STONE BRIDGE SUBDIVISION CONTAINS 1085.19 LOTS 428 - 445 PHASE

AC± & 18 LOTS

STATE OF TEXAS) ss

COUNTY OF COLLIN) ss

Before me, the undersigned, a Notary Public in and for said County and State, on this who signed the name of the maker thereof to the within and foregoing instrument as its and purposes therein set forth.

My Commission Expires the ____day of ______, 20_____.

known to be the identical person tary act and deed for the uses

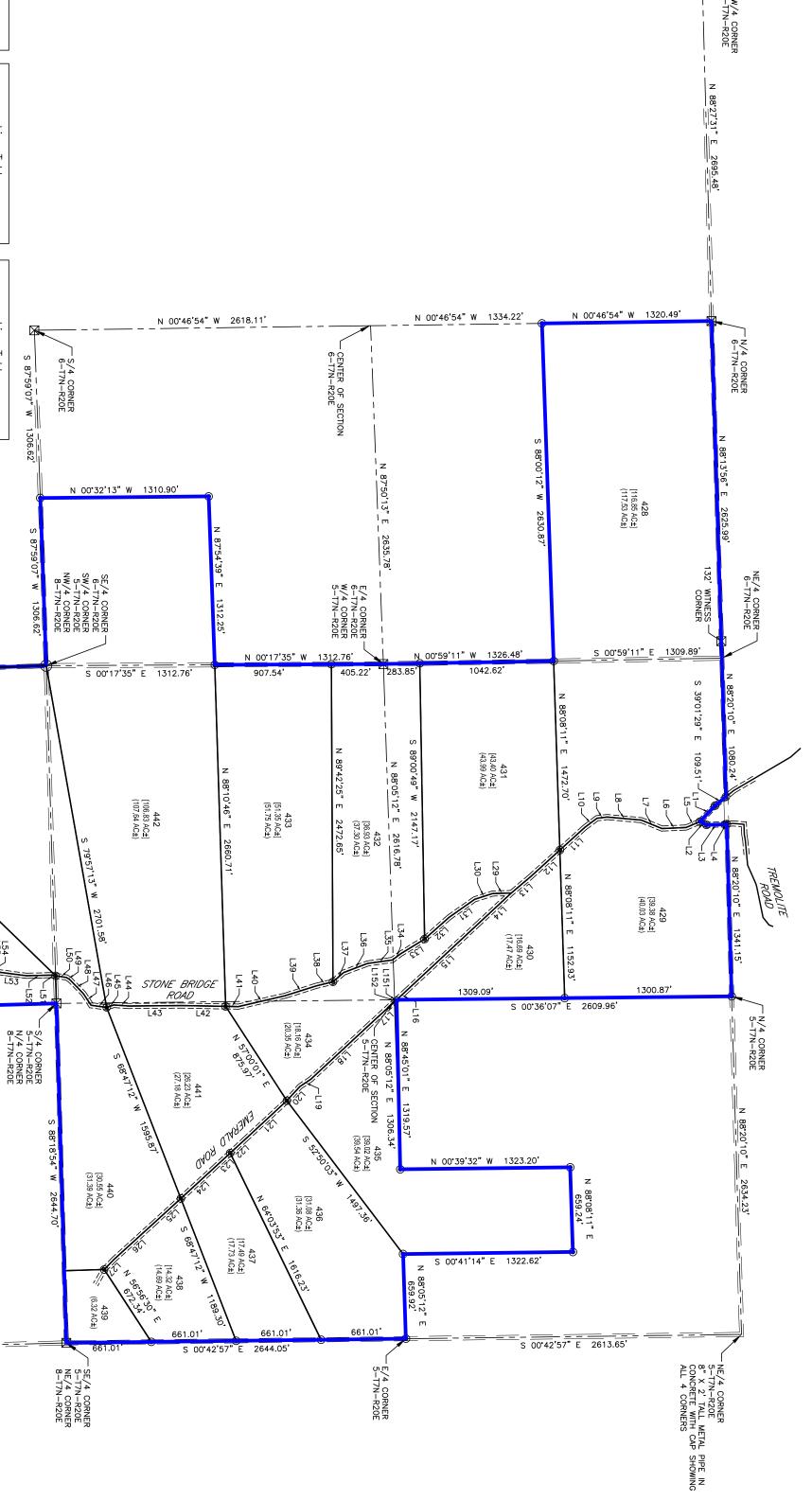
that the tax records of said County show timer County, Oklahoma; that the required

Scott Wigginton — Classic Country Land, LLC Scott Wigginton, President

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LOCATION MAP

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L34 L35 L36 L37	L34 L35 L36	L34 L35	L34		L33	L32	L31	L30	L29	L28	L27	L26	L25	L24	L23	L22	L21	L20	L19	L18	L17	L16	L15	L14	L13	L12	L11	L10	Г9	L8	L7	L6	L5	L4	L3	L2	L1	Line #		I
	109.77	198.56	196.11'	81.59	217.33'	255.18	244.00	146.91	144.86	267.78	109.74	424.95	279.85	352.59	169.33'	152.41	448.24	151.20'	101.20	600.10'	309.43	108.72	763.58	348.30	199.93'	304.89	261.01	120.12	80.36'	266.85	173.10'	188.15	116.88	12.06'	145.97	56.92'	171.23	Length	Line 1	
	S40*53'09"E	S20*52'55"E	S08°07'26"E	S36°33'40"E	S31*34'26"E	S41*33'59"E	S35*08'13"E	S17*43'35"E	S01°37'12"E	S60°08'04"E	S45*43'52"E	S42"15"15"E	S42°31'26"E	S42*31'26"E	S42°38'12"E	S42*38'12"E	S42°45'45"E	S47°22'46"E	S33°46'12"E	S42*54'25"E	S42*36'54"E	S42°36'54"E	S43*01'03"E	S42*55'47"E	S40°13'42"E	S42°17'31"E	S42"16'38"E	S37°05'31"E	S06°20'44"E	S05°06'53"W	S22°08'42"W	S02*20'52"E	S23*02'53"E	N06°25'53"W	N01°46'17"W	N26°20'16"E	S46°35'58"E	Direction	Table	
70	L77	L76	L75	L74	L73	L72	L71	L70	L69	L68	L67	L66	L65	L64	L63	L62	L61	L60	L59	L58	L57	L56	L55	L54	L53	L52	L51	L50	L49	L48	L47	L46	L45	L44	L43	L42	L41	Line ;		l
77 10,	44.62'	126.91	115.26	31.35	77.30'	48.00	40.60'	171.19'	43.00'	73.36'	58.51'	257.21	74.49	36.36	52.32	23.85	44.60'	85.12	45.64	55.10	67.80	69.84	26.10	21.11'	220.50	190.51	35.25	87.43	32.28	150.68	107.27	122.84	58.94	115.51	408.59	346.19	97.55	# Length	Line Table	
	S38°17'03"E	' S02°30'35"E	' S11°11'12"E	S00°06'30"E	S37°25'15"W	S25*45'57"W	S00°32'17"E	' S20°47'36"E	S09°47'32"E	S13°00'29"W	S02*19'50"E	, S09.51,31,,M	S12°37'38"E	S25*36'32"E	S67*36'20"E	S44*33'06"E	S08'00'09"E	S25°34'16"E	S34*52'09"E	S43°31'03"W	S33°48'21"W	S43°11'51"W	S56°23'18"W	S64°09'01"W)' S07*24'27"W	' S01°36'40"E	S08*38'53"W	S08°38'53"W	S34*39'03"W	S45°48'04"W	' S56*53'24"W	S07°35'41"W	S18°05'31"E	, S03.42,42,M	' S00°25'40"E	' S01°03'16"W	S01°03'16"W	Direction	Table	
1120	L117	L116	L115	L114	L113	L112	L111	L110	L109	L108	L107	L106	L105	L104	L103	L102	L101	L100	L99	L98	L97	L96	L95	L94	L93	L92	L91	L90	L89	L88	L87	L86	L85	L84	L83	L82	L81	Line #		l
) SS	28.31'	55.09'	246.99'	132.49	85.89'	105.71	120.93	94.05	53.81'	232.61	109.07	51.24	112.92'	99.71	34.09	51.13'	144.49	30.54	45.30	39.01'	59.82	99.71	71.79'	107.46	56.37'	71.01'	48.48'	30.46	161.02'	88.26	198.47'	121.38'	81.96'	34.50	53.25	66.33	93.53	Length	Line T	
0000000000	S36°42'35"W	S05°47'40"W	S04*20'10"E	S02°07'17"E	S07°23'44"E	S06°08'25"E	S09*18'21"E	S16°47'44"E	S09°40'50"E	S10°33'17"W	S01°47'58"W	S03*50'02"W	S01°01'28"W	S18*33'05"E	S14°14'45"E	S01°58'51"W	S13°10'51"W	S31°28'40"W	S56*25'58"W	S39°17'23"W	S51*36'07"W	S45°51'36"W	S31*56'47"W	S21°17'44"W	S52*01*59"W	S58°16'35"W	S33*21'11"W	S12°33'23"W	S40°08'12"E	S29°42'52"E	S48*39*51"E	S37°14'39"E	S46'16'07"E	S52*31'57"E	S32*40'22"E	S27°45'42"E	S57°16'15"E	Direction	Table	
								L150	L149	L148	L147	L146	L145	L144	L143	L142	L141	L140	L139	L138	L137	L136	L135	L134	L133	L132	L131	L130	L129	L128	L127	L126	L125	L124	L123	L122	L121	Line #		
								60.49	173.38	283.13	110.34	29.47	129.40'	187.19	69.83	46.43'	41.25	98.77'	30.69	81.28'	38.49	24.31	64.68'	50.20	56.73'	78.37'	123.04	86.23	133.76	96.59'	48.36'	127.43	52.33'	35.21	72.16	41.66	31.84	! Length	Line Table	
								N04°15'39"W	N88°11'21"E	N33°10'28"W	N35°38′56″W	N39°38'11"W	N55°55'52"W	N47°44'17"W	N44*51'11"W	N45°23'10"W	N59°22'59"W	N71°13'40"W	N58°47'10"W	N41°50'31"W	N47°43'11"W	N56°53'19"W	N70°53'02"W	N69°08'58"W	N61*39'16"W	N45°13'24"W	N37°41'06"W	N39°56'00"W	S08*36'50"E	S07°08'48"E	S09°40'11"E	S02°56'30"E	S00'00'56"W	S08*19'28"W	S08°13'09"E	S18*30'56"E	S11°15'46"E	Direction	able	S 8/390/ W 14
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																																								!
											A						N_0	0*58'5	5 <u>5"</u> W	262	22. <u>0</u> 3'						7 N					N 01°	50'24	" W	2625	.03'_		_		_

S 01°47'32" E 3923.95'

.L105 -L106 -L107 -L108

S 01°21'16" E 1315.87'

SURVEYORS CERTIFICATE

1. T.D. Chappell, Licensed Porfessional Land Surveyor No. 1673 in the State of Oklahoma, hereby certify that the annexed plat of Stone Bridge — Phase VI, being a subdivision in Latimer County, Oklahoma, represents a true and correct survey thereof, made under my supervision on the 16th day of May, 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.

7. D. Chappell, Oklahoma State Board Land Surveyor No. 1673.

445 [185.74 AC±] (186.09 AC±)

S 01°26'48" E 656.95'

S 01°21'16" E 657.94'

RNER -R20E

-L120 -L120 -L121 -L122 -L123

- S/4 CORNER 8-T7N-R20E N/4 CORNER 17-T7N-R20E

- SE/4 CORNER 8-T7N-R20E NE/4 CORNER 17-T7N-R20E

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FOUND ORIGINAL STONE

FOUND 1/2" IRON PIN

FOUND 1/2" IRON PIN W/ CAP

(LS# 1441

SET 1/2" STEEL PIN W/ CAP

(CLS CA# 5072)

PROPERTY LINE

40' ROADWAY & UTILITY RIGHT-OF

16.5' STAT. ROADWAY

BREAK LINE

NET ACREAGE

TOTAL ACREAGE

L40 374.70' S13'05'52"E

L80 84.75' N86°00'16"E L120 107.61' S07°01'37"E

LEGEND

Classic Country Land, LLC County of Latimer State of Oklahoma

CERTIFIED TO:

700

4

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2100

SCALE: 1"= 700"

443 [158.91 AC±] (159.14 AC±)

S 01°32′21" E 2620.09′

S 01*23'27" E 2613.09'

A 14.75 PARTICUL STRATING STRATING HENCE IS HEN	SECTION A PIECE THE INDI THE I	A PIECE THE SE, THE W/ THE W/ MERIDIAN MORE PP STARTING THENGE	STONE LOTS 4 LATIMEI				LATIME We, the same in all this		
A 14.75 ACRE PIECE OF PARCEL OF LAND LYNG IN THE NE/4 OF THE NW/4 OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 20 EAST OF THE INDIAN BASE AND MERIDAN, LATIMER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIPTION, TOWNSHIP 6 NORTH, RANGE 20 EAST OF THE INDIAN BASE AND MERIDAN, LATIMER COUNTY, OKLAHOMA, MORE STARTING AT THE NORTH-REST CORNER OF THE NW/4 OF SAD SECTION 17; THENCE S 0672/07 IE A DISTANCE OF 26.54 FEET; THENCE S 0701/37" IE A DISTANCE OF 126.54 FEET; THENCE S 1673/05 IE A DISTANCE OF 112.55 FEET; THENCE S 1673/05 IE A DISTANCE OF 33.54 FEET; THENCE S 1673/05 IE A DISTANCE OF 3.52 FEET; THENCE S 0671/07 IE A DISTANCE OF 3.52 FEET; THENCE S 0671/07 IE A DISTANCE OF 3.52 FEET; THENCE S 0671/07 IE A DISTANCE OF 3.52 FEET; THENCE S 0671/07 IE A DISTANCE OF 5.52 FEET; THENCE S 0671/07 IE A DISTANCE OF 5.52 FEET; THENCE S 0671/07 IE A DISTANCE OF 5.52 FEET; THENCE S 0671/07 IE A DISTANCE OF 5.52 FEET; THENCE S 0703/07 IE	SECTION 6: A PECE OR PARCEL OF LAND BEING LOTS 1 AND 2 AND THE SE/4 OF THE SE/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 20 EAST, OF THE INDIAN MERIDIAN, LATIMER COUNTY, OKLAHOMA. SECTION 8: A PECE OR PARCEL OF LAND BEING THE W/2 AND THE W/2 OF THE SE/4 AND THE NE/4 OF THE SE/4 OF THE SE/4 OF THE SE/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 20 EAST, OF THE INDIAN MERIDIAN, LATIMER COUNTY, OKLAHOMA.	A PIECE OR PARCEL OF LAND LYING IN SECTION 5, TOWNSHIP 6 NORTH, RANGE 20 EAST, OF THE INDIAN MERIDIAN, LATIMER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE W/2 OF THE SE/4 OF THE NE/4 THE SE/4 THE W/2 OF SECTION 5, LESS AND EXCEPT A 0.59 ACRE PIECE OR PARCEL OF LAND BELONGING TO LOT 187 IN THE N/2 OF THE NW/4 OF SECTION 5, LESS AND EXCEPT A 0.59 ACRE PIECE OR PARCEL OF LAND BELONGING TO LOT 187 IN THE N/2 OF THE NW/4 OF SECTION 5, TOWNSHIP 7 NORTH, RANGE 20 EAST, OF THE INDIAN LATIMER COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS ON MAY 8, 2024 BY T.D. CHAPPELL (PLS# 1673) WITH THE BASIS OF BEARING BEING THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83)—SOUTH ZONE: STARTING AT THE NW CORNER OF THE NW/4 OF SAID SECTION 5; THENCE N 807201'0" E, ALONG THE NORTH SECTION LINE, A DISTANCE OF 1080.24 FEET, TO THE POINT OF BEGINNING THENCE S 46735'8" E A DISTANCE OF 171.23 FEET; THENCE N 06725'53" W A DISTANCE OF 171.23 FEET; THENCE N 06725'53" W A DISTANCE OF 145.97 FEET; THENCE N 06725'53" W A DISTANCE OF 145.97 FEET; THENCE S 88720'10" W A DISTANCE OF 212.84 FEET, TO THE POINT OF BEGINNING.	z 10 15 15 16 16	District 3 Commissioner County Clerk	District 1 Commissioner District 2 Commissioner	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	ATIMER COUNTY COMMISSIONERS CERTIFICATE We, the undersigned, do hereby certify that the plat of Stone Bridge — Phase VI, being a subdivision in Latimer County, Oklahoma; tagether with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Commissioners of Latimer 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	County Treasurer	



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

CH

		580-326-6688	P. O. Box 863, Hugo, OK, 74743	HAPPELL LAND SURVEYING, PC
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ctrey@chappellsurveying.com

Drawn By: GS Date: 05/24/24 STONE BRIDGE Checked By: TC Proj. No.: Scale: 1" = 700' Sheet PHASE S030-24 1 of 1 \leq