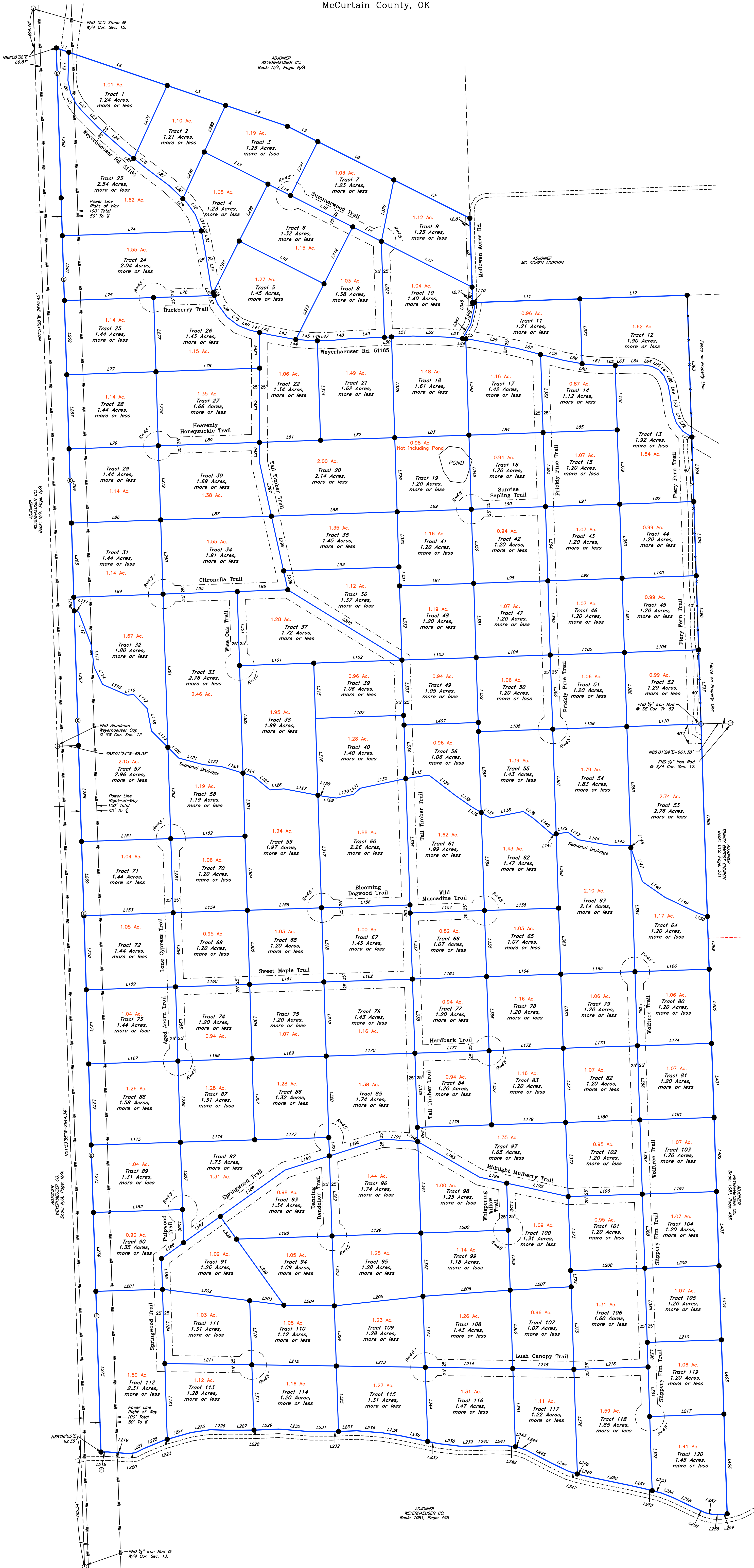


# HOCHATOWN HIDDEN ACRES

A Subdivision of 172.37 Acres in a part of the SW/4 Section 12 and the NW/4 of Section 13, T5S-R24E, McCurtain County, OK



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°01'24"W	65.35'	L11	S89°01'24"W	65.35'	L21	S89°01'24"W	65.35'	L31	S89°01'24"W	65.35'	L41	S89°01'24"W	65.35'
L2	S89°01'24"W	65.35'	L12	S89°01'24"W	65.35'	L22	S89°01'24"W	65.35'	L32	S89°01'24"W	65.35'	L42	S89°01'24"W	65.35'
L3	S89°01'24"W	65.35'	L13	S89°01'24"W	65.35'	L23	S89°01'24"W	65.35'	L33	S89°01'24"W	65.35'	L43	S89°01'24"W	65.35'
L4	S89°01'24"W	65.35'	L14	S89°01'24"W	65.35'	L24	S89°01'24"W	65.35'	L34	S89°01'24"W	65.35'	L44	S89°01'24"W	65.35'
L5	S89°01'24"W	65.35'	L15	S89°01'24"W	65.35'	L25	S89°01'24"W	65.35'	L35	S89°01'24"W	65.35'	L45	S89°01'24"W	65.35'
L6	S89°01'24"W	65.35'	L16	S89°01'24"W	65.35'	L26	S89°01'24"W	65.35'	L36	S89°01'24"W	65.35'	L46	S89°01'24"W	65.35'
L7	S89°01'24"W	65.35'	L17	S89°01'24"W	65.35'	L27	S89°01'24"W	65.35'	L37	S89°01'24"W	65.35'	L47	S89°01'24"W	65.35'
L8	S89°01'24"W	65.35'	L18	S89°01'24"W	65.35'	L28	S89°01'24"W	65.35'	L38	S89°01'24"W	65.35'	L48	S89°01'24"W	65.35'
L9	S89°01'24"W	65.35'	L19	S89°01'24"W	65.35'	L29	S89°01'24"W	65.35'	L39	S89°01'24"W	65.35'	L49	S89°01'24"W	65.35'
L10	S89°01'24"W	65.35'	L20	S89°01'24"W	65.35'	L30	S89°01'24"W	65.35'	L40	S89°01'24"W	65.35'	L50	S89°01'24"W	65.35'

**OWNERS DEDICATION CERTIFICATE:**  
We, the owners/owner of the property described herein, certify that we have caused to be surveyed, subdivided and platted into lots and roadways the area described as follows:

**PROPERTY DESCRIPTION:**  
A 172.37 acre tract of land lying in a part of the SW/4 of Section 12 and the NW/4 of Section 13, Township 5 South, Range 24 East of the Indian Meridian, McCurtain County, Oklahoma, being more particularly described as follows: COMMENCING at a Found Weyerhaeuser Aluminum Cap at the SW Corner of said Section 12; Thence N89°01'24"E along the South line of the SW/4 of said Section 12 a dist. of 65.35 feet to a Set 1/2" Iron Rod w/ASM Cap on the centerline of an Existing Power Line and being the Point of Beginning; Thence N01°49'09"W along said centerline a dist. of 2150.82 feet to a Set 1/2" Iron Rod w/ASM Cap; Thence S71°18'42"E along a transition line of timber growth/transition line a dist. of 751.81 feet to a Set 1/2" Iron Rod w/ASM Cap; Thence S83°33'02"E continuing along said timber transition line a dist. of 629.43 feet to a Set 1/2" Iron Rod w/ASM Cap on the East line of the NW/4-SW/4; Thence S01°51'09"E along the East line of said NW/4-SW/4 a dist. of 259.96 feet to a Set 1/2" Iron Rod w/ASM Cap at the NW corner of the W/2-S/4-SW/4; Thence N88°02'18"E along the North line of said W/2-S/4-SW/4 a dist. of 661.44 feet to a Set 1/2" Iron Rod w/ASM Cap at the NE corner of the W/2-S/4-SW/4; Thence S01°51'00"E along the East line of said W/2-S/4-SW/4 a dist. of 1322.18 feet to a Set 1/2" Iron Rod w/ASM Cap at the NE corner of the W/2-E/2-NW/4 of said Section 13; Thence S01°53'50"E along the East line of said W/2-E/2-NW/4 a dist. of 2435.53 feet to a Set 1/2" Iron Rod w/ASM Cap 20 feet North of the centerline of an Existing Road; Thence the following meanders along said centerline; S80°41'05"W a dist. of 19.23 feet; N89°29'10"W a dist. of 22.57 feet; N77°17'28"W a dist. of 26.39 feet; N65°18'16"W a dist. of 29.98 feet; N64°38'07"W a dist. of 80.07 feet; N68°25'19"W a dist. of 39.23 feet; N70°38'58"W a dist. of 45.56 feet; N77°04'54"W a dist. of 50.71 feet; N78°19'44"W a dist. of 120.19 feet; N76°35'07"W a dist. of 43.34 feet; N73°11'09"W a dist. of 33.56 feet; N64°11'17"W a dist. of 57.39 feet; N62°42'28"W a dist. of 88.28 feet; N71°38'07"W a dist. of 29.45 feet; N82°17'54"W a dist. of 29.86 feet; N88°32'41"W a dist. of 46.60 feet; S87°41'19"W a dist. of 54.84 feet; S89°56'35"W a dist. of 41.56 feet; N87°10'45"W a dist. of 72.72 feet; N78°09'15"W a dist. of 116.53 feet; N80°41'28"W a dist. of 52.23 feet; N85°38'28"W a dist. of 79.03 feet; S87°58'48"W a dist. of 78.45 feet; N89°54'26"W a dist. of 63.02 feet; N85°19'10"W a dist. of 99.61 feet; S87°24'17"W a dist. of 69.45 feet; S89°26'24"W a dist. of 79.77 feet; N85°24'58"W a dist. of 62.12 feet; S81°48'47"W a dist. of 58.90 feet; S74°09'36"W a dist. of 84.68 feet; S57°46'49"W a dist. of 69.67 feet; S63°15'14"W a dist. of 29.13 feet; S83°31'00"W a dist. of 20.35 feet; N85°35'10"W a dist. of 64.20 feet; S89°11'32"W a dist. of 21.79 feet to a Set 1/2" Iron Rod w/ASM Cap on the centerline of an Existing Power Line; Thence N07°49'09"W along said centerline a dist. of 2178.89 feet to the Point of Beginning, said tract contains 172.37 acres, more or less.

We/I do hereby grant the indicated utility and access easements for construction and maintenance of said utilities and access. In all other respects, said roadway, utility and access easements are to be considered private property and part of the lots on which they lie.

**COUNTY TREASURER CERTIFICATE:**  
I, \_\_\_\_\_, Treasurer of McCurtain County, Oklahoma, hereby certify that all taxes due for the property described herein and shown hereon have been paid or cash deposit has been made in my office sufficient to cover said due taxes.  
\_\_\_\_\_, 202\_\_\_\_\_  
McCurtain County Treasurer

**DEQ APPROVAL:**  
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 \_\_\_\_\_, 202\_\_\_\_.

**COUNTY COMMISSIONER APPROVAL:**  
We, the undersigned, do hereby certify that the plat of HOCHATOWN HIDDEN ACRES, a subdivision of a part of Sections 12 and 13, Township 5 South, Range 24 East of the Indian Base and Meridian, McCurtain County, Oklahoma, together with the owner's certificate and the surveyors certificate on the same were presented to the County Commissioners of McCurtain County, Oklahoma for approval; that said plat, owners certificate, and surveyors certificate being found to conform to the platting requirements in all respects, are in all things approved on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

Roads will be maintained by the County.  
 Roads will not be maintained by the County, provided however, that the County may agree to maintain the road(s) at some future date.

CHRIS WHITE, COMMISSIONER, DIST. NO. 1  
MARK JENNINGS, COMMISSIONER, DIST. NO. 2  
JIMMY WESTBROOK, COMMISSIONER, DIST. NO. 3

**STATE OF OKLAHOMA - COUNTY OF McCurtain**  
Before me, the undersigned Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, personally appeared \_\_\_\_\_  
known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein set forth.  
Witness my hand and seal the day and year above written.

My commission expires \_\_\_\_\_

**NOTARY PUBLIC**

—LEGEND—  
 - - - Property Line/Lot Line  
 - - - Road/Utility Easement (See Sketch for Width)  
 x Found Monument  
 o Set 1/2" Iron Rod w/ASM CAS348 Cap  
 o Power Pole  
 1.07 Ac. = Usable Acreage within easement areas

**BASIS OF BEARINGS:**  
GRID NORTH - NAD 83  
STATE PLANE - OK SOUTH ZONE

450' 300' 150' 0'  
SCALE: 1" = 150'

**SURVEYORS CERTIFICATION:**  
The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 27th day of April, 2022, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK South Zone.  
This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Scott Foster with Hochatown Hidden Acres, LLC, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

LANCE G. MATHIS L.P.L.S. #1664

NO.	REVISION	DATE	BY	APPR.
1.	ADD ROAD NAMES	5/31	LM	LGM
2.	REVISE COUNTY COMMISSIONER APPROVAL	6/27	LM	LGM
3.	ADD USEABLE AREA FOR EACH LOT	8/3	LM	LGM

Survey Requested By:  
**HOCHATOWN HIDDEN ACRES, LLC**  
McCurtain County, OK

ARKOMA SURVEYING AND MAPPING, PLLC  
P.O. Box 238  
918465-5711  
918465-5030 fax  
Wiburton, OK 74578 EXP. DATE 6-30-24

SURV. BY: A.M. 2/25-3/23/2022 DRAW. NO.: 9901  
DRAWN BY: J.K. 3/31-4/19/2022 DRAW. NO.: 9901-SUB  
APPR. BY: L.G.M. SHEET SIZE: 24" X 36" SHEET 1 OF 1