

OWNER'S CERTIFICATION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT, SURFACE LAND INVESTMENTS, LLC DOES HEREBY CERTIFY THAT IT IS THE OWNER OF AND THE ONLY ENTITY OR PERSONS, HAVING ANY RIGHT, TITLE, OR INTEREST IN THE HEREIN PLATTED PROPERTY DESCRIBED AS:

The South Half (S/2) of the Southwest Quarter of Section Twenty-two (22), Township Sixteen (16) North, Range One (1) East of the Indian Meridian, Logan County, Oklahoma;

Less and Except the following described tract:

Commencing at a found $\frac{1}{2}$ " Iron Pin at the Southwest Corner of said Section 22;

Thence north along the west line of said Southwest Quarter on a grid (NAD83) bearing of North 01 degrees 23 minutes 19 seconds West* a distance of 127.24 feet;

Thence North 88 degrees 36 minutes 41 seconds East perpendicular to the west line of said Southwest Quarter a distance of 264.85 feet to a $\frac{1}{2}$ " Iron Pin with ASM Cap being the Point of Beginning;

Thence North 03 degrees 27 minutes 56 seconds East a distance of 174.40 feet to a $\frac{1}{2}$ " Iron Pin with ASM Cap;

Thence South 89 degrees 47 minutes 06 seconds East a distance of 211.98 feet to a $\frac{1}{2}$ " Iron Pin with ASM Cap;

Thence South 00 degrees 45 minutes 02 seconds West a distance of 158.31 feet to a $\frac{1}{2}$ " Iron Pin with ASM Cap;

Thence South 86 degrees 06 minutes 36 seconds West a distance of 220.95 feet to the Point of Beginning.

Above described parcel contains 0.99 Acres more or less.

*All bearings shown hereon are relative to the Oklahoma State Plane grid (NAD83, North Zone) bearing of North 01 degrees 23 minutes 19 seconds West along the west line of said Southwest Quarter.

Above described tract may be subject to unwritten or written easements or rights-of-way, which may or may not be of record.

THE ABOVE NAMED OWNER FURTHER CERTIFIES THAT IT HAS CAUSED SAID TRACT TO BE SURVEYED INTO LOTS AND HAS CAUSED THE ACCOMPANYING PLAT TO BE MADE WHICH IT HEREBY ADOPTS AS THE PLAT OF "BISON FARMS", LOGAN COUNTY, OKLAHOMA. IT HEREBY DEDICATES ALL PROPOSED EASEMENTS SHOWN WITHIN THE BOUNDARIES OF SAID PLAT TO THE PUBLIC FOR PUBLIC EASEMENTS. THE STREET WITHIN THE 90 FOOT WIDE ROADWAY AND UTILITY EASEMENT SHALL BE MAINTAINED BY THE OWNERS OF "BISON FARMS". THE OWNERS GUARANTEE A CLEAR TITLE TO THE LAND SO DEDICATED FOR THE PURPOSES HEREIN SET FORTH, FROM ITSELF, ITS HEIRS AND ASSIGNS AND HAS CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THIS INSTRUMENT TO BE EXECUTED THIS ____ DAY OF _____, 2023.

MANAGING MEMBER; _____
SETH KOENIG

STATE OF OKLAHOMA)
JSS
COUNTY OF LOGAN)

THE INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2023, BY SETH KOENIG, MANAGING MEMBER OF SURFACE LAND INVESTMENTS LLC,

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COMMISSION NO. _____

BONDED ABSTRACTOR'S CERTIFICATE

THE UNDERSIGNED, A DULY QUALIFIED AND LAWFULLY BONDED ABSTRACTOR OF TITLES IN AND FOR LOGAN COUNTY AND THE STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE RECORDS OF SAID COUNTY SHOW THAT TITLE TO THE LAND SHOWN HEREON AND DESIGNATED AS BISON FARMS IS VESTED IN SURFACE LAND INVESTMENTS, LLC AS OF THE ____ DAY OF _____, 2023, AND THAT THERE ARE NO ACTIONS PENDING OR JUDGEMENTS OF ANY NATURE IN ANY COURT ON FILE WITH THE CLERK OF ANY COURT IN SAID COUNTY AND SAID STATE AGAINST SAID LAND OR OWNERS THEREOF, THAT THE TAXES ARE PAID FOR THE YEAR ____ AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX SALES CERTIFICATES AGAINST SAID LAND AND NO TAX DEEDS ARE ISSUED TO ANY PERSON, THAT THERE ARE NO LEINS OR OTHER ENCUMBRANCES OF ANY KIND AGAINST SAID LAND; EXCEPT MORTGAGES, RIGHT-OF-WAY, EASEMENTS, AND MINERAL CONVEYANCES OF RECORD.

IN WITNESS WHEREOF
THIS INSTRUMENT EXECUTED THIS ____ DAY OF _____, 2023.

BONDED ABSTRACTOR _____

ATTEST _____

ABSTRACTOR'S NOTARY

STATE OF OKLAHOMA
COUNTY OF GARFIELD:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE

THIS ____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____

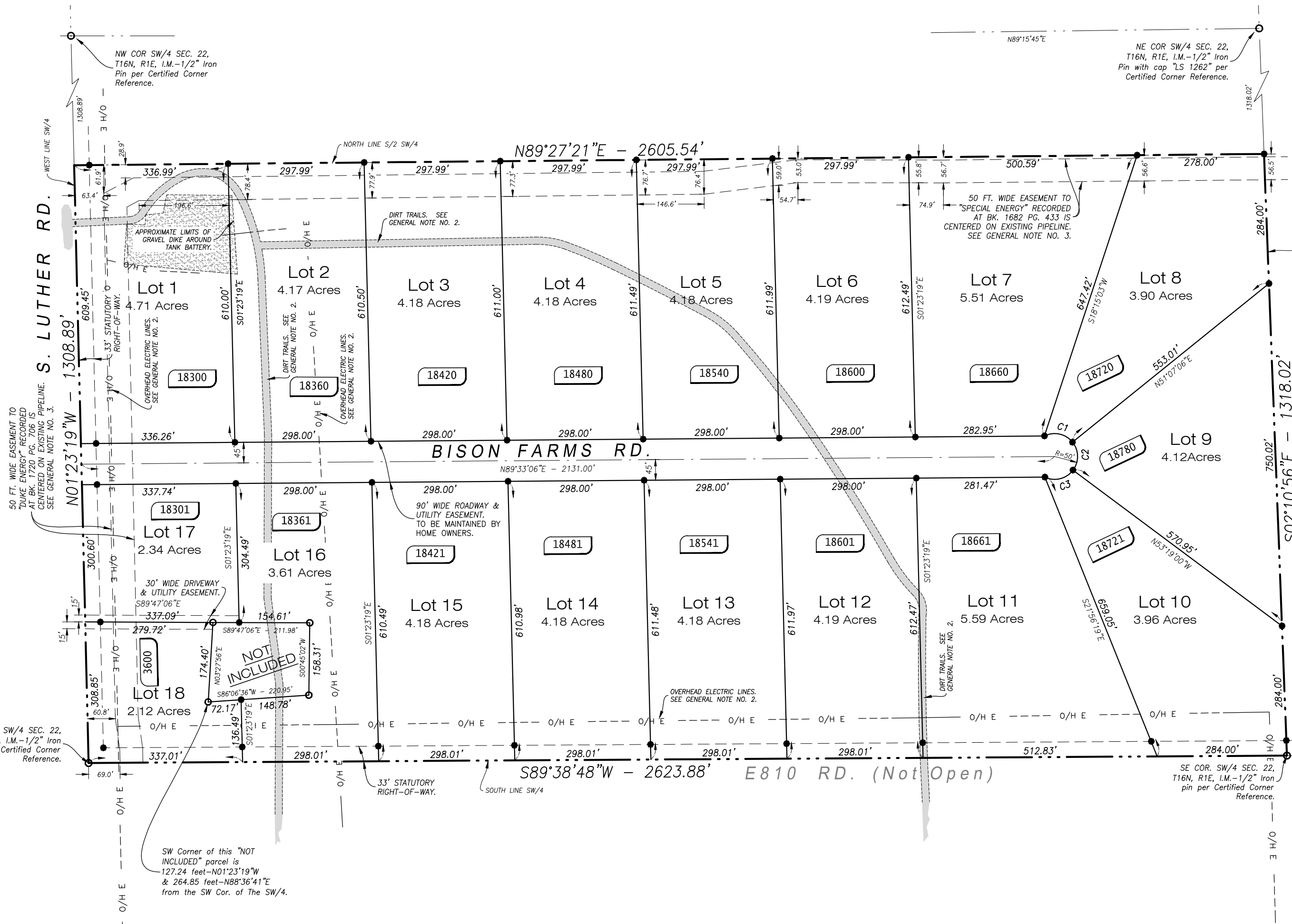
COMMISSION NO. _____

NOTARY PUBLIC

BISON FARMS

-SITUATED IN-

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 22,
TOWNSHIP 16 NORTH, RANGE 1 EAST, INDIAN MERIDIAN,
LOGAN COUNTY, OKLAHOMA



Curve Table				
Curve #	Length	Radius	Chord Dist.	Chord Bearing
C1	67.55	50.00	62.53	S77°35'10"E
C2	65.94	50.00	61.27	S01°05'57"E
C3	66.69	50.00	63.41	S76°02'18"W

NOTE: The Subdivision street will be maintained by a Property Owners Association (POA) and WILL NOT BE MAINTAINED BY THE COUNTY.

GENERAL NOTES

1. EXISTING EASEMENTS AND RIGHTS-OF-WAY HEREON PER TITLE COMMITMENT NO. 710302200468 DATED OCTOBER 24, 2022 AND REVISED ON NOV. 2, 2022 BY CHICAGO TITLE OKLAHOMA CO.

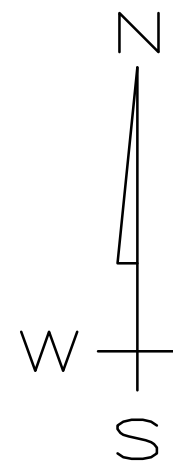
2. ROUTES OF THE EXISTING OVERHEAD ELECTRIC LINES AND THE DIRT ROADS ARE APPROXIMATE. SAID ROADS AND ELECTRIC LINES TRAVERSE THROUGH SUBJECT PROPERTY AND SERVE ADJOINING PROPERTIES. NO EASEMENTS WERE FURNISHED FOR THESE ROADS & LINES.

3. THE 50 FOOT WIDE EASEMENT AS SHOWN HEREON IS CENTERED ON THE PIPELINE AS LOCATED BY OPERATORS OR THEIR AGENT ON JAN. 5, 2023.

LEGEND

- ~ Denotes found 1/2" Iron Pin with Orange Cap stamped "ARKOMA" unless noted otherwise hereon.
- ~ Denotes 3/8" iron pin set with yellow plastic cap stamped CA 828, unless otherwise noted hereon.

18421 ~ Denotes proposed address.



BEARINGS HEREON ARE RELATIVE TO THE OKLAHOMA STATE PLANE GRID BEARING (NAD83, North Zone) OF NORTH 01° 23' 19" W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

POSITIONAL ACCURACY
Unless otherwise noted hereon all monuments established by this survey have a minimum positional accuracy of 0.10 feet.

COUNTY TREASURER'S CERTIFICATE

I, THE UNDERSIGNED, COUNTY TREASURER OF LOGAN COUNTY, STATE OF OKLAHOMA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TAX ROLLS OF LOGAN COUNTY, STATE OF OKLAHOMA, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO DUE OR DELINQUENT TAXES ON THE ABOVE DESCRIBED.

COUNTY TREASURER

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC ON THIS DAY OF _____, 2023, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WRITTEN AND FOREGOING INSTRUMENT.

MY COMMISSION EXPIRES: _____

COMMISSION NO.: _____

NOTARY PUBLIC

COUNTY COMMISSIONER'S ACCEPTANCE

BE IT RESOLVED BY THE LOGAN COUNTY BOARD OF COUNTY COMMISSIONERS THAT THE DEDICATIONS OF BISON FARMS ARE HEREBY ACCEPTED.

ACCEPTED THIS ____ DAY OF _____, 2023.

CHAIRMAN _____

MEMBER _____

MEMBER _____

ATTEST: _____
COUNTY CLERK

PERMANENCY CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT FULFILLS THE PERMANENCY REQUIREMENTS OF OKLAHOMA STATUTES.

DANNY R TURNER

SURVEYOR'S CERTIFICATE

I, DANNY R. TURNER, A LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT OF "BISON FARMS" CORRECTLY REPRESENTS A PRUDENT SURVEY MADE UNDER MY SUPERVISION ON THE 13TH DAY OF JANUARY, 2023, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS ON NOVEMBER 1, 2020 AND THAT ALL EXTERIOR BOUNDARY MONUMENTS SHOWN HEREON HAVE BEEN PLACED. THE INTERIOR LOT CORNERS WILL BE SET WHEN REQUESTED BY THE CLIENT AND PRIOR TO THE CONVEYANCE OF INDIVIDUAL LOTS.

DANNY R. TURNER
LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF OKLAHOMA, NO. 1248

STATE OF OKLAHOMA
COUNTY OF GARFIELD:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THE ____ DAY OF _____, 2023, PERSONALLY APPEARED DANNY R. TURNER 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 FOR THE USES AND PURPOSES THEREIN SET FORTH. WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____

NOTARY PUBLIC

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFICATE

THE LOGAN COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT OF "BISON FARMS" FOR THE USE OF INDIVIDUAL WATER SYSTEMS AND INDIVIDUAL ON-SITE SEWER SYSTEMS ON THE ____ DAY OF _____, 2023.

ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

FILE NAME: \20220214\FinalPlat-BISON FARMS
DRWG. NO. 1643

PS PORTERFIELD SURVEYING, INC.
PROFESSIONAL LAND SURVEYING SERVICES
1306 N. Imo Rd., Enid, Oklahoma 73703
Ph. 580-233-0572, Fax 580-233-0583
E-mail 'contact@porterfieldsurveying.com'
C.A. No. 828, Expiration Date: June 30, 2023