



0' 200' 400'
SCALE: 1"=200'

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 COUNTRY CLASSIC LAND 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**

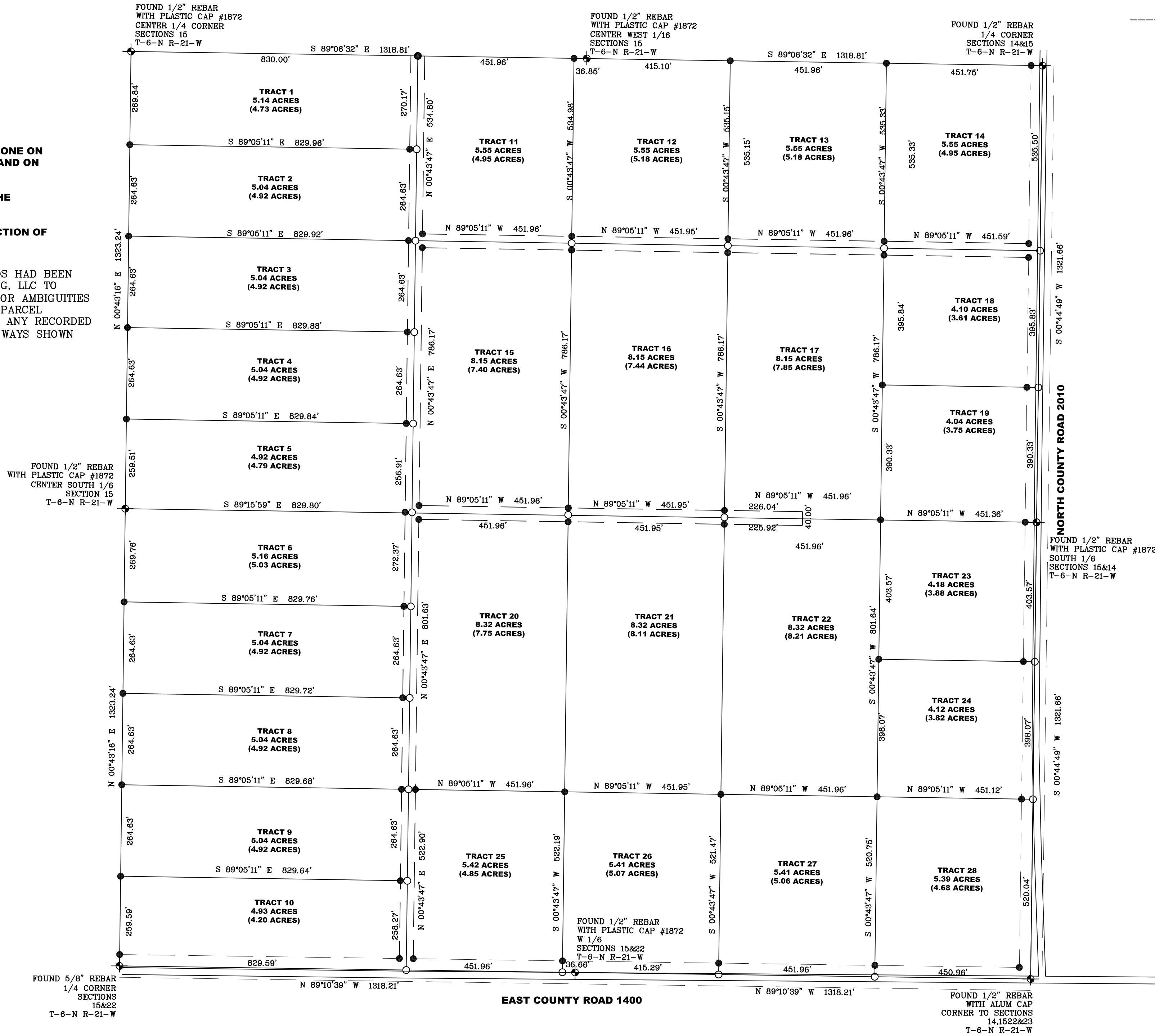
GENERAL NOTES

- 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
- THIS PROPERTY IS SUBJECT TO ANY RECORDED EASEMENTS AND/OR RIGHT OF WAYS SHOWN HERE OR NOT

SURVEY DESCRIPTION

THE SOUTHEAST QUARTER, SECTION 15,
TOWNSHIP 6 NORTH, RANGE 21 WEST INDIAN MERIDIAN,
GREER COUNTY, OKLAHOMA
CONTAINING 160.12 ACRES MORE OR LESS

PREPARED BY BRIAN KEEN, #1872 12/7/23



SURVEYORS CERTIFICATE

I, BRIAN KEEN, LICENSED PROFESSIONAL LAND SURVEYOR NO. 1872 IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT THE ANNEXED PLAT OF HACKBERRY FIELDS, 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, - HACKBERRY FIELDS, 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 HACKBERRY FIELDS, 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 _____, 2023

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 WIGGINTON, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SIGNED THE NAME OF THE MAKER THEREOF TO THE WITHIN AND FOREGOING INSTRUMENT AS IT'S 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 HACKBERRY FIELDS, 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 HACKBERRY FIELDS, 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
COMPUTED CORNER
TRACT BOUNDARY LINE
FENCE LINE
EASEMENT LINE
(ACREAGE INSIDE THE EASEMENT LINES)

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: 4/9/24

SCALE: 1" = 200'

DRAWN BY: B.KEEN

CHECKED BY: B.KEEN

JOB #1769.003 HACKBERRY HILL