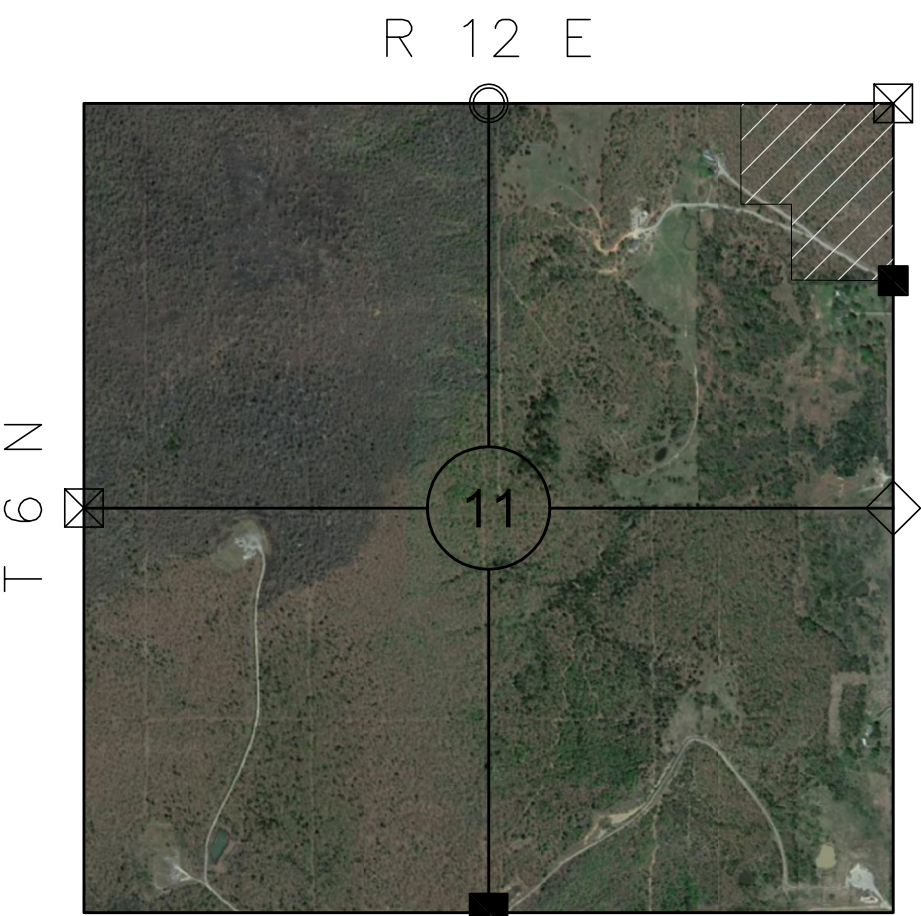
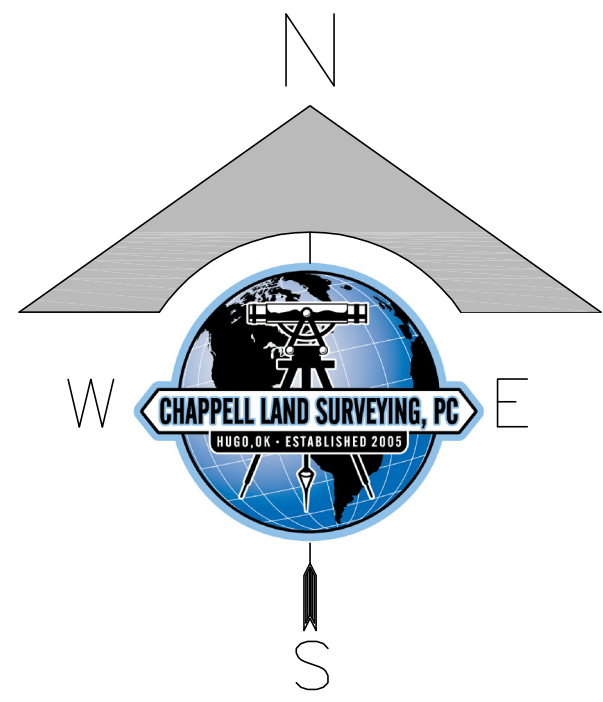




LOCATION MAP



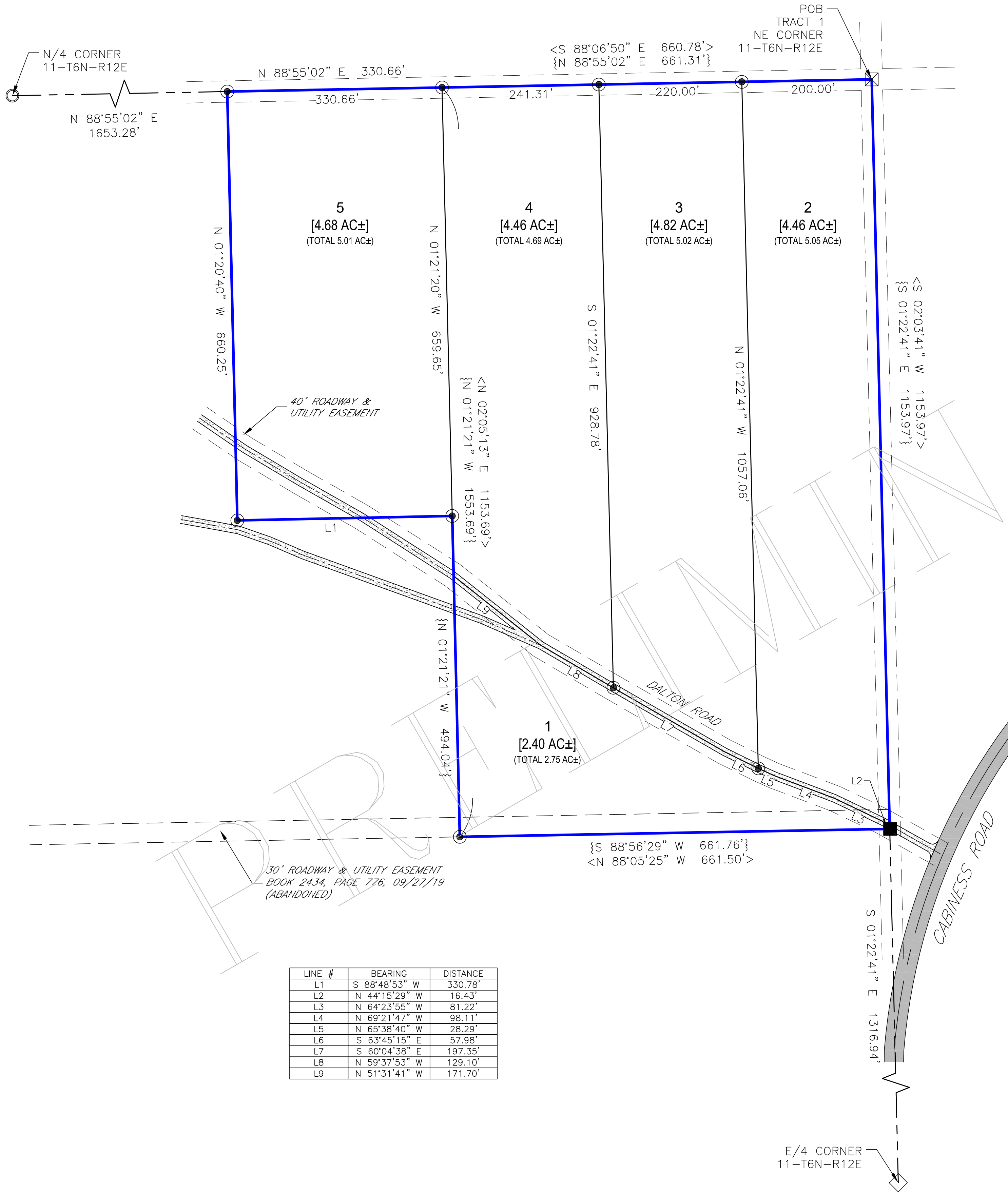
CERTIFIED TO:

Online Land Hub, LLC  
County of Pittsburg,  
State of Oklahoma

LEGEND

- FOUND ORIGINAL STONE  
5" PIPE FENCE CORNER  
FOUND 1/2" IRON PIN  
W/CAP (LS 1274)  
FOUND 80D NAIL  
SET 1/2" PIN W/ CAP  
(CLS CA 5072)  
PROPERTY LINE  
CENTER LINE  
16.5' S/R/W  
30' ROADWAY & UTILITY EASEMENT  
BREAK LINE  
ASPHALT  
GRAVEL  
POINT OF BEGINNING  
NET ACREAGE  
TOTAL ACREAGE  
MEASURED  
DEED

ALLIE'S ACRES  
SUBDIVISION CONTAINS 22.53 AC± & 5 LOTS



| LINE # | BEARING       | DISTANCE |
|--------|---------------|----------|
| L1     | S 88°48'53" W | 330.78'  |
| L2     | N 44°15'29" W | 16.43'   |
| L3     | N 64°23'55" W | 81.22'   |
| L4     | N 69°21'47" W | 98.11'   |
| L5     | N 65°38'40" W | 28.29'   |
| L6     | S 63°45'15" E | 57.98'   |
| L7     | S 60°04'38" E | 197.35'  |
| L8     | N 59°37'53" W | 129.10'  |
| L9     | N 51°31'41" W | 171.70'  |

OWNERS CERTIFICATE AND DEDICATION

I, Dustin Murphy, President of Online Land Hub, LLC, 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 ALLIE'S ACRES, being a subdivision in the NE/4 of the NE/4 of Section 11, Township 6 North, Range 12 East, Pittsburg County, Oklahoma, do hereby reserve the areas indicated as "40' R/W" (40 feet Roadway and Utility Easement) 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.
- 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 Pittsburg County, Oklahoma, subsequent to the filing of this plat.

Witness my hand on this \_\_\_\_ day of \_\_\_\_\_, 2023.

By: Dustin Murphy – Online Land Hub, LLC

Dustin Murphy, 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 \_\_\_\_\_, 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 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

PITTSBURG COUNTY TREASURERS CERTIFICATE

I, \_\_\_\_\_ do hereby certify that I am the duly elected and qualified and acting County Treasurer of Pittsburg 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 ALLIE'S ACRES, in the NE/4 of the NE/4 of Section 11, Township 6 North, Range 12 East, Pittsburg 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

PITTSBURG COUNTY COMMISSIONERS CERTIFICATE

We, the undersigned, do hereby certify that the plat of ALLIE'S ACRES, a subdivision in the NE/4 of the NE/4 of Section 11, Township 6 North, Range 12 East, Pittsburg County, Oklahoma; together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Commissioners of Pittsburg 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

County Clerk

LEGAL DESCRIPTION –

TRACT 1:  
A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E1/2 NE1/4 NE1/4) OF SECTION ELEVEN (11), TOWNSHIP SIX (6) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, PITTSBURG COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE S 2 DEGREES 03' 41" W A DISTANCE OF 1153.97 FEET; THENCE N 88 DEGREES 05' 25" W A DISTANCE OF 661.50 FEET TO THE WEST LINE OF THE E1/2 NE1/4 NE1/4; THENCE N 2 DEGREES 05' 13" E A DISTANCE OF 1153.69 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 11; THENCE S 88 DEGREES 06' 50" E A DISTANCE OF 660.78 FEET TO THE POINT OF BEGINNING.

AND

TRACT 2:  
THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E1/2 NW1/4 NE1/4 NE1/4) OF SECTION ELEVEN (11), TOWNSHIP SIX (6) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, PITTSBURG COUNTY, STATE OF OKLAHOMA.

THIS BOUNDARY DESCRIPTION WAS TAKEN FROM A DEED (BOOK 2426, PAGE 170–171, 08/07/19)

30' ROADWAY & UTILITY EASEMENT

A 30 FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES IN THE (NE/4 NE/4 OF SECTION 11), TOWNSHIP 6 NORTH, RANGE 12 EAST, PITTSBURG COUNTY, STATE OF OKLAHOMA, THE CENTERLINE DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NE CORNER OF SAID NE/4 NE/4; THENCE S 0 DEG. 01' E ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 1138.82 FEET; TO THE POINT OF BEGINNING; THENCE S 89DEG.50°05' W A DISTANCE OF 1323.00 FEET TO A POINT ON THE WEST LINE OF THE NE/4 NE/4.

THIS EASEMENT DESCRIPTION WAS TAKEN FROM A DEED (BOOK 2434, PAGE 776, 09/27/19)

SURVEYORS CERTIFICATE

I, T.D. Chappell, Licensed Professional Land Surveyor No. 1673 in the State of Oklahoma, hereby certify that the annexed plat of ALLIE'S ACRES, a subdivision in the NE/4 of the NE/4 of Section 11, Township 6 North, Range 12 East, Pittsburg County, Oklahoma, represents a true and correct survey thereof, made under my supervision on the 10th day of March, 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.

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 10th day of March, 2023, 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  
FIRST DRAFT

BY  
GS

DATE  
03/13/23

ALLIE'S ACRES

Drawn By: GS Checked By: TC Proj. No.: S022-23

Date: 03/13/23 Scale: 1" = 100' Sheet 1 of 1

CA No. 5072 Expires June 30, 2024