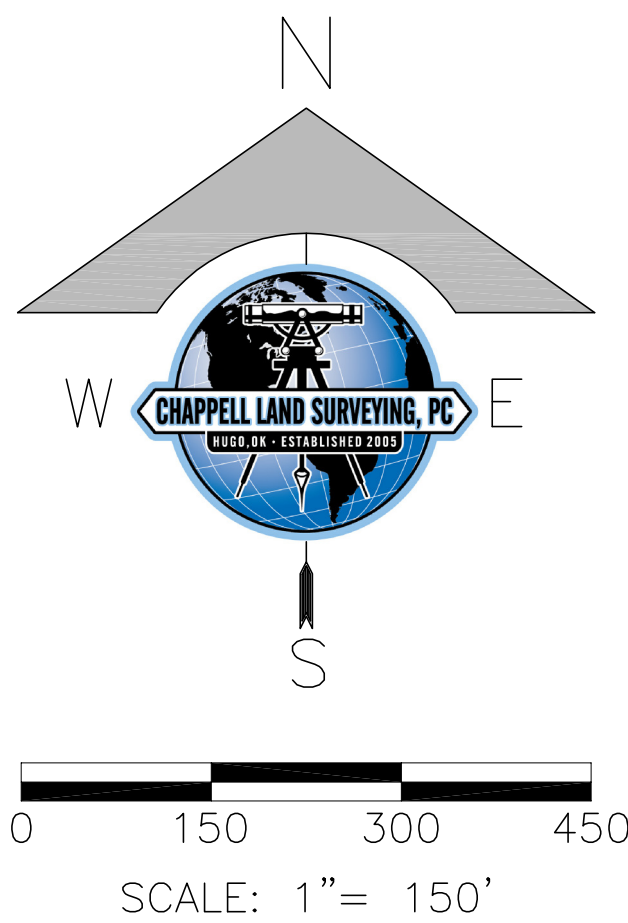




LOCATION MAP



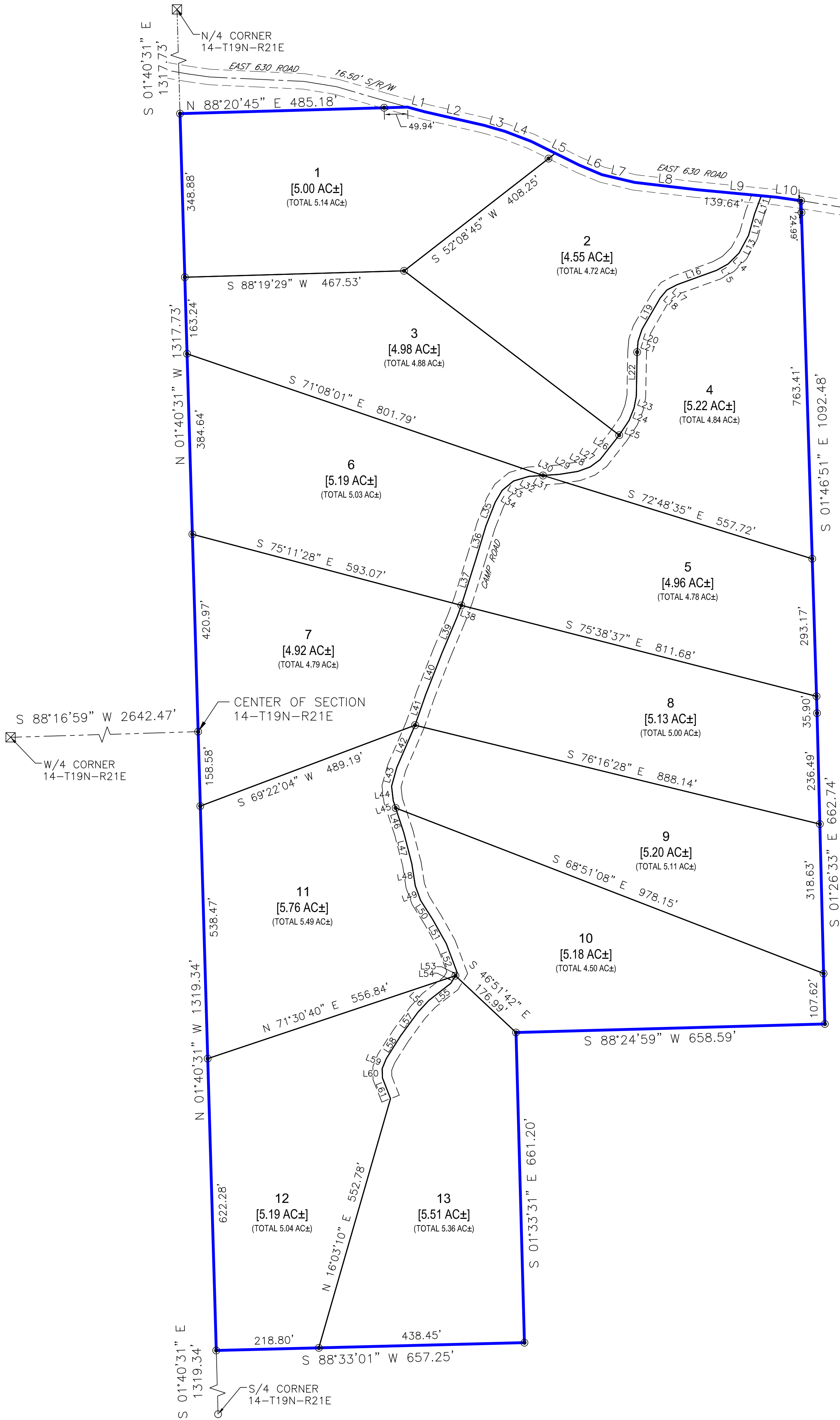
CERTIFIED TO:

Classic Country Land, LLC
County of Cherokee,
State of Oklahoma

LEGEND

- FOUND ORIGINAL STONE
- FOUND 3/8" IRON PIN
- SET 5/8" STEEL PIN W/ CAP (CLS CA# 5072)
- PROPERTY LINE
- 40' ROADWAY RIGHT-OF-WAY
- BREAK LINE
- TOTAL ACREAGE
- NET ACREAGE

CARTER'S CROSSING
SUBDIVISION CONTAINS 67.35 AC± & 14 LOTS



Line Table		
Line #	Direction	Distance
L1	S74°40'19"E	37.36'
L2	S77°05'21"E	130.85'
L3	S73°53'40"E	46.23'
L4	S69°05'41"E	59.44'
L5	S63°42'12"E	114.65'
L6	S67°14'41"E	52.07'
L7	S76°35'35"E	71.50'
L8	S83°23'15"E	132.02'
L9	S84°33'28"E	172.32'
L10	S81°52'36"E	52.85'
L11	N20°24'37"E	40.46'
L12	N15°36'22"E	48.35'
L13	N28°17'43"E	42.57'
L14	N45°08'24"E	33.00'
L15	N60°55'02"E	28.25'
L16	N70°08'03"E	88.89'
L17	N62°29'32"E	24.69'
L18	N40°18'36"E	22.86'
L19	N30°04'43"E	77.01'
L20	N18°37'38"E	26.34'
L21	N04°51'29"E	23.62'
L22	N01°01'21"E	94.14'
L23	N11°15'41"E	25.57'
L24	N21°54'17"E	28.44'
L25	N33°43'43"E	37.75'
L26	N38°00'05"E	66.27'
L27	N53°37'11"E	25.96'
L28	N69°53'27"E	28.08'
L29	N81°02'25"E	40.11'
L30	N86°02'41"E	34.78'
L31	N86°02'42"E	30.05'
L32	N73°37'44"E	34.15'
L33	N50°34'36"E	31.47'
L34	N30°33'17"E	29.03'
L35	N21°22'43"E	54.76'
L36	N16°41'37"E	72.46'
L37	N17°32'01"E	104.56'
L38	N20°11'15"E	27.14'
L39	N22°49'45"E	83.41'
L40	N21°21'49"E	94.85'
L41	N19°03'40"E	68.40'
L42	N23°20'15"E	98.34'
L43	N15°42'50"E	41.55'
L44	N06°38'34"W	30.36'
L45	N18°10'14"W	16.76'
L46	N18°10'14"W	55.37'
L47	N14°36'36"W	68.70'
L48	N08°54'51"W	47.36'
L49	N20°00'10"W	33.17'
L50	N32°17'27"W	47.74'
L51	N29°18'38"W	59.67'
L52	N20°46'17"W	66.08'
L53	N31°26'34"E	7.55'
L54	N31°26'34"E	18.96'
L55	N52°04'22"E	59.37'
L56	N42°47'44"E	33.88'
L57	N36°15'58"E	62.36'
L58	N32°14'22"E	57.91'
L59	N22°03'19"E	22.62'
L60	N00°59'55"W	20.01'
L61	N21°29'43"W	47.36'

OWNERS CERTIFICATE AND DEDICATION

I, Scott Wigginton, President of Classic Country Land, LLC - CARTER'S CROSSING, 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 CARTER'S CROSSING, being a subdivision in the SW/4 of the NE/4 and the NW/4 of the SE/4, Section 14, Township 19 North, Range 21 East, Cherokee County, Oklahoma, do hereby reserve the areas indicated as "40' R/W" (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 Cherokee County, Oklahoma, subsequent to the filing of this plat.

Witness my hand on this ____ day of _____, 2022.

By: Scott Wigginton - Classic Country Land, LLC

Scott Wigginton, President

STATE OF TEXAS)
COUNTY OF COLLIN) ss

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2022, 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

CHEROKEE COUNTY TREASURERS CERTIFICATE

I, _____, do hereby certify that I am the duly elected and qualified and acting County Treasurer of Cherokee County, State of Oklahoma; that the tax records of said County show that all taxes are paid for the tax year of 2021 and prior years on the land shown on the annexed plat of Carter's crossing in Cherokee 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 _____, 2022.

County Treasurer

CHEROKEE COUNTY COMMISSIONERS CERTIFICATE

We, the undersigned, do hereby certify that the plat of Carter's crossing, a subdivision in Cherokee County, Oklahoma; together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Commissioners of Cherokee 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 _____, 2022.

- ☐ 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 -

A PIECE OR PARCEL OF LAND LYING IN THE SW/4 OF THE NE/4 AND THE NW/4 OF THE SE/4 OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 21 EAST, OF THE INDIAN MERIDIAN, CHEROKEE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" PIN WITH A CLS 5072 CAP SET AT THE SOUTHWEST CORNER OF THE NE/4 OF SAID SECTION 14; THENCE N 01°40'31" W, ALONG THE WEST LINE OF THE NE/4, A DISTANCE OF 1317.73 FEET, TO THE NW CORNER OF THE SW-NE; THENCE N 88°20'45" E, ALONG THE NORTH LINE OF THE SW-NE, A DISTANCE OF 485.18 FEET, TO THE CENTER OF E 630 ROAD; THENCE, ALONG THE CENTER OF E 630 ROAD ALL OF THE FOLLOWING: THENCE S 74°40'19" E A DISTANCE OF 37.36 FEET; THENCE S 77°05'21" E A DISTANCE OF 130.85 FEET; THENCE S 73°53'40" E A DISTANCE OF 46.23 FEET; THENCE S 69°05'41" E A DISTANCE OF 59.44 FEET; THENCE S 63°42'12" E A DISTANCE OF 114.65 FEET; THENCE S 67°14'41" E A DISTANCE OF 52.07 FEET; THENCE S 76°35'35" E A DISTANCE OF 71.50 FEET; THENCE S 83°23'15" E A DISTANCE OF 132.02 FEET; THENCE S 84°33'28" E A DISTANCE OF 172.32 FEET; THENCE S 81°52'36" E A DISTANCE OF 52.85 FEET, TO THE EAST LINE OF THE SW-NE; THENCE S 01°46'51" E, ALONG THE EAST LINE OF THE SW-NE, A DISTANCE OF 1092.48 FEET, TO THE NE CORNER OF THE NE-NW-SE; THENCE S 01°26'33" E, ALONG THE EAST LINE OF THE NE-NW-SE, A DISTANCE OF 662.74 FEET, TO THE SE CORNER OF THE NE-NW-SE; THENCE S 88°24'59" W, ALONG THE SOUTH LINE OF THE NE-NW-SE, A DISTANCE OF 658.59 FEET, TO THE SE CORNER OF THE SW-NW-SE; THENCE S 01°33'31" E, ALONG THE EAST LINE OF THE SW-NW-SE, A DISTANCE OF 661.20 FEET, TO THE SE CORNER OF THE SW-NW-SE; THENCE S 88°33'01" W, ALONG THE SOUTH LINE OF THE SW-NW-SE, A DISTANCE OF 657.25 FEET, TO THE SW CORNER OF THE NW-SE; THENCE N 01°40'31" W, ALONG THE WEST LINE OF THE NW-SE, A DISTANCE OF 1319.34 FEET, TO THE POINT OF BEGINNING, CONTAINING 67.35 ACRES, MORE OR LESS.

THE BASIS OF BEARING FOR THIS BOUNDARY DESCRIPTION IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83)-SOUTH ZONE. THIS BOUNDARY DESCRIPTION WAS MADE ON AUGUST 2, 2022 BY T.D. CHAPPELL, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1673

SURVEYORS CERTIFICATE

I, T.D. Chappell, Licensed Professional Land Surveyor No. 1673 in the State of Oklahoma, hereby certify that the annexed plat of Carter's crossing, Cherokee County, Oklahoma, represents a true and correct survey thereof, made under my supervision on the 28th day of November, 2022 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, Oklahoma Licensed Professional Land Surveyor No. 1673

STATE OF OKLAHOMA)
COUNTY OF CHOCTAW) ss

Before me, the undersigned, a Notary Public in and for said County and State, on this 28th day of NOVEMBER, 2022, 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.



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

REVISIONS	BY	DATE	CARTER'S CROSSING		
FIRST DRAFT	GS	11/28/22	Drawn By: GS	Checked By: TC	Proj. No.: S075-22
			Date: 11/28/22	Scale: 1" = 150'	Sheet 1 of 1
CA No. 5072 Expires June 30, 2024					

