

CONTROL CORNER
NW COR S-28 T5S R24E
RLS 961 IRON PIN

CONTROL CORNER
N/4 S-28 T5S R24E
GLO STONE

FINAL SURVEY PLAT CAMP CREEK RANCH

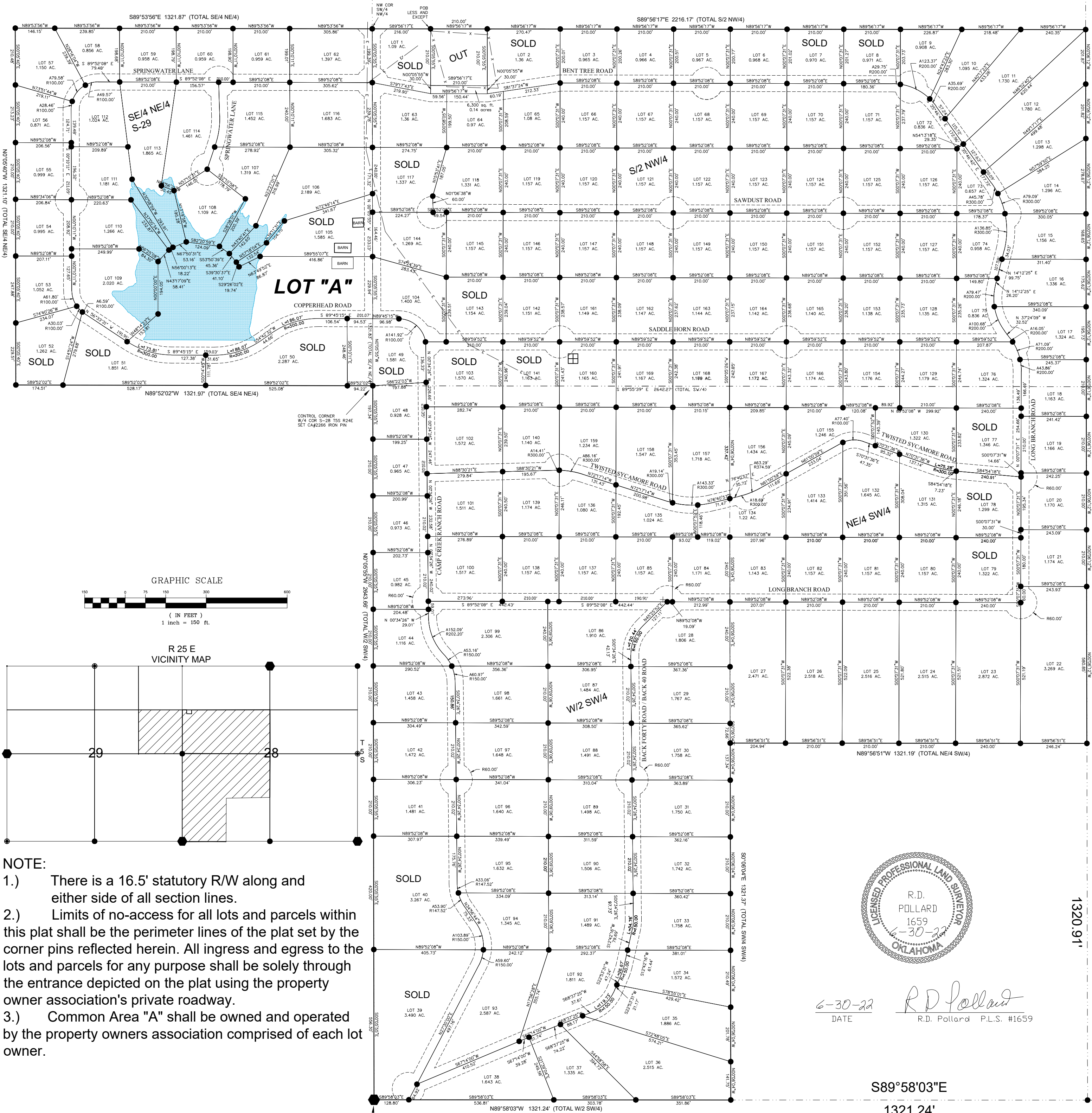
A PART of the S1/2 NW1/4 AND the
W1/2 SW1/4 AND the NE1/4 SW1/4
Section 28 Township 5 South Range 24 East
AND A PART of the SE1/4 NE1/4 Section 29
Township 5 South Range 24E IBM

BEARINGS ARE GEODETIC NORTH
DETERMINED BY GPS RTK, BASE SET
N15°56'58"W, 5222.14' FROM NW COR
SECTION 28.

GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.



CONTROL CORNER
E/4 COR S-28 T5S R24E
SUB STONE/PAINT
N89°55'39"W
2650.64'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

R 25 E
VICINITY MAP

NOTE:

- There is a 16.5' statutory R/W along and either side of all section lines.
- Limits of no-access for all lots and parcels within this plat shall be the perimeter lines of the plat set by the corner pins reflected herein. All ingress and egress to the lots and parcels for any purpose shall be solely through the entrance depicted on the plat using the property owner association's private roadway.
- Common Area "A" shall be owned and operated by the property owners association comprised of each lot owner.



6-30-22 DATE R.D. Pollard P.L.S. #1659

LEGAL DESCRIPTION

That part of Section 28, Township 5 South, Range 24 East, Indian Base & Meridian, McCurtain County, Oklahoma, described as:
the S1/2 NW1/4, LESS & EXCEPT,
Begin at the Northwest corner S1/2 NW1/4, thence S89°56'17"E, 216.00 feet, to the POINT OF BEGINNING;
thence continue S89°56'17"E, 210.00 feet; thence S00°05'55"E, 210.00 feet; thence N89°56'17"W, 210.00 feet; thence
N00°05'55"W, 210.00 feet, to the Point of Beginning, there remaining 79.18 acres, AND the W1/2 SW1/4, containing 80.17 acres
AND the NE1/4 SW1/4, containing 40.07 acres, AND the SE1/4 NE1/4 of Section 29, Township 5 South, Range 24 East, Indian
Base & Meridian, McCurtain County, Oklahoma, containing 40.10 acres, subject to all easements, restrictions, reservations, or
Rights-of-Way of record.

OWNERS CERTIFICATE AND DEDICATION

I, Jim Camp and M. Anthony King, Jr., the undersigned duly authorized co-managers of Camp Creek Ranch, L.L.C., an Oklahoma Limited Liability Company, do hereby certify that Camp Creek Ranch, L.L.C. is the owner of and the only persons, firm, or corporation having any right, title, or interest in and to the land situated in a part of the S1/2 NW1/4, AND the W1/2 SW1/4, AND the NE1/4 SW1/4 of Section 28, Township 5 South, Range 24 East, Indian Base & Meridian, McCurtain County, Oklahoma, and that it has caused the same to be surveyed and platted into lots, blocks, streets, and easements as shown on said annexed plat, which said plat, represents a correct survey of all property included therein under the name of CAMP CREEK RANCH, an addition to McCurtain County, Oklahoma.

The undersigned does hereby further certify that Camp Creek Ranch, LLC is the owner of the land and the only company, corporation, partnership, person or entity having any right, title, or interest in and to the land included in said Final Plat except as set forth in the Bonded Abstractor's Certificate, and does hereby create as private rights-of-way, and not for public dedication, for the use of the owners of lots in CAMP CREEK RANCH those areas designated "private street" on the face of said Final Plat.

Camp Creek Ranch, LLC does hereby dedicate all utility easements shown on said Final Plat to the public for utility purposes and in this connection do authorize any franchised utility company, including McCurtain County, to use as much of the private street area for utility purpose as is needed to install and maintain water, sewer, electric, gas, telephone, cable television, or other utility lines. The Owner has caused the private street and all utility easements to be released from any and all encumbrances, so that the title is clear to said street and easements.

Witness our hand on this _____ day of _____, 2022.

CAMP CREEK RANCH, L.L.C.

Jim Camp, co-manager M. Anthony King, Jr., co-manager

STATE OF OKLAHOMA
COUNTY OF MCCURTAIN (SS)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2022, to me known to be the identical persons who signed the name of the marker to the within and foregoing instrument as its Owners and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Notary Public My Commission Expires the _____ day of _____, 20____.

COUNTY TREASURERS CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting McCurtain County Treasurer, State of Oklahoma; that the tax records of said county show all taxes are paid for the Year 2022 and prior years on the land shown on the annexed plat of CAMP CREEK RANCH, to McCurtain County, State of Oklahoma, that the required statutory security has been deposited in the Office of the County Treasurer guaranteeing payment of the current taxes, in WITNESS WHEREOF said County Treasurer has caused this instrument to be executed at McCurtain County, State of Oklahoma the _____ day of _____, 2022.

COUNTY TREASURER

COUNTY COMMISSIONERS CERTIFICATE

We the undersigned, do hereby certify that the plat of CAMP CREEK RANCH a subdivision situated in the S1/2 SW1/4 AND THE W1/2 SW1/4 AND THE NE1/4 SW1/4 of Section 28, Township 5 South, Range 24 East, AND the SE1/4 NE1/4 of Section 29, Township 5 South, Range 24 East IBM, McCurtain County, Oklahoma, together with the owners certificate and the surveyors certificate on the same, were presented to the Board of McCurtain County Commissioners for approval, that said plat, owners certificate, and surveyors certificate, were found to conform to the plating requirements in all respects, are hereby approved on this _____ day of _____, 2022. The Board of County Commissioners DO or DO NOT accept the maintenance of streets or roads shown on this plat.

Commissioner Dist. #1 _____ Commissioner Dist. #2 _____ Commissioner Dist. #3 _____ County Clerk _____

DEPARTMENT OF ENVIRONMENTAL QUALITY

The _____ Office of the Department of Environmental Quality has reviewed and approved this plat for the use of _____ (Individual or Public) water systems and _____ (On-Site or Public) sewer systems on the _____ day of _____, 2022.

Program Specialist _____ Office Oklahoma Department Environmental Specialist

SURVEYORS CERTIFICATE

I, Randy D. Pollard, Licensed Land Surveyor No. 1659, in the State of Oklahoma, hereby certify that the annexed plat (consisting of one sheet) of CAMP CREEK RANCH, McCurtain County, Oklahoma, represents a careful survey made under my supervision on this _____ day of _____, 2022, and that the monuments shown hereon actually exist and their positions are correctly shown. This survey meets or exceeds the current "Oklahoma Minimum Standards For the Practice of Land Surveying" as adopted by the State Board of Licensure for Professional Engineers and Land Surveyors, and that said plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma Statutes.

Randy D. Pollard Licensed Professional Land Surveyor, Oklahoma No. 1659
STATE OF OKLAHOMA
COUNTY OF MCCURTAIN

Before me, the undersigned, a Notary Public in and for said County and State on this _____ day of _____, 2022, personally appeared Randy D. Pollard, to me known to be the identical person who executed the within and foregoing instrument and he acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein stated.

Notary Public My Commission Expires _____

LEGEND

- ▲ Exst. RLS 961 Iron Pin
- Nothing set
- Set #4 Rebar/Cap CA#2266
- ◆ GLO Stone in place
- ⊙ Accepted exst. stone/paint
- Power Pole
- ⊕ Water Well
- Wire Fence

POLLARD SURVEYING, LLC
CA #2266
2034 Pollard Road, Haworth, OK 74740
580.245.1574
Donald L. Pollard #961 R. D. Pollard #1659
Licensed Land Surveyors

FILE NAME	SURVEY DATE	LAST SITE VISIT
CAMP CREEK SUB.	5-16-2022	5-16-2022
SCALE	DRAWING DATE	DRAWN BY
120 F/In	6-6-2022	DLP
JOB/CLIENT	REVISION	SHEET
CAMP CREEK	1/1	BK PG