

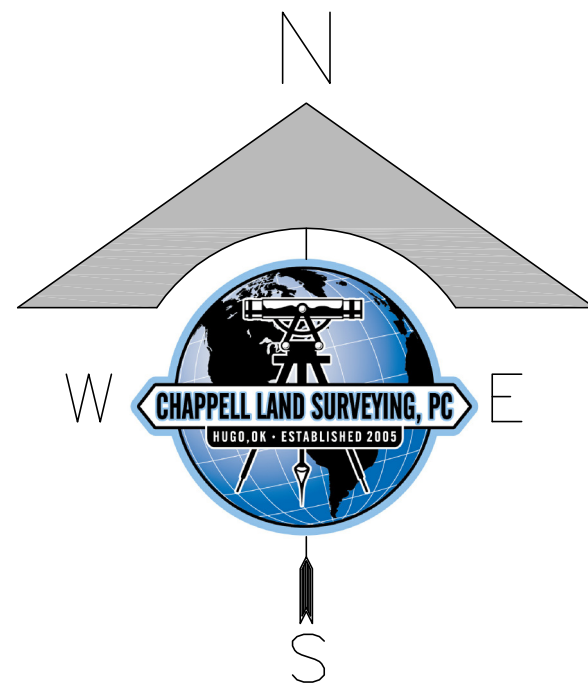
R. 19 E.

FALCON CREST

SUBDIVISION CONTAINS 195.71 AC± & 32 LOTS



LOCATION MAP



SCALE: 1" = 250'

CERTIFIED TO:
Classic Country Land, LLC
County of Pushmataha,
State of Oklahoma

LEGEND

- ⊠ FOUND ORIGINAL STONE
- FOUND 3/8" SPIKE
- FOUND 1/2" PIN W/ CAP (LS # 2013)
- FOUND 1/2" PIN W/ CAP (LS # 1971)
- △ FOUND MAG NAIL W/ WASHER (LS # 1971)
- ▲ FOUND MAG NAIL W/ WASHER (LS # 1768)
- ⊠ EXISTING FENCE CORNER
- ▼ SET MAG NAIL W/ WASHER (CLS CA# 5072)
- SET 5/8" STEEL PIN W/ CAP (CLS CA# 5072)
- PROPERTY LINE
- - - ROADWAY & UTILITY RIGHT-OF-WAY
- - - 16.5' STAT. ROADWAY
- () TOTAL ACREAGE
- [] NET ACREAGE
- POB POINT OF BEGINNING
- R/U/E ROADWAY & UTILITY EASEMENT

NOTES:
 1. THE TRUE BOUNDARY FOR LOTS 12-17 AND 20-27 IS THE CENTER OF THE CREEK.
 2. THE CHORD DISTANCE AND BEARING IS BEING SHOWN FOR REFERENCE ONLY.
 3. THE ACRES REFLECTED ON THE PLAT ARE CALCULATED TO THE CENTER OF THE CREEK.
 4. CLOUDY ROAD AND TRAM TRAIL ARE COUNTY ROADS MAINTAINED BY THE OFFICE OF THE PUSHMATAHA COUNTY COMMISSIONERS

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N01°31'25"W	686.89'	L22	S55°52'33"E	294.52'	L43	S54°22'32"W	228.93'
L2	S55°58'01"W	167.24'	L23	S56°01'52"E	43.64'	L44	S54°42'49"W	184.28'
L3	S51°53'40"W	169.52'	L24	S61°10'23"E	66.63'	L45	S55°41'50"W	539.19'
L4	S51°53'35"W	422.63'	L25	S63°01'09"E	280.78'	L46	S55°15'58"W	266.43'
L5	N53°23'01"E	432.22'	L26	S67°18'09"E	151.43'	L47	S51°34'27"W	317.38'
L6	S55°02'41"W	329.33'	L27	S71°21'01"E	156.01'	L48	S42°38'34"W	65.90'
L7	S53°14'51"W	398.69'	L28	S73°56'06"E	168.38'	L49	S34°54'23"W	122.44'
L8	S55°07'40"W	412.16'	L29	S69°14'52"E	111.90'	L50	S88°08'20"W	8.82'
L9	N55°21'17"E	242.33'	L30	S72°36'31"E	54.73'	L51	N53°33'14"E	221.68'
L10	N55°13'29"E	289.94'	L31	S82°38'15"E	72.07'	L52	N53°33'14"E	292.36'
L11	N70°20'45"E	31.95'	L32	S86°29'57"E	184.39'	L53	N52°15'36"E	181.77'
L12	N70°20'45"E	70.99'	L33	S85°05'14"E	112.79'	L54	N47°39'23"E	111.96'
L13	S85°11'28"E	64.38'	L34	S81°08'03"E	67.36'	L55	N52°18'09"E	86.16'
L14	S77°57'35"E	70.16'	L35	S78°12'25"E	118.66'	L56	N56°35'50"E	201.25'
L15	S73°03'55"E	69.82'	L36	S45°14'20"W	43.54'	L57	N56°58'55"E	284.84'
L16	S78°40'52"E	105.23'	L37	S46°55'01"W	204.91'	L58	N57°27'32"E	297.65'
L17	N87°17'35"E	58.60'	L38	S51°24'19"W	113.41'	L59	N55°20'37"E	248.67'
L18	N66°02'39"E	64.59'	L39	S53°32'22"E	136.52'	L60	N53°22'34"E	275.31'
L19	N58°08'48"E	75.71'	L40	S54°08'34"W	307.77'	L61	N52°00'17"E	400.19'
L20	N58°08'48"E	26.58'	L41	S54°34'38"W	234.42'	L62	N54°16'47"E	350.40'
L21	S54°56'18"E	157.96'	L42	S54°58'05"W	277.83'	L63	N50°23'59"E	384.63'
						L64	N41°18'24"W	18.55'

CREEK LINE TABLE		
LINE	BEARING	LENGTH
L65	N47°49'22"E	550.50'
L66	N49°50'59"E	533.63'
L67	N47°11'27"E	306.42'
L68	N50°18'27"E	419.93'
L69	N55°01'08"E	249.07'
L70	N57°07'50"E	402.35'
L71	N39°36'42"E	469.05'
L72	N27°57'56"E	43.92'

Curve Table			
CURVE #	RADIUS	LENGTH	CHORD BEARING
C1	80.58'	123.29'	S 34°22'21" E

OWNERS CERTIFICATE AND DEDICATION

I, Scott Wigginton, President of Classic Country Land, 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 of FALCON CREST and do further certify that:

- As owner of title to said land which is shown on the annexed map or plat of FALCON CREST, being a subdivision in the S/2 of Section 20, Township 3 South, Range 19 East, Pushmataha County, Oklahoma, do hereby reserve the areas indicated as "Roadway and Utility Easement" (R/U/E) 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 Pushmataha County, Oklahoma, subsequent to the filing of this plat.

Witness my hand on this ___ day of ___, 2023.

By: Scott Wigginton - Classic Country Land, LLC

Scott Wigginton, 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, 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

PUSHMATAHA COUNTY TREASURERS CERTIFICATE

I, ___ do hereby certify that I am the duly elected and qualified and acting County Treasurer of Pushmataha 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 FALCON CREST in Pushmataha 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

PUSHMATAHA COUNTY COMMISSIONERS CERTIFICATE

We, the undersigned, do hereby certify that the plat of FALCON CREST, a subdivision in Pushmataha County, Oklahoma; together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Commissioners of Pushmataha County, Oklahoma for approval; that said plat, Owners Certificate and Surveyors Certificate being found to conform to the plotting 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

A piece or parcel of land being the S/2 of the SW/4 AND the NE/4 of the SW/4 AND a tract lying in the SE/4 of Section 20, Township 3 South, Range 19 East, of the Indian Meridian, Pushmataha County, Oklahoma, more particularly described as follows: BEGINNING at a MAG nail with an LS 1768 washer found at the S/4 Corner of said Section 20; thence N 01°31'40"W, along the N/S Quarter Section Line, a distance of 2631.80 feet, to a 3/8" spike found at the Center of the Section; thence N 88°15'07" E, along the E/W Quarter Section Line, a distance of 552.73 feet, to the Center of Tram Trail; thence, along the Center of Tram Trail all of the following: thence S 54°56'18" E a distance of 157.96 feet; thence S 55°52'33" E a distance of 294.52 feet; thence S 56°01'52" E a distance of 43.64 feet; thence S 61°10'23" E a distance of 66.63 feet; thence S 63°01'09" E a distance of 280.78 feet; thence S 67°18'09" E a distance of 151.43 feet; thence S 71°21'01" E a distance of 156.01 feet; thence S 73°56'06" E a distance of 168.38 feet; thence S 69°14'52" E a distance of 111.90 feet; thence S 72°36'31" E a distance of 54.73 feet; thence S 82°38'15" E a distance of 72.07 feet; thence S 82°29'57" E a distance of 184.39 feet; thence S 85°05'14" E a distance of 112.79 feet; thence S 81°08'03" E a distance of 67.36 feet; thence S 78°12'25" E a distance of 118.66 feet; thence on a curve to the right with an arc length of 123.29 feet, a radius of 80.58 feet, a chord bearing of S 34°22'21" E and a chord length of 111.61 feet, to the Center of Cloudy Road; thence, along the Center of Cloudy Road all of the following: thence S 45°14'20" W a distance of 43.54 feet; thence S 46°55'01" W a distance of 204.91 feet; thence S 51°24'19" W a distance of 113.41 feet; thence S 53°32'22" W a distance of 136.52 feet; thence S 54°08'34" W a distance of 307.77 feet; thence S 54°34'38" W a distance of 234.42 feet; thence S 54°58'05" W a distance of 277.83 feet; thence S 54°22'32" W a distance of 228.93 feet; thence S 54°42'49" W a distance of 184.28 feet; thence S 55°41'50" W a distance of 539.19 feet; thence S 55°15'58" W a distance of 266.43 feet; thence S 51°34'27" W a distance of 317.38 feet; thence S 42°38'34" W a distance of 65.90 feet; thence S 34°54'23" W a distance of 122.44 feet, to the South Section Line; thence S 88°08'20" W, along said Section Line, a distance of 8.82 feet, to the POINT OF BEGINNING, with the entire parcel containing 195.71 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 May 3, 2023 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 FALCON CREST, Pushmataha County, Oklahoma, represents a true and correct survey thereof, made under my supervision on the 3rd day of May, 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 5th day of May, 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
 580-326-6888
 ctrey@chappellsurveying.com

REVISIONS	BY	DATE	FALCON CREST	
FIRST DRAFT	GS	05/05/23	Drawn By: GS	Checked By: TC
			Date: 05/05/23	Scale: 1" = 250'
			Sheet 1 of 1	Proj. No.: S035-23
			CA No. 5072	Expires June 30, 2024

