

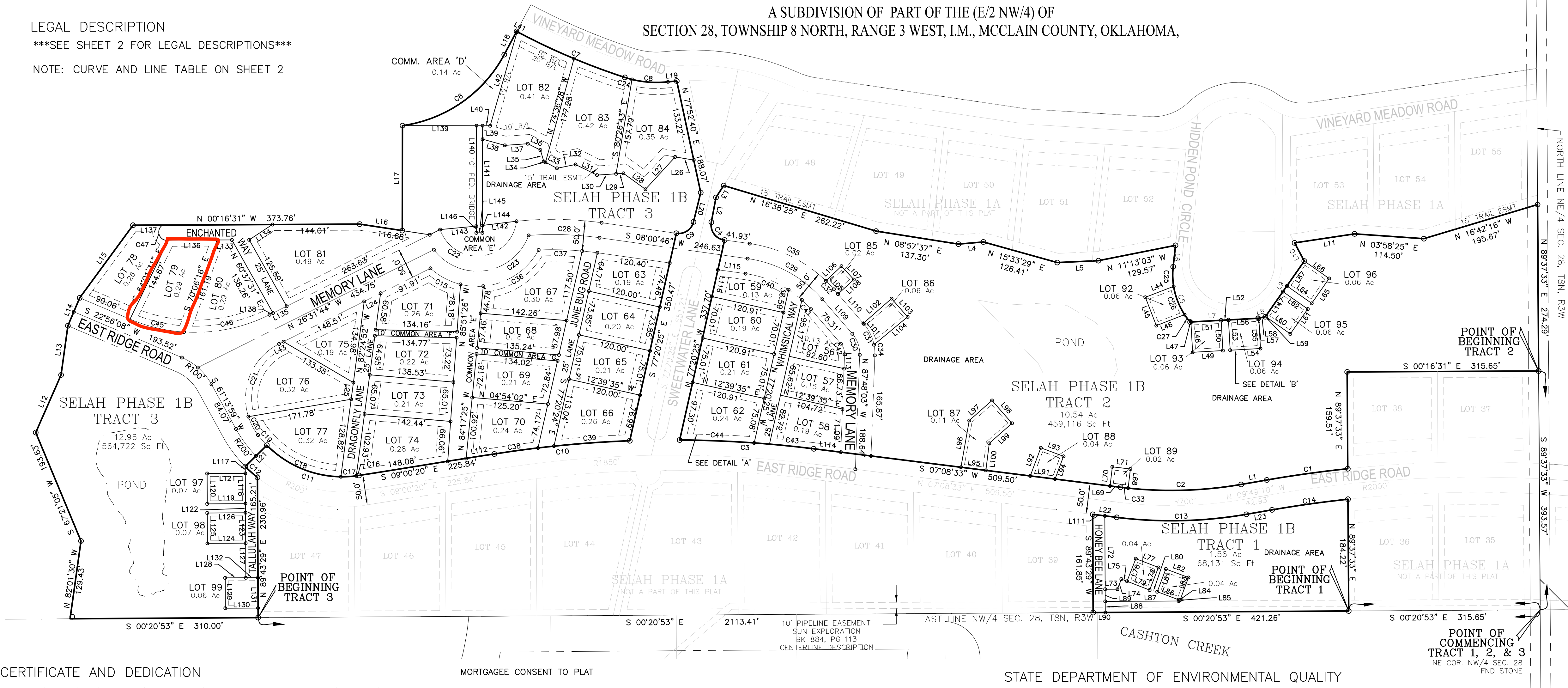
PRELIMINARY PLAT OF
SELAH PHASE 1B

A SUBDIVISION OF PART OF THE (E/2 NW/4) OF
SECTION 28, TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M., MCCLAIN COUNTY, OKLAHOMA,

LEGAL DESCRIPTION

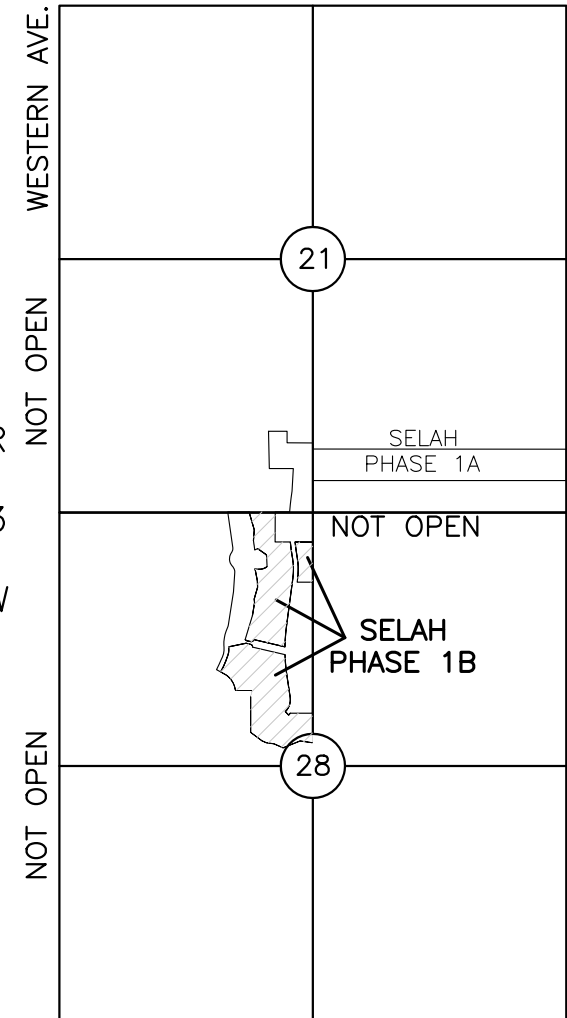
SEE SHEET 2 FOR LEGAL DESCRIPTIONS

NOTE: CURVE AND LINE TABLE ON SHEET 2

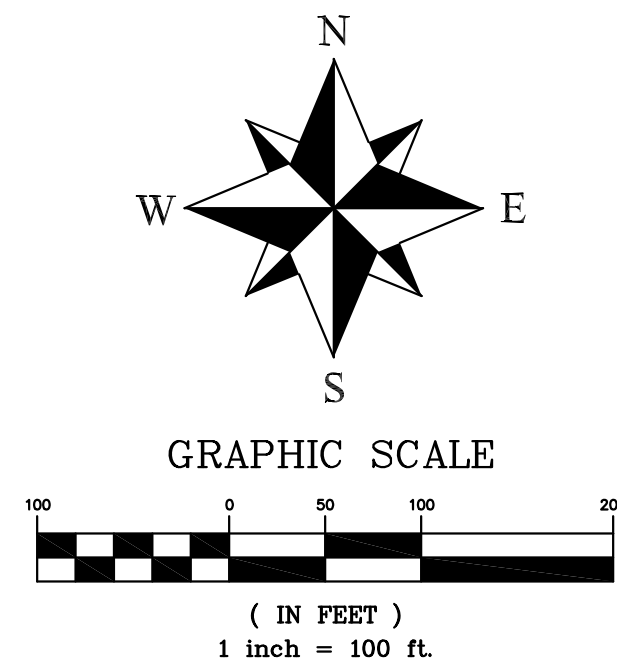


VICINITY MAP
SCALE: 1" = 2000'

T 8 N
W. BURR OAK RD.



W. CHESTNUT RD./290TH ST.



OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: ADKINS AND ADKINS LAND DEVELOPMENT, LLC AS TO LOTS 56-99, COMMON AREAS "D", "E", "F", AND "G" INCLUSIVE, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSONS, FIRMS OR CORPORATIONS HAVING ANY RIGHT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND THAT THEY HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC FOR THE PURPOSES OF STREETS, UTILITIES AND DRAINAGE, FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, EXCEPT AS SHOWN IN THE ABSTRACTORS CERTIFICATE.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2021.

COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THE ADDITION ARE CONTAINED IN A SEPARATE DOCUMENT.

Adkins and Adkins Land Development, LLC
Owner of Lots 56 through 99, and COMMON AREAS "D", "E", "F", and "G", inclusive as shown on the attached Plat.

MANAGER, SCOTT ADKINS

MANAGER, BRETT ADKINS

STATE OF OKLAHOMA }
COUNTY OF MCCLAIN) ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this _____ day of _____, 2021, personally appeared Scott Adkins, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager of Southwind Hills Land Development, LLC, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such Limited Liability Company, for uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

Commission # _____

NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO EASEMENTS OR OTHER MATTERS OF RECORD. SURVEYOR DID NOT ABSTRACT PROPERTY.

2. THIS 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.

3. BASIS OF BEARING: GRID BEARING, OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH ZONE. DISTANCES ARE GROUND DISTANCE DERIVED FROM APPLYING A PROJECT COMBINED SCALE FACTOR OF 1.000074856 TO GRID DISTANCE.

4. FIELD SURVEYED IN MARCH 2021.

MORTGAGEE CONSENT TO PLAT

_____ as mortgagee under a certain mortgage bearing date of _____, 20____, and filed of record _____, 20____, in Book _____ at Page _____, in the Records of the McClain County Clerk, does hereby consent to the plotting of said lands, or so much thereof as is contained in the above plat and agrees that in the event of foreclosure of said mortgage all dedicated areas shall survive and be enforceable.

DATED, this _____ Day of _____, 20____.

By: _____ Vice-President

ACKNOWLEDGMENT

STATE OF OKLAHOMA }
COUNTY OF MCCLAIN) ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this _____ day of _____, 20____, personally appeared _____, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its _____ President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires: _____ Notary Public

SURVEYOR CERTIFICATE

I, Anthony B. Cole, a registered Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Preliminary Plat of SELAH PHASE 1B, a subdivision of part of the East Half of the Northwest quarter (E/2 NW/4) of Section 28, Township 8 North, Range 3 West, I.M., McClain County, Oklahoma, consisting of two (2) sheet, represents a survey made under my supervision on the 20th day of March, 2021 and that monuments shown thereon actually exist and their locations are correctly shown.

Anthony B. Cole, PLS #1445

Before me, the undersigned, a notary public in and for said County and State on the _____ day of _____, 2021, personally appeared _____, 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.

Witness under my hand and seal this _____ day of _____, 2021

My Commission Expires: _____ Notary Public

STATE 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 OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, AND HEREBY APPROVE THIS PLAT FOR THE USE OF WATER SYSTEMS AND SEWAGE SYSTEMS, PROVIDED BY 'BETTER EARTH SOLUTIONS, LLC' A PRIVATE UTILITY COMPANY. NOTE: ONCE THE PLAT HAS BEEN APPROVED BY THE DEPARTMENT, NO MAJOR SOIL MODIFICATION MAY OCCUR IN AN AREA DESIGNATED FOR THE SEWAGE DISPOSAL SYSTEMS.

DATE: _____ DEPARTMENT REPRESENTATIVE

BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA ss
COUNTY OF MCCLAIN

THE UNDERSIGNED DULY QUALIFIED ABSTRACTOR, IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE APPEARS TO BE THE LAND INCLUDED IN THE PLAT OF SELAH PHASE 1A TO MCCLAIN COUNTY, OKLAHOMA, TO BE VESTED IN SOUTHWIND HILLS DEVELOPMENT L.L.C. AND THAT ON THE ____ DAY OF _____, 2021, ALL LANDS DESCRIBED AND REFERRED TO ARE UNENCUMBERED BY PENDING ACTIONS, JUDGEMENTS, LIENS, MORTGAGES, TAXES OR OTHER ENCUMBRANCES EXCEPT THOSE OF RECORD FOR THE YEAR 2021 AND PRIOR YEARS; THAT THERE ARE NO OUTSTANDING TAX CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON.

EXECUTED THIS _____ DAY OF _____ 2021

ATTEST: _____ TITLE:

BOARD OF COMMISSIONERS

I CERTIFY THAT THE BOARD OF COMMISSIONERS HAS DETERMINED THAT THE DEDICATED PUBLIC ROAD SPECIFICATIONS MEET THE REQUIREMENTS OF SECTION 601.1 OF TITLE 69 OF OKLAHOMA STATUTES AND THE STANDARDS OF PUBLIC ROAD DESIGN

SIGNED ON THE _____ DAY OF _____ 2021

CHAIRMAN:

COUNTY TREASURER'S CERTIFICATE:

I, _____ do hereby certify that I am the duly elected, qualified and acting County Treasurer of MCCLAIN County, Oklahoma that the tax records of said County show that all taxes for the year 2021 and prior years are paid on the land identified as the Preliminary Plat of SELAH PHASE 1B, and that the required security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In Witness whereof, said County Treasurer has caused this instrument to be executed this _____ day of _____, 2021.

County Treasurer

PRELIMINARY PLAT OF SELAH PHASE 1B
A SUBDIVISION OF PART OF THE (E/2 NW/4) OF SECTION 28,
TOWNSHIP 8 NORTH, RANGE 3 WEST, I.M.,
MCCLAIN COUNTY, OKLAHOMA,

PINNACLE
CONSULTING MANAGEMENT GROUP, INC
4516 N.W. 36TH STREET, Ste 100
OKLAHOMA CITY, OK 73122
PH (405) 879-0600 Fax (405) 604-4627
CA 6117

SHEET

1

OF 2 SHEETS

DATE	
REV. #	
PROJECT NO.	4-14-372
DRAWN BY	BUG
REVIEWED BY	ABC
APPROVED BY	ABC