

LOCATION MAP

ALLIE'S ACRES

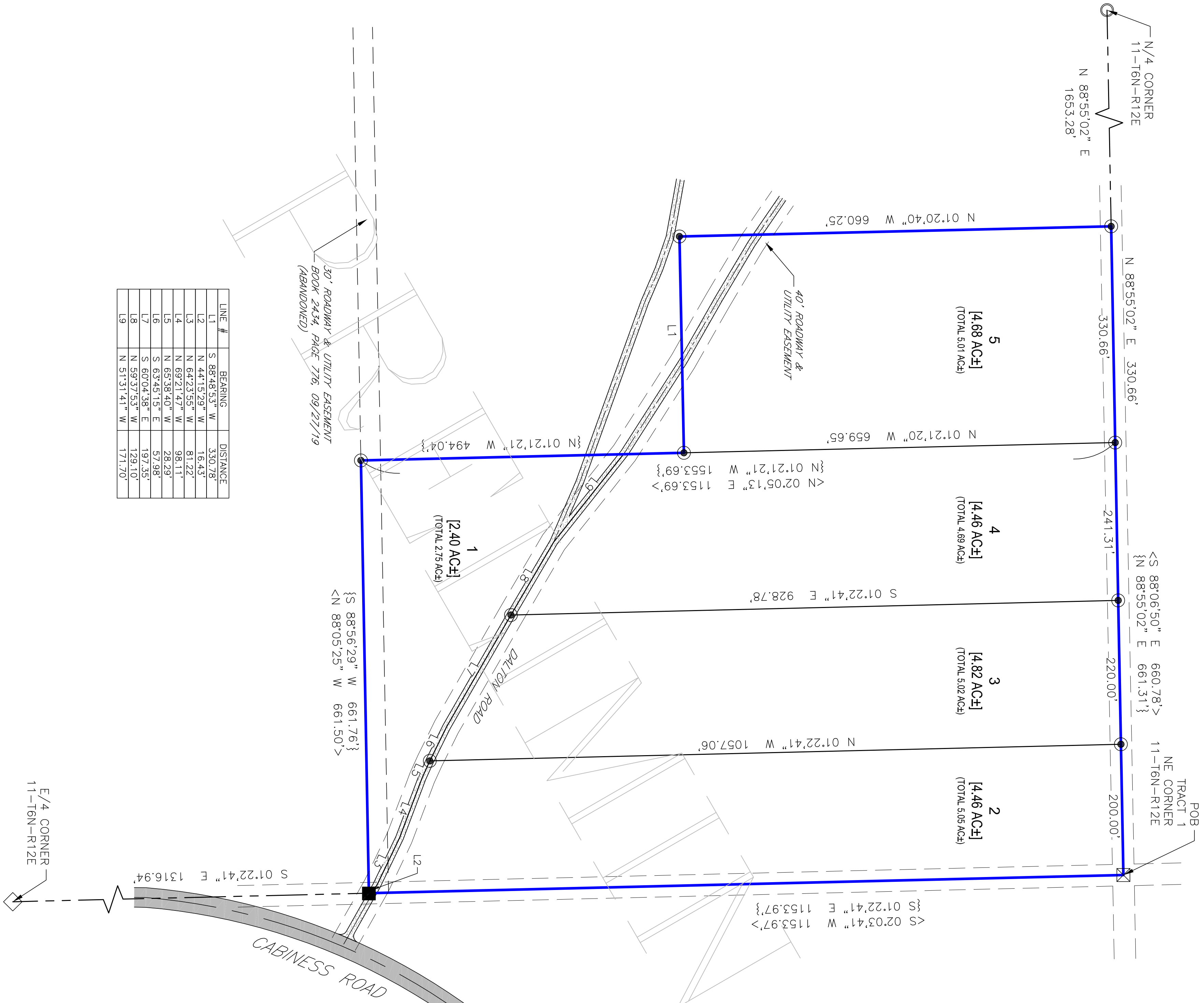
SUBDIVISION CONTAINS 22.53 AC± & 5 LOTS

0 100 200 400
SCALE: 1" = 100'

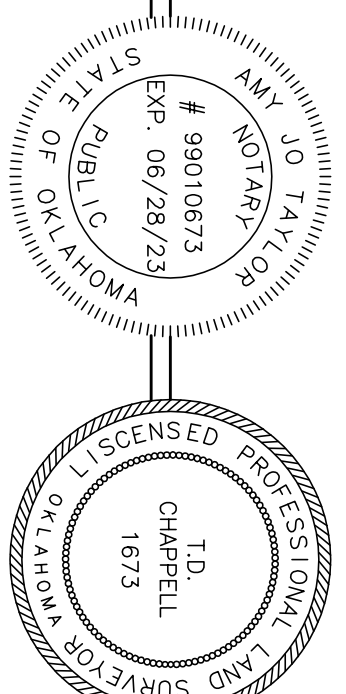
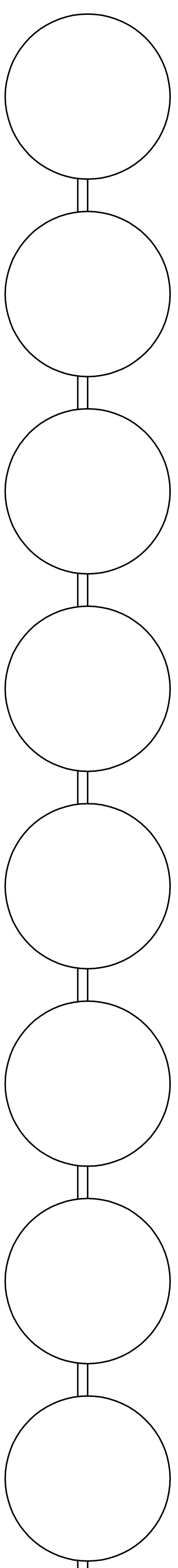
CERTIFIED TO:
Online Land Hub, LLC
County of Pittsburg,
State of Oklahoma

LEGEND

- ☒ FOUND ORIGINAL STONE
- FOUND 1/2" IRON PIN
- W/CAP (LS 12/74)
- FOUND 800 NAIL
- ◇ SET 1/2" PIN W/ CAP (CLS CA 50/72)
- PROFFERY LINE
- CENTER LINE
- 30' ROADWAY & UTILITY EASEMENT
- BREAK LINE
- ASPHALT
- GRADE OF BEGINNING
- NET ACREAGE
- TOTAL ACREAGE
- MEASURED
- DEED



LINE #	BEARING	DISTANCE
L1	S 88°48'53" W	330.78
L2	N 44°15'29" W	16.43
L3	N 64°23'55" W	81.22
L4	N 69°21'47" W	98.11
L5	N 65°36'40" W	28.29
L6	S 63°45'15" E	57.98
L7	S 60°04'38" E	197.35
L8	N 59°37'53" W	129.10
L9	N 51°31'41" W	171.70



OWNERS, CERTIFICATE AND DEDICATION

1. Dustin Murphy, President of Online Land Hub, 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 enclosed map or plat and do further certify that:

1. As owner of title to said land which is shown on the enclosed map or plat of ALLIE'S ACRES, being a subdivision in the NE/4 of the NE/4 of Section 11, Township 6 North, Range 12 East, Pittsburg County, Oklahoma, do hereby reserve the areas indicated as 40' R/W, public or quasi-public roadway & utility or roadway & utility function or service drive or beneath the surface of the ground, with rights of ingress and egress of any time for the purpose of installation, repair, maintenance, operation and removal of any public or quasi-public roadway or utility.

2. Said property covered by said map or plat and dedication is subject to certain restrictions, reservations and covenants contained in a filing of this plat, which will be filed for record in the Office of the County Clerk of Pittsburg County, Oklahoma, subsequent to the Witness my hand on this _____ day of _____, 2023.

By: Dustin Murphy - Online Land Hub, LLC

Dustin Murphy, 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, Dustin Murphy, 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 _____, 2023.

Notary Public _____

DEPARTMENT OF ENVIRONMENTAL QUALITY

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 _____, 2023.

Environmental Program Specialist
Oklahoma Department of Environmental Quality

PITTSBURG COUNTY TREASURERS CERTIFICATE

I, _____ County Treasurer, do hereby certify that I am the duly elected and qualified and acting County Treasurer of Pittsburg County, State of Oklahoma, from _____ day of _____, 2023, to _____ day of _____, 2023. I have reviewed the land shown on the enclosed plat of ALLIE'S ACRES, in the NE/4 of the NE/4 of Section 11, Township 6 North, Range 12 East, Pittsburg 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 _____

PITTSBURG COUNTY COMMISSIONERS CERTIFICATE

We, the undersigned, do hereby certify that the plat of ALLIE'S ACRES, a subdivision in the NE/4 of the NE/4 of Section 11, Township 6 North, Range 12 East, Pittsburg County, Oklahoma, together with the Owners Certificate and the Surveyors Certificate on the same were filed for record in the Office of the County Clerk of Pittsburg County, Oklahoma, on this _____ day of _____, 2023. We further certify that the required statutory security has been deposited in the Office of County Treasurer, guaranteeing payment of the current year's taxes.

District 1 Commissioner _____
District 2 Commissioner _____
District 3 Commissioner _____
County Clerk _____

LEGAL DESCRIPTION

TRACT 1: A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E1/2 NE1/4 NE1/4) OF SECTION EIGHTEN (18), TOWNSHIP SIX (6) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, PITTSBURG COUNTY, STATE OF OKLAHOMA, BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE S 2 DEGREES 03' 41" W A DISTANCE OF 1153.97 FEET; THENCE N 88 DEGREES 05' 25" W A DISTANCE OF 661.50 FEET TO THE WEST LINE OF THE E1/2 NE1/4 NE1/4; THENCE N 50° E A DISTANCE OF 660.78 FEET TO THE POINT OF BEGINNING.

AND

TRACT 2: A TRACT OF LAND OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (E1/2 NW1/4 NE1/4 NE1/4) OF SECTION EIGHTEN (18), TOWNSHIP SIX (6) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, PITTSBURG COUNTY, STATE OF OKLAHOMA.

THIS BOUNDARY DESCRIPTION WAS TAKEN FROM A DEED (BOOK 2456, PAGE 176-171, 08/07/19)

30' ROADWAY & UTILITY EASEMENT

A 30' FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES IN THE (NE/4 NE/4 OF SECTION 11), TOWNSHIP 6 NORTH, RANGE 12 EAST, PITTSBURG COUNTY, STATE OF OKLAHOMA, THE CENTERLINE DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF SAID NE/4 NE/4 A DISTANCE OF 1138.82 FEET; TO THE POINT OF BEGINNING; THENCE S 89°05'50" W A DISTANCE OF 1323.00 FEET TO A POINT ON THE WEST LINE OF THE NE/4 NE/4.

THIS EASEMENT DESCRIPTION WAS TAKEN FROM A DEED (BOOK 2454, PAGE 776, 09/27/19)

SUBSCRIBERS CERTIFICATE

I, T.D. Chappell, Licensed Professional Land Surveyor No. 1673 in the State of Oklahoma, hereby certify that the enclosed plat of ALLIE'S ACRES, being a subdivision in the NE/4 of the NE/4 of Section 11, Township 6 North, Range 12 East, Pittsburg County, Oklahoma, is a true and correct survey thereof, made under my supervision on the 11th day of March, 2023, and that all monuments shown thereon are actually set and their positions are correctly shown. I also certify that the same and plat thereof meets or exceeds the Oklahoma Statutes and the practice of Land Surveying as required by the Oklahoma Statutes and the practice of Land Surveyors.

T.D. Chappell, Oklahoma Licensed Professional Land Surveyor No. 1673

STATE OF OKLAHOMA)
) ss
COUNTY OF OKMUTAW)

Before me, the undersigned, a Notary Public in and for said County and State on the 10th day of March, 2023, personally appeared, T.D. Chappell, 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 _____, 2023.

Notary Public _____

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

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

REVISIONS	BY	DATE
FIRST DRAFT	GS	03/13/23

Drawn By: GS
Checked By: TC
Proj. No.: S022-23
Date: 03/13/23
Scale: 1" = 100'
Sheet 1 of 1
CA No. 5072 Expires June 30, 2024