

LEGAL DESCRIPTION

All that part of the East 1/2 and that part of the SE1/4 SE1/4 SW1/4 of Section 9, Tshp. 5 South, Range 24 East, IBM, McCurtain County, Oklahoma, described as:
Begin at the Southeast corner of said Section 9; thence S89°58'09"W, along the South line of the E1/2 of said Section 9, 2647.17 feet, to the Southwest corner of said E1/2; thence N89°51'48"W, along the South line of SE1/4 SE1/4 SW1/4 of said Section 9, 215.87 feet to the East Right-of-Way line of Weyerhaeuser Co. Road #52420; thence N46°25'15"E, along said Right-of-Way 158.50 feet; thence N69°51'48"E, along said Right-of-Way, 72.05 feet; thence N74°21'27"E, along said Right-of-Way, 252.97 feet; thence N70°42'01"E, along said Right-of-Way, 211.15 feet; thence N78°43'09"E, along said Right-of-Way, 345.30 feet; thence N75°25'31"E, along said Right-of-Way, 332.45 feet; thence N72°07'40"E, along said Right-of-Way, 114.16 feet; thence N60°06'50"E, along said Right-of-Way, 113.55 feet; thence N46°15'48"E, along said Right-of-Way 325.17 feet; thence N51°23'56"E, along said Right-of-Way, 237.00 feet; thence N45°26'09"E, along said Right-of-Way, 112.74 feet; thence N26°25'19"E, along said Right-of-Way, 211.58 feet; thence N37°07'21"E, along said Right-of-Way, 103.23 feet; thence N52°36'16"E, along said Right-of-Way, 76.20 feet; thence N82°14'10"E, along said Right-of-Way, 302.07 feet; thence N74°31'55"E, along said Right-of-Way, 361.58 feet, to the East line of said Section 9; thence N00°11'58"W, along the East line of said Section 9, 746.78 feet; thence N48°09'25"W, along said Right-of-Way, 99.40 feet; thence N35°33'09"W, along said Right-of-Way, 109.27 feet; thence N25°26'30"W, along said Right-of-Way, 245.32 feet; thence N42°11'17"W, along said Right-of-Way, 128.07 feet; thence N59°26'48"W, along said Right-of-Way, 205.64 feet; thence N57°32'22"E, along said Right-of-Way, 175.59 feet; thence N69°29'52"E, along said Right-of-Way, 127.65 feet; thence N74°22'40"E, along said Right-of-Way, 246.73 feet, to the East line of said Section 9; thence S00°07'02"E, along the East line of NE1/4 of said Section 9, 310.50 feet, to the Northeast corner of SE1/4 of said Section 9; thence S00°11'58"E, along the East line of SE1/4 of said Section 9, 2640.66 feet, to the Point of Beginning, containing 48.47 acres,
AND

All that part of the W1/2 W1/2 of Section 10, Tshp. 5 South, Range 24 East, IBM, McCurtain County, Oklahoma, described as:
Begin at the Southwest corner of said Section 10; thence N00°11'58"W, along the West line of said Section 10, 1423.93 feet, to the Easterly Right-of-Way of Weyerhaeuser Road #52420; thence N74°31'54"E, along said Right-of-Way, 32.41 feet; thence N64°54'28"E, along said Right-of-Way, 106.43 feet; thence N42°57'25"E, along said Right-of-Way, 76.32 feet; thence N11°34'08"E, along said Right-of-Way, 63.48 feet; thence N04°49'11"W, along said Right-of-Way, 73.41 feet; thence N11°51'10"W, along said Right-of-Way, 281.44 feet; thence N11°51'10"W, along said Right-of-Way, 107.57 feet; thence N33°33'28"W, along said Right-of-Way, 69.67 feet; thence N48°09'23"W, along said Right-of-Way, 94.48 feet, to the West line of said Section 10;
thence N00°11'58"W, along the West line, 469.95 feet, to the NW corner of SW1/4; thence N00°07'02"W, along the West line NE1/4 of said Section 10, 325.50 feet, to the Center Line Weyerhaeuser Road, 52600; thence N77°07'53"E, along said center line, 502.34 feet; thence N74°44'13"E, along said center line, 133.59 feet; thence S18°57'30"E, 635.35 feet; thence S15°00'00"E, 700.00 feet, thence S53°11'43"W, 73.73 feet; thence S33°16'34"W, 107.82 feet; thence S20°52'11"W, 113.86 feet; thence S23°43'45"W, 95.18 feet; thence S28°40'49"W, 97.62 feet; thence S33°01'45"W, 204.66 feet; thence S22°29'14"W, 113.67 feet; thence S07°54'34"W, 152.49 feet; thence S05°02'45"E, 217.46 feet; thence S11°53'48"E, 117.22 feet; thence S35°51'31"E, 91.94 feet; thence S42°06'07"E, 114.94 feet; thence S24°28'16"E, 77.30 feet; thence S06°53'10"E, 88.80 feet; thence S02°46'25"W, 101.30 feet; thence S10°09'19"W, 106.36 feet; thence S16°52'21"W, 100.73 feet; thence S26°26'50"W, 29.91 feet, to the South line of said Section 10; thence N89°56'44"W, 732.93 feet, to the Point of Beginning, containing 51.57 acres,
AND

All that part of the NW1/4 of Section 15, Township 5 South, Range 24 East, IBM, McCurtain County, Oklahoma, described as:
Begin at the Northwest corner of said Section 15; thence S89°56'44"E, along the North line NW1/4, 732.93 feet; thence S26°26'50"W, 100.05 feet; thence S01°23'51"E, 86.35 feet; thence S49°29'26"E, 98.35 feet; thence S74°31'11"E, 121.76 feet; thence N82°51'07"E, 87.96 feet; thence N61°39'29"E, 81.02 feet; thence N51°54'58"E, 138.75 feet; thence N68°43'27"E, 60.98 feet; thence S86°09'52"E, 69.19 feet; thence S74°25'23"E, 78.91 feet; thence S55°00'25"E, 59.86 feet; thence S39°47'06"E, 91.74 feet, to the Westerly Right-of-Way line Weyerhaeuser Road 51300; thence with said Right-of-Way the following: S44°19'03"W, 763.00 feet; thence S45°53'04"W, 614.16 feet; thence S46°29'23"W, 674.52 feet, to the West line of said NW1/4; thence N00°06'29"E, along said West line, 1684.34 feet, to the Point of Beginning, containing 29.34 acres.

OWNERS CERTIFICATE AND DEDICATION

The undersigned, W. Scott Cross, a single person, operating manager, DBA Cross Land Investments, L.L.C., does hereby certify that he is the owner and the only person, firm or corporation having any right, title or interest, in and to the land shown on the annexed map or plat and does further certify:
1) That as owner of title to said land which is shown on the annexed plat or map of WOODLAND RIDGE, being a part of Sections, 9, 10 and 15, Township 5 South, Range 24 East, Indian Base & Meridian, McCurtain County, Oklahoma, does hereby reserve the areas indicated as "Roadway & Utility Easements" for the purpose of locating, constructing, erecting, conducting any public or quasi-public roadway or utility function or service above or beneath the surface of the ground, with rights or ingress and egress at any time for the purpose of installation, repair, maintenance, operation and removal of any public or quasi-public roadway or utility.
2) That property covered by said plat or map and dedication is subject to certain restrictions, reservations, and covenants contained in a separate instrument, which will be filed for record in the office of the County Clerk of McCurtain County, Oklahoma, subsequent to the filing of this plat.

Witness our hand on this _____ day of _____, 20____.

Cross Land Investments, LLC, By _____
W. Scott Cross (Operating 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 _____, 20____, to me known to be the identical person who signed the name of the marker thereof to the within and foregoing instrument as its Owner and acknowledge to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth

Notary Public

My Commission expires the _____ day of _____, 20____.

DEPARTMENT OF ENVIRONMENTAL QUALITY

I certify that I have approved the plat of a residential development which is on file the McCurtain County Office of the O.D.E.Q., and hereby approve this plat for the use of private and/or Public Water and Private Sewer System.
Note: Once plat approval has been obtained from O.D.E.Q., no major modifications may occur in an area designated for septic disposal.

Environmental Specialist, O.D.E.Q.



COUNTY TREASURERS CERTIFICATE

I, _____, do hereby certify that I am the duly elected, qualified and acting County Treasurer of McCurtain County, Oklahoma; that the tax records of said County show all taxes are paid for the Year 20____, and prior Years on the land shown on the annexed plat of WOODLAND RIDGE, to McCurtain County, Oklahoma, that the statutory security has been deposited in the office of the County Treasurer, guaranteeing payment of the current year taxes. In WITNESS WHEREOF said county Treasurer has caused this instrument to be executed at McCurtain County, State of Oklahoma, the _____ day of _____, 20____.

COUNTY TREASURER

COUNTY COMMISSIONERS CERTIFICATE

We, the undersigned, do hereby certify that the plat of WOODLAND RIDGE, a subdivision situated in a part of Sections 9, 10, & 15, Township 5 South, Range 24 East, Indian Base & Meridian, McCurtain County, Oklahoma, together with the owners certificate and surveyors certificate on the same, were presented to the McCurtain County Board of Commissioners, for approval, that said plat, owners certificate and surveyors certificate were found to conform to the platting requirements in all respects, are here by approved on this _____ day of _____, 20____.
The Board of County Commissioners, DO or DO NOT accept the maintenance of the roads which are shown on this plat.

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

SURVEYORS CERTIFICATE

I, R.D. Pollard, Licensed Land Surveyor No. 1659 in the State of Oklahoma, hereby certify that the annexed plat 9 consisting of one sheet) of WOODLAND RIDGE, McCurtain County, Oklahoma, represents a careful survey thereof made under my supervision on the _____ day of _____, 20____, 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 requirement of Title 11 Section 41-108 of the Oklahoma Statute.

R. D. Pollard, Licensed Professional Land Surveyor, Oklahoma No. 1659.

STATE OF OKLAHOMA)

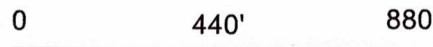
COUNTY OF MCCURTAIN)SS

Before me, the undersigned, a Notary Public in and for the said County and State on this _____ day of _____, 20____, personally appeared R. 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 purpose therein stated.

Notary Public _____ My Commission Expires _____

LEGEND

- ⊙ Set #4 Rebar/Cap CA#2266
- ⊕ Exst CA#2266 Iron Pin
- Nothing set
- GLO Stone in Place
- ◇ ISet 60d Nail ID Washer



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
WOODLAND RIDGE	12-27-2021	
SCALE	DRAWING DATE	DRAWN BY
440 F/Uln	1-10-2022	DLP
JOB/CLIENT	REVISION	SHEET
S. CROSS	1/1	BK PG