



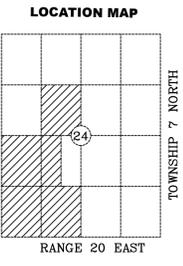
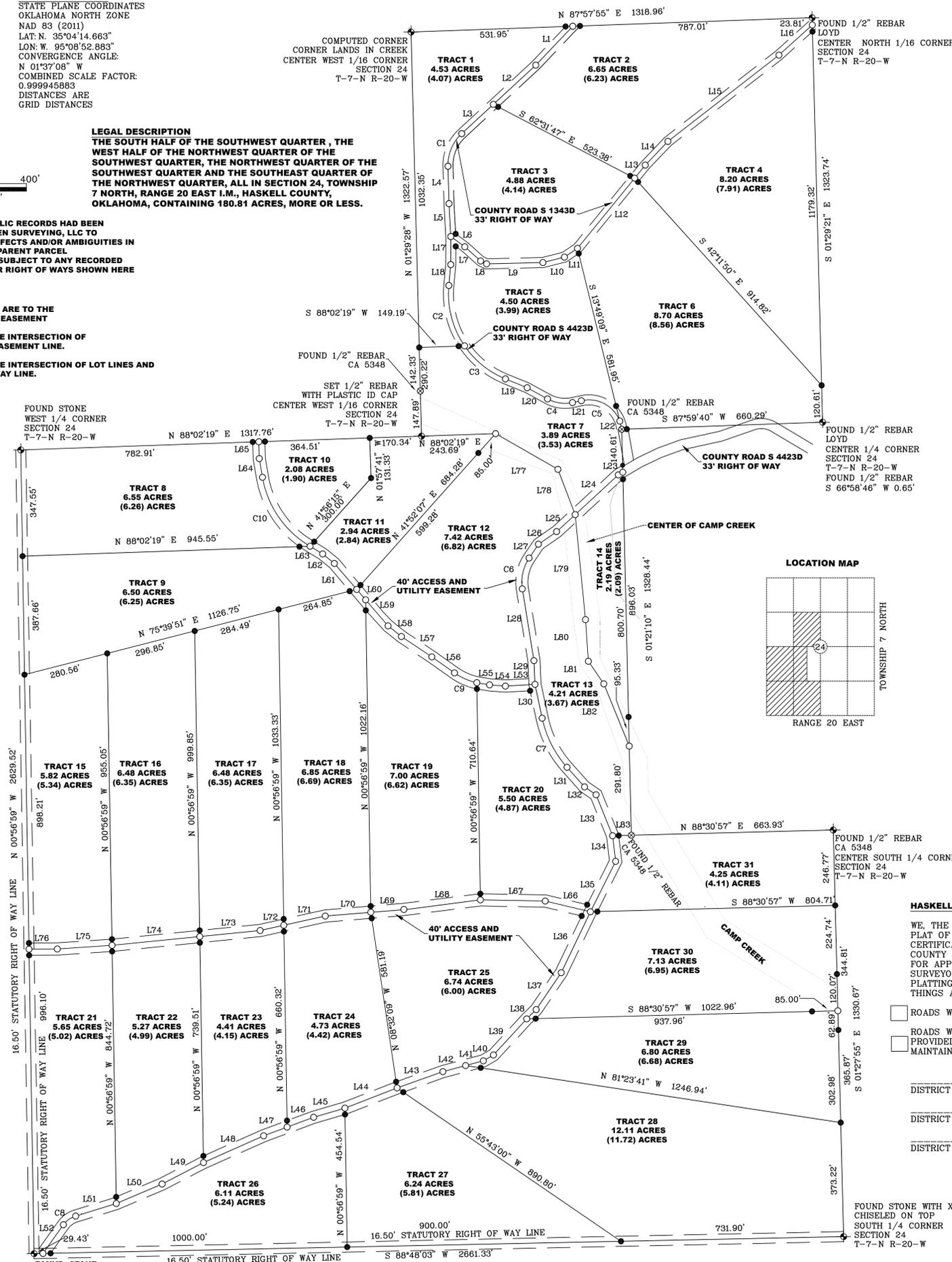
**BASIS OF BEARINGS**  
STATE PLANE COORDINATES  
OKLAHOMA NORTH ZONE  
NAD 83 (2011)  
LAT: N 35°04'14.863"  
LON: W 95°08'52.883"  
CONVERGENCE ANGLE:  
N 01°37'08" W  
COMBINED SCALE FACTOR:  
0.999945883  
DISTANCES ARE  
GRID DISTANCES

**LEGAL DESCRIPTION**  
THE SOUTH HALF OF THE SOUTHWEST QUARTER, THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, ALL IN SECTION 24, TOWNSHIP 7 NORTH, RANGE 20 EAST I.M., HASKELL COUNTY, OKLAHOMA, CONTAINING 180.81 ACRES, MORE OR LESS.

**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

**BOUNDARY NOTES:**  
1. LOT LINE DISTANCES ARE TO THE CENTERLINE OF THE EASEMENT  
2. CORNERS SET ON THE INTERSECTION OF LOT LINES AND 40' EASEMENT LINE.  
3. CORNERS SET ON THE INTERSECTION OF LOT LINES AND COUNTY RIGHT OF WAY LINE.

**STONE BRIDGE RESERVE**



CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	140.00'	119.46'	N 22°55'33" E	115.86'
C2	300.00'	208.54'	N 14°38'29" W	204.37'
C3	300.00'	174.68'	N 51°14'10" W	172.22'
C4	120.00'	84.57'	N 81°37'34" W	82.93'
C5	108.70'	155.81'	S 62°10'14" E	142.81'
C6	140.00'	105.92'	N 12°28'15" E	103.41'
C7	350.00'	182.20'	N 26°57'54" W	180.15'
C8	80.00'	50.02'	S 54°56'40" W	49.21'
C9	200.00'	80.66'	S 66°25'19" E	80.11'
C10	325.23'	283.49'	S 34°43'33" E	274.60'

**LEGEND**

- SET 1/2" REBAR WITH PLASTIC ID CAP #1872
- FOUND AS NOTED
- COMPUTED CORNER
- FENCE CORNER
- TRACT BOUNDARY LINE
- TIE LINE
- FENCE LINE
- 33' STATUTORY RIGHT OF WAY LINE
- EASEMENT LINE
- XXX ACRES = GROSS ACREAGE
- (XXX ACRES) = NET ACREAGE

**LINCOLN COUNTY TREASURERS CERTIFICATE**

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED AND QUALIFIED AND ACTING COUNTY TREASURER OF HASKELL COUNTY, STATE OF OKLAHOMA; THAT THE TAX RECORDS OF SAID COUNTY SHOW THAT ALL TAXES ARE PAID FOR THE TAX YEAR 2024 AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF STONE BRIDGE RESERVE, BEING A SUBDIVISION IN HASKELL 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

**SURVEYORS CERTIFICATE**

I, BRIAN KEEN, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1872 IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED PLAT OF STONE BRIDGE RESERVE, BEING A SUBDIVISION IN HASKELL COUNTY, OKLAHOMA, REPRESENTS A TRUE AND CORRECT SURVEY THEREOF MADE UNDER MY SUPERVISION ON THE 4TH DAY OF NOVEMBER, 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 \_\_\_\_\_, 2024

NOTARY PUBLIC

**OWNER'S CERTIFICATE AND DEDICATION**

I, SCOTT WIGGINTON, PRESIDENT, CLASSIC COUNTRY LAND, LLC - STONE BRIDGE RESERVE, 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 STONE BRIDGE RESERVE, BEING A SUBDIVISION IN THE SECTION 24, TOWNSHIP 7 NORTH, RANGE 20 EAST, INDIAN MERIDIAN, HASKELL 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 HASKELL COUNTY, OKLAHOMA, SUBSEQUENT TO THE FILING OF THE PLAT.

WITNESSED MY HAND ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
BY SCOTT WIGGINTON, CLASSIC COUNTRY LAND, 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 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 \_\_\_\_\_, 2024

NOTARY PUBLIC

**DEPARTMENT OF ENVIRONMENTAL QUALITY**

THE \_\_\_\_\_ OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF (OF INDIVIDUAL) WATER SYSTEMS AND (ON-SITE) SEWER SYSTEMS ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
ENVIRONMENTAL PROGRAM SPECIALIST

\_\_\_\_\_  
OFFICE  
OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

**HASKELL COUNTY COMMISSIONERS CERTIFICATE**

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT OF STONE BRIDGE RESERVE, BEING A SUBDIVISION CERTIFICATE ON THE SAME WERE PRESENTED TO THE COUNTY COMMISSIONERS OF HASKELL 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

FOUND STONE WITH X CHISELED ON TOP SOUTH 1/4 CORNER SECTION 24 T-7-N R-20-W

MAP PREPARED FOR:  
CLASSIC COUNTRY LAND LLC  
OKLAHOMA COA #6967

KEEN SURVEYING, LLC  
208 SOUTH MAIN STREET P.O. BOX 234  
SALEM, ARKANSAS 72576  
TEL (670) 695-3600 FAX (670) 695-3614  
EMAIL: BRIAN@KEENSURVEYING.COM  
WWW.KEENSURVEYING.COM

DATE: 11-11-2024  
SCALE: 1" = 200'  
DRAWN BY: B.KEEN  
CHECKED BY: B.KEEN  
JOB #1769.108

**RECORDING INFORMATION**