Plat SW/County - 7N-2W
Plat Cabinet 25, Pg. 212

Doc # P2022-41 BT: F B: 25 P: 212 PL
02/25/2022 12:34:33 PM Pages: 1
Cleveland County Clerk, OK - Tawny Bellmon

THE OAKS

AN ADDITION TO CLEVELAND COUNTY, BEING A PART OF SECTION 1, T7N, R2W OF THE INDIAN MERIDIAN
CLEVELAND COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

That Heisman Homes, LLC hereby certify that they are the owners of and the only persons, firms or corporations having title or interest in and to the land shown on the Final Plat of THE OAKS, an addition to Cleveland County, Oklahoma. They have caused the same to be surveyed and platted into Lots in Dea (1) block and shown on said Final Plat, which represents a careful survey of all the property included under the Final Plat of THE OAKS, an addition to Cleveland County, Oklahoma and being a part of the Southwest Quarter (SW¼) of Section One (1), Township Seven (7) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma.

They further certify that they are the owners of and the only persons, firm or corporation which has any right, title or interest to the land included in the above mentioned plat, and do hereby create a Private Street Right of Way for the use of the owner, and its successors and assigns, for those areas designated "SR Road Easement (20' R/E)" on the face of said Final Plat. Maintenance of said Private Street shall be the responsibility of the Property Owners Association and NOT maintained by Cleveland County.

It does hereby dedicate to Cleveland County an easement over and across said Private Street for the purposes of a Fire Lane and use by police for police protection purposes. The Private Street shall remain open to all emergency personnel and all personnel from Federal, State, County or City agencies.

It does hereby dedicate all easements as shown on said Final Plat to the public for utility purposes for the successor and assigns forever and has caused the same to be released from all encumbrances.

Signed by the Owners this 10 day of January 2021.

Heisman Homes, LLC

County of Cleveland
State of Oklahoma

Before me, the undersigned, a notary public within and for said county and state, personally appeared Adam Billstein and to me that he/she executed the same as his/her free and voluntary act and deed.

Witness my hand and seal on the 10 day of January 2021.

My Commission Expires: 8-22-2022
Notary Public
My Commission No.: 18006410

STATE OF OKLAHOMA
COUNTY OF CLEVELAND
FILED FOR RECORD
February 15, 2022 at 12:34:33 pm
BOOK 25 PAGE 212
TAWNY BELLMON, County Clerk
By Deputy

BOARD OF COUNTY COMMISSIONERS
CLEVELAND COUNTY, OKLAHOMA

BE IT HEREBY RESOLVED by the Cleveland County Board of Commissioners, that the Final Plat of THE OAKS, an addition to Cleveland County, Oklahoma is hereby approved and the dedications shown hereon are hereby approved. All roads hereon are and will remain private roads. All streets within the addition are Private Streets and shall be owned by the Property Owners Association and are NOT maintained by Cleveland County.

ADOPTED by the Cleveland County Board of Commissioners this 22 day of November 2021.

Chairman

Member

Member

ATTEST:
Tawny Bellmon
County Clerk
by Linda Collins

CERTIFICATE OF THE COUNTY CLERK

This plat has been filed in the office of County Clerk, Cleveland County, Oklahoma this 15th day of Feb 2022.

County Clerk

COUNTY TREASURER'S CERTIFICATE

I, Jim Reynolds, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Cleveland County and that the tax records for said county show that all taxes for the year 2021 and prior years are paid on the Final Plat of THE OAKS, an addition to Cleveland County, Oklahoma and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current years taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this 15 day of February 2022

by Linda Collins, Deputy

County Treasurer

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

I certify that I have approved the application and plan for a plat of residential development which is on file at the Oklahoma City office of the Department of Environmental Quality, and hereby approve this plat for the use of PRIVATE water systems and ON-SITE sewage systems.

NOTE: Once the plat has been approved by the Department, no major soil modification may occur in an area designated for the sewage disposal system(s).

Approved on the 16 day of November 2021

Cleveland County DEQ
Department Representative

BONDED ABSTRACTOR'S CERTIFICATE

The Undersigned, duly qualified and lawfully bonded abstractor of title in and for Cleveland County and that State of Oklahoma, certifies that the records of said County show that the title to the land shown on the attached Final Plat of THE OAKS, an addition to Cleveland County, Oklahoma is vested in Heisman Homes LLC, and that on the 2nd day of September, 2021, there are no liens, encumbrances, pending or judgments of any nature in any court or on file with the clerk of said county and state thereof, that the taxes are paid for the year 2020 and prior years, that there are no encumbrances of any kind against the land included in the annexed plat, except mortgages and liens of record.

Witness my hand and seal this 2nd day of September 2021

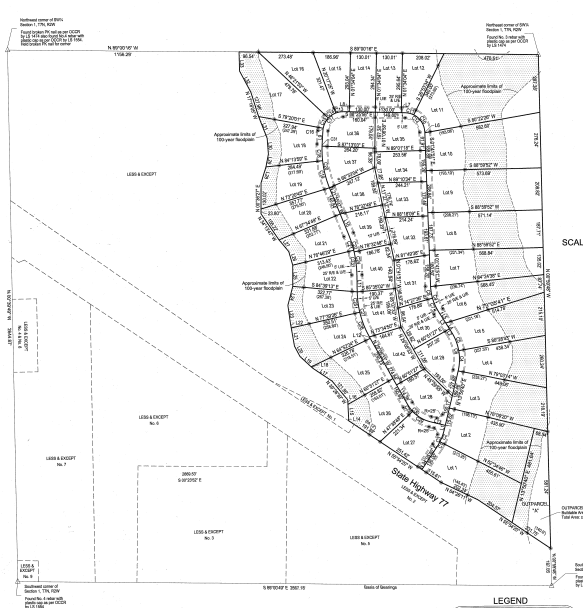
Mita Farris, VP

County of Cleveland
State of Oklahoma

Before me, the undersigned, a notary public within and for said county and state, personally appeared Mita Farris, VP to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he/she executed the same as his/her free and voluntary act and deed.

Witness my hand and seal on the 2nd day of September 2021.

My Commission Expires: 03/17/2022
Notary Public
My Commission No.: 18004910



SCALE: 1" = 200'

Lot	Buildable area	Total Area
1	± 0.84 acres	± 1.87 acres
2	± 0.82 acres	± 2.29 acres
3	± 0.82 acres	± 2.25 acres
4	± 0.81 acres	± 1.89 acres
5	± 0.60 acres	± 1.94 acres
6	± 0.60 acres	± 1.77 acres
7	± 0.60 acres	± 2.06 acres
8	± 0.60 acres	± 2.46 acres
9	± 0.60 acres	± 2.74 acres
10	± 0.60 acres	± 3.07 acres
11	± 0.60 acres	± 4.36 acres
12	± 0.87 acres	± 0.94 acres
13	± 0.81 acres	± 0.88 acres
14	± 0.80 acres	± 0.88 acres

Lot	Buildable area	Total Area
15	± 0.82 acres	± 0.87 acres
16	± 1.15 acres	± 1.18 acres
17	± 1.13 acres	± 1.80 acres
18	± 0.85 acres	± 1.32 acres
19	± 0.85 acres	± 1.27 acres
20	± 0.85 acres	± 1.27 acres
21	± 0.85 acres	± 1.22 acres
22	± 0.85 acres	± 1.19 acres
23	± 0.84 acres	± 1.22 acres
24	± 0.85 acres	± 1.45 acres
25	± 0.85 acres	± 1.52 acres
26	± 0.87 acres	± 1.30 acres
27	± 0.91 acres	± 1.14 acres
28	± 0.80 acres	± 1.99 acres

Lot	Buildable area	Total Area
29	± 0.80 acres	± 0.99 acres
30	± 0.80 acres	± 0.90 acres
31	± 0.80 acres	± 0.93 acres
32	± 0.81 acres	± 0.92 acres
33	± 0.81 acres	± 0.91 acres
34	± 0.81 acres	± 0.90 acres
35	± 0.85 acres	± 1.05 acres
36	± 0.85 acres	± 1.51 acres
37	± 0.79 acres	± 0.91 acres
38	± 0.79 acres	± 0.87 acres
39	± 0.79 acres	± 0.91 acres
40	± 0.80 acres	± 0.92 acres
41	± 0.79 acres	± 0.92 acres
42	± 0.79 acres	± 0.95 acres

NOTES:

1. THE OAKS contains Forty-two (42) Lots in Block One (1) containing ±81.95 acres, overall.
2. Basis of bearings for this boundary survey are based on the South line of the Southwest Quarter (NE¼) of Section 1, T7N, R2E, and being assumed to bear South 89°00'44" East, as based on GPS observations.
3. All streets within this addition are Private Streets and shall be owned and maintained by the Property Owner's Association and will not be maintained by Cleveland County.
4. Buildable areas are determined by taking the total area of the lot and subtracting the Roadway Easement and the area within the 100-year floodplain.
5. Back lot corners are offset to limits of the 100-year floodplain where applicable. No back lot corners were set on the lots with offsets set.

LEGEND

- Indicates set no. 4 rebar with a plastic cap stamped "CR SSI"
- Indicates found corner as described
- 5' U/E — Indicates 5' wide Utility Easement
- 10' U/E — Indicates 10' wide Utility Easement
- 20' R/E & U/E — Indicates 20' wide Road Easement and Utility Easement
- (xxx.xx) — Indicates distance from property corner to approximate limits of 100-year floodplain

R 2 W
Cemetery Road
T 7 N
Subject Property
Barner Road (not open)

SECTION 1
LOCATION MAP
(Not to Scale)

LINE	BEARING	DISTANCE
L1	N 13°36'06" E	27.22'
L2	N 32°13'08" W	29.10'
L3	S 32°10'06" E	102.84'
L4	N 32°13'08" W	64.46'
L5	S 32°10'06" E	64.46'
L6	S 32°10'06" E	75.88'
L7	N 89°27'52" W	19.90'
L8	S 89°32'08" W	36.94'
L9	S 00°44'42" W	68.00'
L10	S 01°04'41" E	111.40'
L11	N 82°26'36" W	84.40'
L12	S 00°33'32" E	8.12'
L13	N 76°00'22" W	77.81'
L14	S 00°33'32" E	15.00'
L15	S 00°33'32" E	75.00'
L16	S 00°29'07" E	22.07'

LINE	BEARING	DISTANCE
L17	N 00°33'32" W	118.57'
L18	S 40°59'44" E	0.58'
L19	S 40°59'44" E	75.06'
L20	N 27°29'09" W	58.52'
L21	N 27°29'09" W	58.52'
L22	N 08°46'42" W	23.18'
L23	N 10°14'41" W	50.82'
L24	N 14°39'07" E	97.49'
L25	N 05°15'07" E	189.49'
L26	S 17°50'05" E	75.41'
L27	S 08°30'25" E	78.03'
L28	N 17°53'07" E	50.82'
L29	N 17°53'07" E	54.80'
L30	N 17°53'07" E	54.80'
L31	S 01°57'46" E	110.64'
L32	N 21°00'00" W	119.13'
L33	S 01°11'58" E	90.94'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	250.00'	33.12'	7°35'05"	N 35°00'27" E	33.10'
C2	250.00'	58.24'	13°�34'33"	N 35°07'41" E	58.11'
C3	250.00'	68.36'	23°15'59"	N 23°58'11" E	67.89'
C4	250.00'	131.80'	29°53'14"	N 10°39'42" E	131.26'
C5	250.00'	98.86'	22°39'39"	S 20°10'06" E	98.22'
C6	250.00'	200.87'	46°01'58"	S 39°10'08" E	195.47'
C7	250.00'	72.74'	16°39'14"	S 59°30'31" E	72.45'
C8	250.00'	131.21'	30°04'42"	S 75°52'08" E	129.73'
C9	250.00'	131.21'	30°04'42"	S 75°52'08" E	129.73'
C10	100.00'	157.13'	61°24'29"	S 30°24'06" E	150.12'
C11	100.00'	44.20'	25°19'29"	S 76°36'11" E	43.84'
C12	100.00'	151.38'	86°44'00"	S 49°33'55" E	137.39'
C13	100.00'	36.13'	21°01'29"	S 06°36'55" E	35.92'
C14	100.00'	49.87'	28°34'08"	N 08°40'21" E	49.37'
C15	100.00'	52.29'	29°57'07"	N 37°52'39" E	51.69'
C16	100.00'	52.29'	29°57'07"	N 37°52'39" E	51.69'
C17	100.00'	153.42'	87°53'00"	S 41°23'23" W	138.78'
C18	450.00'	72.49'	9°13'39"	S 01°36'18" E	72.42'
C19	450.00'	138.64'	18°39'46"	N 10°50'46" W	138.17'
C20	450.00'	213.13'	26°39'32"	N 35°03'32" W	211.21'
C21	550.00'	81.78'	8°31'05"	S 13°42'46" E	81.68'
C22	550.00'	98.08'	10°12'49"	S 22°37'03" E	97.95'
C23	550.00'	104.16'	10°51'01"	S 32°52'32" E	103.97'
C24	550.00'	104.16'	10°51'01"	S 43°43'33" E	103.97'
C25	470.00'	100.47'	12°15'00"	N 06°10'16" W	100.27'
C26	470.00'	130.85'	16°17'29"	N 21°53'37" W	130.24'
C27	470.00'	230.12'	28°18'59"	N 14°49'49" W	228.24'
C28	170.00'	40.35'	13°12'44"	N 08°44'50" W	40.26'
C29	170.00'	133.24'	50°18'52"	N 08°13'30" W	131.70'
C30	170.00'	143.59'	47°08'41"	N 52°38'06" W	139.66'
C31	486.58'	8.17'	1°00'10"	N 03°00'45" E	8.17'

LEGAL DESCRIPTION:

Southwest Quarter (SW¼) of Section One (1), Township Seven (7) North, Range Two (2) West, Cleveland County, Oklahoma, LESS 25 acres out of the Southwest Corner and LESS 48.69 acres, being all that part of said quarter section north of U.S. Highway 77 and West of the creek which runs northwest and southwest through said quarter section and 4.82 acres.

LESS AND EXCEPT: (No. 1)
A strip or parcel of land lying in part of the SW¼ of Section 1, T7N, R2W, in Cleveland County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at a point on the present Northerly right of way of U.S. Highway No. 77, a distance of 1214.76 feet N 89°56'29" W of the point where said right-of-way line intersects the East line of said SW¼ thence North 55°54'22"West along said right-of-way line a distance of 477.81 feet; Thence S 89°01'52" E, a distance of 403.11 feet; Thence S 55°54'22" E, a distance of 76.97 feet; Thence S 33°01'28" W, a distance of 50.01 feet to the Point of Beginning.

LESS AND EXCEPT: (No. 2)
A strip, piece or parcel of land lying in part of the SW¼ of Section 1, T7N, R2W, in Cleveland County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Beginning at the SE corner of said SW¼; thence N 00°33'22" W along the East line of said SW¼ a distance of 1185.88 feet; Thence N 55°54'22" W a distance of 426.61 feet; thence N 64°26'11" W a distance of 202.24 feet; thence N 55°54'22" W a distance of 523.03 feet; thence S 30°51'29" W a distance of 90.01 feet to a point on the present Northerly right-of-way line of U.S. Highway No. 77; Thence N 55°54'22" W along said right-of-way a distance of 148.73 feet; thence continuing Northwesterly along said right-of-way on a curve to the right having a radius of 5979.58 feeing a chord bearing N 53°06'11" W and having an arc distance of 362.20 feet to a point on the West line of said SW¼; thence S 00°33'32" E along said West line a distance of 2246.29 feet; thence S 89°00'44" E along the South line of said SW¼ a distance of 31.20 feet; thence S 00°54'32" E a distance of 344.88 feet; Thence S 89°54'32" E a distance of 224.28 feet; thence S 62°13'52" W a distance of 185.21 feet to a point on the South line of said SW¼; thence S89°00'44" E, along said South line a distance of 475.96 feet to the Point of Beginning.

LESS AND EXCEPT: (No. 3)
A strip, piece or parcel of land lying in part of the S½ SW¼ of Section 1, T7N, R2W, in Cleveland County, Oklahoma. Said parcel of land being described by metes and bounds as follows: Commencing at the SW corner of said S½ SW¼; thence S 89°00'44" E, along the South line of said S½ SW¼ a distance of 596.05 feet to the Point of Beginning; thence N00°33'11" E, a distance of 1320.00 feet; thence S 89°00'44" E, a distance of 644.00 feet; thence N 00°33'11" E, a distance of 221.00 feet to a point on the present Southerly right-of-way line of U.S. Highway No. 77; thence S55°54'22" E, along said right-of-way a distance of 115.35 feet; Thence S 00°00'11" W, a distance of 737.77 feet to a point on the South line of said S½ SW¼; thence N 89°00'44" W along said South line a distance of 744.00 feet to said point of beginning.

LESS AND EXCEPT: (No. 4)
A tract of land being a part of the Southwest Quarter (SW¼) of Section One (1), Township Seven (7) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Commencing at the SW/Corner of said SW¼ ; thence N 00°39'11" W, along the West line of said SW¼, a distance of 1041.08 feet to the point of beginning; thence continuing N00°39'11" W, along the West line of said SW¼, a distance of 363.65 feet; thence N 89°24'49" E, a distance of 120.00 feet; thence S 00°39'11" E , a distance of 363.00 feet; thence S 89°24'49" W a distance of 120.00 feet to the point of beginning.

LESS AND EXCEPT: (No. 5)
A tract of land located in the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section One (1) Township Seven (7) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, being more particularly described as follows: Commencing at the SW/Corner of SW¼ of Section 1, Township 7 North, Range 2 West; thence S 89°00'44" E along the South line of said SW¼, a distance of 1340.05 feet to the Point of Beginning; thence N00°58'11" E, leaving the South line of the SW¼, a distance of 737.77 feet to a point on the South right-of-way line of State Highway 77; thence S 55°54'22" E, along the South right-of-way line of State Highway 77, a distance of 1021.06 feet; thence S 02°13'02" W, leaving said South right-of-way line, a distance of 180.12 feet to a point on the South line of the SE¼ of the SW¼; thence N 89°00'44" W, along the South line of said SE¼ of the SW¼, a distance of 851.36 feet to the point of beginning.

LESS AND EXCEPT: (No. 6)
A tract of land located in the Southwest Quarter (SW¼) of Section One (1), Township Seven (7) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Commencing at the SW/Corner of the SW¼ of Section 1 Township 7 North, Range 2 West; thence S 89°00'44" E, along the South line of said SW¼, a distance of 397.25 feet to the point of beginning; thence N 0°33'02" W, parallel with the West line of said SW¼, a distance of 1364.32 feet to a point on the South right-of-way line of State Highway 77; thence S 55°54'22" E, along the South right-of-way line of State Highway 77, a distance of 1063.35 feet; thence S 00°58'11" W, leaving the South line of said right-of-way, a distance of 221.08 feet; thence N 89°00'44" W, parallel with the South line of said SW¼, a distance of 644.00 feet; thence S00°58'11" W, a distance of 581.00 feet to a point on the South line of said SW¼; Thence N 89°00'44" W, along the South line of said SW¼, a distance of 298.76 feet to the point of beginning.

LESS AND EXCEPT: (No. 7)
A tract of land located in the West Half (W½) of the Southwest Quarter (SW¼) of Section 1, Township 7 North, Range 2 West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Commencing at the SW/Corner of the SW¼ of Section 1, Township 7 North, Range 2 West; thence N00°33'02" W, along the West line of said SW¼, a distance of 104.28 feet to the point of beginning; thence continuing N 00°33'02" W, along the West line of said SW¼, a distance of 1364.32 feet to a point on the South right-of-way line of State Highway 77; thence S 52°12'25" E, leaving the West line of said SW¼, along the South right-of-way of State Highway 77, a distance of 42.23 feet; thence S 55°54'22" E, continuing along said South right-of-way, a distance of 1064.48 feet; thence S 00°58'11" W, leaving said South right-of-way line a distance of 55.08 feet; thence S 89°30'59" E, leaving said South right-of-way, a distance of 344.88 feet; thence S 62°54'22" E, along said South right-of-way line a distance of 58.08 feet; thence S 89°30'59" E, leaving said South right-of-way, a distance of 224.28 feet; thence S 00°33'02" W, leaving the South line of said SW¼ and parallel with the West line of the SW¼, a distance of 1364.32 feet; thence N 89°00'49" W, parallel with the South line of the said SW¼, a distance of 104.28 feet to the point of beginning.

LESS AND EXCEPT: (No. 8)
A tract of land being part of the Southwest Quarter (SW¼) of Section One (1), Township Seven (7) North, Range Two (2) West of the Indian Meridian, Cleveland County, Oklahoma, more particularly described as follows: Commencing at the SW/Corner of said SW¼; Thence N 00°39'11" W, along the West line of said SW¼, a distance of 1404.73 feet to the point of beginning; thence continuing N 00°39'11" W, along the West line of said SW¼, a distance of 363.00 feet; thence N 89°24'49" E, a distance of 120.00 feet; thence S 00°39'11" E, a distance of 363.00 feet; thence S 89°24'49" W, a distance of 120.00 feet to the point of beginning.

LESS AND EXCEPT: (No. 9)
A tract of land located in the West half of the Southwest Quarter (W½ SW¼) of Section One (1), Township Seven (7) North, Range Two (2) West of the I.B.M., Cleveland County, Oklahoma, more particularly described as follows: Commencing at the SW/Corner of said SW¼; thence N 00°33'02" W along the West line of said SW¼, a distance of 104.35 feet; thence S 89°00'49" E, a distance of 104.35 feet; thence S 89°30'59" E, a distance of 104.35 feet; thence N00°33'02" W, a distance of 104.35 feet to the point of beginning.

PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Greg P. Skinner, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of THE OAKS, and addition to Cleveland County, Oklahoma, represents a careful survey made under my supervision and that the plat of survey is an accurate representation of said survey.

I further certify that plat of survey meets 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 and Related Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.

Date

Oklahoma PLS 1468

County of Pontotoc
State of Oklahoma

Before me, a Notary Public in and for said County and State, on this 12th day of December, 2021, personally appeared Greg P. Skinner, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

My Commission Expires:

Notary Public
Connie Kyle Skinner

GREG SKINNER SURVEYING
11600 COUNTY ROAD 3630
ADA, OKLAHOMA 74820
PHONE: (405) 255-6161
EMAIL: CORNERSTONESURVEYING@GMAIL.COM