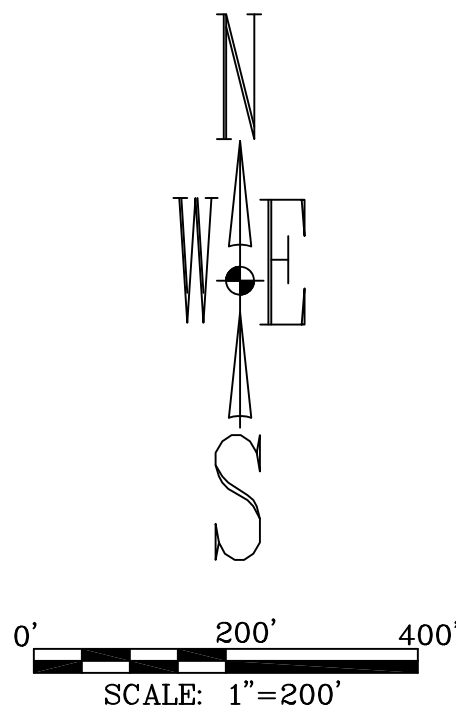


GRANITE VALLEY



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

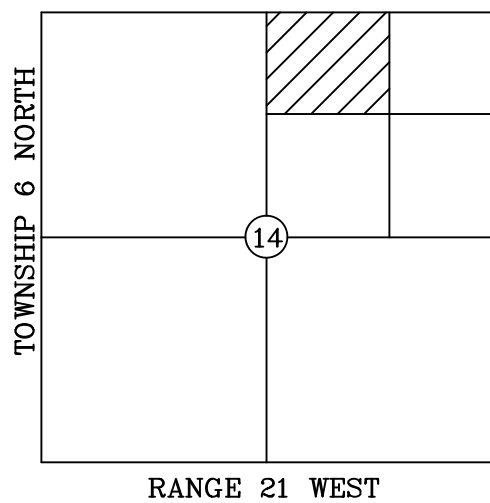
BOUNDARY NOTES:
1. SECTIONAL BREAKDOWN WAS
DONE ON SURVEY FOR ONLINE LAND
HUB LLC ON 12/7/23

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

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

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

LOCATION MAP



SURVEYORS CERTIFICATE

I, BRIAN KEEN, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1872 IN THE
STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED PLAT OF GRANITE
VALLEY, BEING A SUBDIVISION IN GREER COUNTY, OKLAHOMA, REPRESENTS A
TRUE AND CORRECT SURVEY THEREOF MADE UNDER MY SUPERVISION ON THE
11TH DAY OF APRIL, 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.

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 _____, 2024, 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 ____

OWNER'S CERTIFICATE AND DEDICATION

I, SCOTT WIGGINTON, PRESIDENT, CLASSIC COUNTRY LAND, LLC, -- GRANITE VALLEY, 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 GRANITE VALLEY, BEING A SUBDIVISION IN THE SECTIONS 15, 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 _____, 2024

BY SCOTT WIGGINTON, ONLINE LAND HUB 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 _____, 2024, PERSONALLY APPEARED, SCOTT
WIGDINTON, 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 _____, 2024

ENVIRONMENTAL PROGRAM SPECIALIST

____ OFFICE
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

GREER COUNTY COMMISSIONERS CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF GRANITE VALLEY,
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 _____, 2024

☐ 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

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 GRANITE VALLEY,
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 _____, 2024

COUNTY TREASURER

RECORDING INFORMATION

LEGEND

SET OR FOUND 1/2" REBAR ●
WITH PLASTIC ID CAP #1872
SET OR FOUND CHISELED X X

COMPUTED CORNER ○

TRACT BOUNDARY LINE _____

TIE LINE _____

FENCE LINE _____ x _____

33' STATUTORY RIGHT OF WAY LINE _____

EASEMENT LINE _____

XXX ACRES = GROSS ACREAGE

(XXX ACRES) = NET ACREAGE

MAP PREPARED FOR:

CLASSIC COUNTRY LAND LLC

OKLAHOMA COA #6967

KEEN SURVEYING, LLC

203 SOUTH MAIN STREET P.O. BOX 234

SALEM, ARKANSAS 72576

TEL (870) 895-3600 FAX (870) 895-3614

EMAIL: BRIAN@KEENSURVEYING.COM

WWW.KEENSURVEYING.COM

DATE: 4/11/24

SCALE: 1" = 200'

DRAWN BY: B.KEEN

CHECKED BY: B.KEEN

JOB #1769.103GM