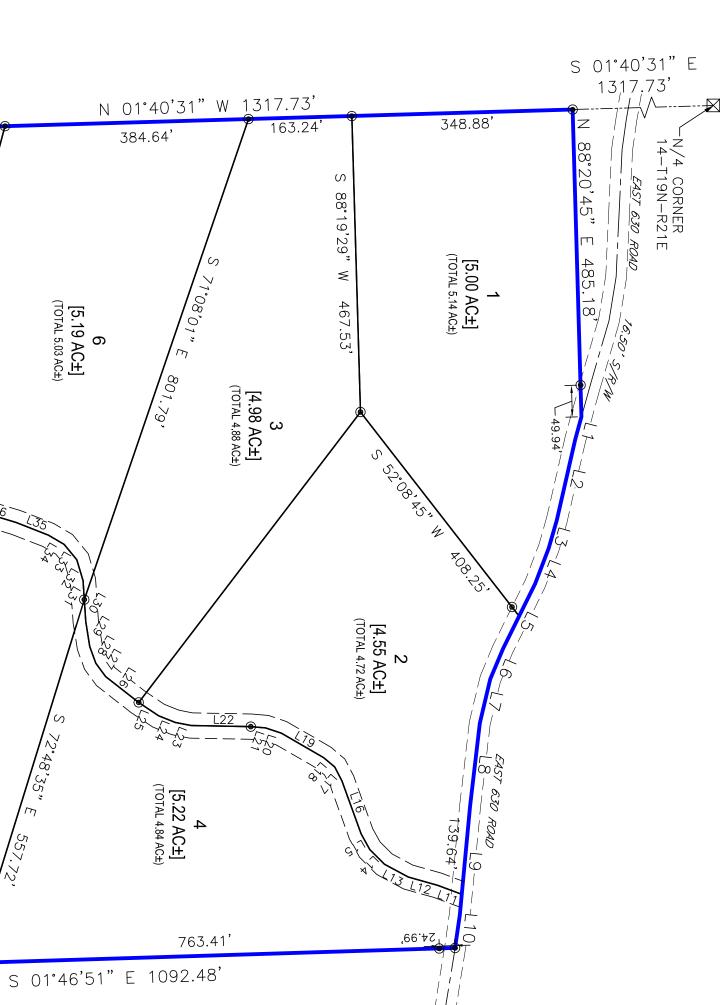
T. 19 N. 77 <u>N</u> \Box

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

LOCATION MAP



			S 88°16'59" W 2642.47'		N 01	°40'31" W <u>1</u> 317.73	3'		S 01°40'31' 1317.73'
N 01°40)'31" W 1319.34'	538.47'	158.58'	420.97'		1.64' 163.2	24'	348.88'	Z
			0 -1 C E Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z				ω ∞ ∞		4-T19N-R2
	7	[5.76 (TOTAL	CENTER OF 14-T19N-R 5 69.2204"	7 [4.92 AC	S 75.11	\(\sigma_{\sigma} \)	88°19'29"	OT)	21E
	71.30,40" E	11 [5.76 AC±]	Z R21	7 [4.92 AC±] (TOTAL 4.79 AC±)	[5.7 (TOT/	71.08.01."	W 467.53	1 [5.00 AC±] (TOTAL 5.14 AC±)	35
5	556.84			593.07'	6 [5.19 AC±] (TOTAL 5.03 AC±)		.5 3	<u>#</u> —	
119		1 0 0 0 TV 1 9\$\frac{1}{2}\$	35 \$ [43 [42]			3 [4.98 AC±] (TOTAL 4.88 AC±)			49.94
	100 FE5-34 751			130		©±] 8 AC±)	N S. O. S.		94,
	CO CO. CO.			CAMPRO	240		5. 5.	4	
20'	3 ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° ° °							E. P.S.	/ / / A
	[5.18 AC±] (TOTAL 4.50 AC±) S 88°	\sqrt{\delta}\sqrt{\delta}\delta\del					2 [4.55 AC±] (TOTAL 4.72 AC±)		,
	AC±] 4.50 AC±) S 88°2	10	76.16,28,"	75°38'37"			2 AC±] 1.72 AC±)	16/17	
	C±])AC±) 88°24'59"	9 [5.20 AC±] (TOTAL 5.11 AC±) 978, 15,			\$ 72.48.35."	<u> </u>			
	₩ 658.59	- AC±] 11 AC±) 5'	8 [5.13 AC±] (TOTAL 5.00 AC±) E 888.14'	5 [4.96 AC±] (TOTAL 4.78 AC±) 811.68'	735" E	[5.22 _{(TOTAL}	8/V/ /	500	
	.5 .50) H	55	4 4.84 AC±	1/1/2	ROAD 139.6	

10	+ + + + + + + + + + + + + + + + + + + 	1 1 1	0 0	1 1	[6] [20]	L10		L12		L15		L17	L19 L18	- 20	L20	L21	123	L24	L25	L26	L28	L29	L30	L37 L32	L33	L34	L35	L36 L37	L38	L39	L41	1 1. 1 1		L44 L45		1 1	L48	L50	L51			L55	L56	L57	L 28	L60	
	rect .40, .05, .05,	/3°53′40′ 69°05′41′ 63°42′12′	3°42'12 7°14'41	6°3	4° 3, 2, 4° 3, 3	5	24'37	36,22	08'24	0°55'02	0.08,03	29'32'	18'36' 04'43'	77,78,	37'38	4°51'29 1°01'31	1.15,41	1.54,17	1 4 1	05	711	02'25		6°02 3°37'	0°34	33'17"	22'43"	V16°41'37" V17°32'01"	N20°11'15"	2°49'45"	03'40"	20'15"	V15°42'50"	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	V18°10'14"	36"	10" 10"	17'27"	18'38"	17"	3, 34,	2°04'22"	2°47'44	15'58	°14'22 °03'19	N00°59'55"W	10 4000 4 7 7 11
1114.65' 52.07' 52.07' 71.50'	istan 37.36 30.8 46.23	59.44' 114.65'	14.6 52.0	71.50	32. 72.	$I \sim I$	40.46	48.35'	33.00'			24.69	<u> –</u> ∣ ഗ	7 0	いしゅ	<u> 1</u> しの	ב ת	<i>j</i> 4		66.27'	\circ \mid \circ	;	34.78'	30.05	31.47		54.76'	72.46' 104.56'	27.14	83.41	68.40	98.34'	41.55'	30.36' 16.76'	55.37'	68.70'		. 7 .	67	08	7.55'	59.37	33.88'	62.36	57.91	20.01	i

35.90

236.49

318.63

S 01°26'33" E 662.74'

107.62

293.17

cott Wigginton, President of Classic County Land, LLC — CARTER'S CROSSING, do hereby certify that I am the owner of legal title and 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 ner certify that:

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.
 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.

By: Scott Wigginton — Classic	Witness my hand on this
sic Country Land, LLC	day of
	, 2022

COUNTY OF COLLIN) ss

e me, the undersigned, a Notary Public in and for said County and State, on this____day of_______, 2022, personally red, Scott Wigginton, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing ment as its Owner, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and ses therein set forth. _, 20___,

ssion Expires the____day of

DEPARTMENT OF ENVIRONMENTAL QUALITY

The
(Individual) Water Systems and
(On-site) Sewer Systems on the

Environmental Program Specialist Office Oklahoma Department of Environr ental Quality

CHEROKEE COUNTY TREASURERS CERTIFICATE

, 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.

2022

CHEROKEE COUNTY COMMISSIONERS CERTIFICATE

☐ ROADS WILL BE MAINTAINED BY THE COUNTY
☐ ROADS WILL NOT BE MAINTAINED BY THE COUNTY, PROVIDED HOWEVER

District 1 Commissioner District 2 Commissioner District 3 Commissioner

A PIECE OR PARCEL OF LAND LYNG 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: BECOINING AT A 1/2" PIN WITH A CLS 5072 CAP SET AT THE SUCHWEST CORNER OF THE NE/4 OF SAID SECTION 14; THENCE NORTH LING OF THE NE/4 AD SISTANCE OF THE NE/4 OF SAID SECTION 14; THENCE NORTH LING OF THE NE/4. A DISTANCE OF THE NE/4 OF SAID SECTION 14; THENCE NORTH LING OF THE NE/4. A DISTANCE OF THE SW-NE; THENCE S 7440" E A DISTANCE OF THE NE/4. A DISTANCE OF TABLEST LINE OF THE SW-NE; THENCE S 7705'21" E A DISTANCE OF TABLEST LINE OF THE FOLLOWING:

THENCE S 7705'21" E A DISTANCE OF TABLEST LINE OF THE FOLLOWING:

THENCE S 7705'21" E A DISTANCE OF TABLEST LINE OF THE SW-NE; THENCE S 63742'1" E A DISTANCE OF 52.07 FEET; THENCE S 63742'1" E A DISTANCE OF TABLEST LINE OF THE SW-NE; THENCE S 63725'16" E A DISTANCE OF TABLEST LINE OF THE SW-NE; THENCE S 83725'15" E A DISTANCE OF TABLEST LINE OF THE SW-NE; THENCE S 8152'35" E A DISTANCE OF TABLEST LINE OF THE SW-NE; THENCE S 8152'35" E A DISTANCE OF TABLEST LINE OF THE SW-NE; A DISTANCE OF TABLEST LINE OF THE NE-NW-SE; THENCE S 01726'33" E, ALONG THE EAST LINE OF THE NE-NW-SE, A DISTANCE OF 682.74 FEET, TO THE SE CORNER OF THE NE-NW-SE; THENCE S 88'33'01" W, ALONG THE EAST LINE OF THE NE-NW-SE, A DISTANCE OF 681.20 FEET, TO THE SW CORNER OF THE SW-NW-SE; THENCE S 88'33'01" W, ALONG THE SOUTH LINE OF THE SW-NW-SE, A DISTANCE OF 661.20 FEET, TO THE SW CORNER OF THE SW-NW-SE; THENCE S 01746'31" W, ALONG THE SOUTH LINE OF THE SW-NW-SE, A DISTANCE OF 661.20 FEET, TO THE SW CORNER OF THE SW-NW-SE; THENCE S 01746'31" W, ALONG THE SOUTH LINE OF THE SW-NW-SE, A DISTANCE OF 661.20 FEET, TO THE SW CORNER OF THE NW-SE; THENCE S 01746'31" W, ALONG THE SOUTH LINE OF THE SW-NW-SE, A DISTANCE OF 651.30 FEET, TO THE SW CORNER OF THE NW-SE; THENCE S 01746'31" W, ALONG THE SOUTH LINE OF THE SW-NW-SE, A DISTANCE OF 651.30 FEET, TO THE SW CORNER OF THE NW-SE; THENCE S 01

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

CERTIFIED TO:

SCALE:

150'

50

 \neg

_ _

NET ACREAGE

622.28'

12 [5.19 AC±] (TOTAL 5.04 AC±)

S 01°33'31" E 661.20'

BREAK LINE

40' ROADWAY RIGHT-OF-WAY

PROPERTY LINE

FOUND ORIGINAL STONE
FOUND 3/8" IRON PIN
SET 5/8" STEEL PIN W/ C

LEGEND

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 D. Chappell, Licensed Professional Land Surveyor No. 1673 in the State of Oklahoma, hereby certify that the annexed plat of Carter's sing, Cherokee County, Oklahoma, represents a true and correct survey thereof, made under my supervision on the 28th day of smber, 2022 and that all monuments shown hereon actually exist and their positions are correctly shown. I also certify that the survey plat thereof meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma e Board of Licensure for Professional Engineers and Land Surveyors.

STATE OF OKLAHOMA

Before me, the undersigned, a Notary Public in and for said County and State, on this <u>28th</u> day of <u>NOVEMBER</u>, 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. JNTY OF CHOCTAW)) ss

on Expires the

L61

N21°29'43"W 47.36'

S 01°40'31" E 1319.34'

 \mathcal{O}

88°33'01"

W 657.25

-S/4 CORNER 14-T19N-R21E

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



CHAPPELL LAND SURVEYING, PC

O. Box 863, Hugo, OK, 747 580-326-6688 ctrey@chappellsurveying.com

CARTER'S CROSSING

 Drawn By: GS
 Checked By: TC
 Proj. No.:

 Date: 11/28/22
 Scale: 1" = 150'
 Sheet

 CA No. 5072
 Expires June 30, 2024
 S075-22 1 of 1