

SILVER CREEK RANCH

A Subdivision of 103.85 Acres  
being a tract of land in the  
W/2-SE/4 & E/2-SE/4-SW/4 & SE/4-NE/4-SW/4,  
Sec. 27, T4N-R1W,  
Carter County, OK

FEMA FLOOD ZONE INFORMATION:

-THIS PROPERTY IS LOCATED WITHIN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).  
-FIRM PANEL NUMBER 4001900420C  
-EFFECTIVE DATE: 04/19/2010  
-THE FLOOD ZONE DETERMINATION FOR THIS PROPERTY WAS MADE BY GRAPHIC PLOTTING ONLY

--LEGEND--	
—	Property Line/Lot Line
- - -	Fence
- - -	Existing Pipeline
- - -	Section Line
- - -	Right-of-Way
- - -	Edge of Highway
- - -	Fiber Optic Line
- - -	Trail Road
⊙	Power Pole
⊙	Found Monument
●	Set 1/2" Iron Rod
⬢	w/ASM CA5348 Cap
⬢	Right-of-Way Marker
⊙	Telephone Pedestal



0' 200' 400' 600'  
BASIS OF BEARINGS:  
GRID NORTH - NAD 83  
STATE PLANE - OK SOUTH ZONE  
SCALE: 1" = 200'

PROPERTY DESCRIPTION:

The West Half of the Southeast Quarter (W/2-SE/4) and the East Half of the Southeast Quarter of the Southwest Quarter (E/2-SE/4-SW/4) and the Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SE/4-NE/4-SW/4) of Section Twenty Seven (27), Township Four (4) South, Range One (1) West of the Indian Meridian and Baseline, Carter County, State of Oklahoma, LESS AND EXCEPT a portion of land described in Dedication Deed filed in Deed Book 258, on Page 330 at the Office of the County Clerk, Carter County, being more particularly described as follows:  
Beginning at the Southeast Corner of the E/2-SE/4 of Section 27; Thence N00°06'54"W along the East Line of said E/2-SE/4, Section 27, a distance of 138.05 feet (Deed being 137.2 feet) to a point on the North Right of Way line of US Highway 70; Thence S89°54'58"W along said North Line a distance of 1984.02 feet to a point of intersection with said North Right of Way Line and the West Line of the E/2-SE/4-SW/4; Thence S00°03'55"E along the West Line of the E/2-SE/4-SW/4 a distance of 141.57 feet to the Southwest Corner of the E/2-SE/4-SW/4; Thence N89°53'42"E along the South Line thereof 860.32 feet to the Southwest Corner of the SE/4, Section 27; Thence N89°53'07"E along the South Line of the SE/4, Section 27, a distance of 1323.82 feet to the Point of Beginning, said Less and Except tract contains 6.37 acres, more or less, being described using the South Line of the SE/4 Section 27 as a Basis of Bearings being N89°53'07"E. Above description was created by Brian S. Krohn, LPLS 1796, on November 18th, 2024, and is provided to Arkoma Surveying from client via a survey plat by LPLS 1796, under Krohn Surveying Job Number 2024073.

OWNERS CERTIFICATE AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT TIMBERLAND INVESTMENTS, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS OF AND THE ONLY PERSON, FIRM OR CORPORATION WHICH HAS ANY RIGHT, TITLE OR INTEREST TO THE LAND INCLUDED IN THIS PLAT (SILVER CREEK RANCH). THEY HEREBY DEDICATE ALL EASEMENTS AS SHOWN OF SAID FINAL PLAT, IF ANY, TO THE PUBLIC FOR UTILITY PURPOSES FOR ITS SUCCESSOR AND ASSIGNS FOREVER AND HAS CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, COVENANTS RESERVATIONS, AND RESTRICTIONS FOR THIS ADDITION ARE CONTAINED IN A DIFFERENT INSTRUMENT.

TIMBERLAND INVESTMENTS, LLC \_\_\_\_\_

STATE OF OKLAHOMA )  
COUNTY OF CARTER )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

PERSONALLY APPEARED \_\_\_\_\_ OWNER OF TIMBERLAND INVESTMENTS, LLC, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS HIS/HER FREE AND VOLUNTARY ACT AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID LLC FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

BONDED ABTRACTOR'S CERTIFICATE:

STATE OF OKLAHOMA  
COUNTY OF CARTER

THE UNDERSIGNED, DULY QUALIFIED ABTRACTOR, IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE TO THE LAND INCLUDED IN THE PLAT OF SILVER CREEK RANCH, BEING A PART OF THE W/2-SE/4, E/2-SE/4-SW/4 AND THE SE/4-NE/4-SW/4 OF SECTION 27, TOWNSHIP 4 SOUTH, RANGE 1 WEST OF THE INDIAN MERIDIAN, CARTER COUNTY, OKLAHOMA, APPEARS TO BE VESTED IN TIMBERLAND INVESTMENTS, LLC,

AND THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ ALL LANDS DESCRIBED AND REFERRED TO ARE UNENCUMBERED BY PENDING ACTIONS, JUDGEMENTS, LIENS, MORTGAGES, TAXES OR OTHER ENCUMBRANCES 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, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ABSTRACTOR: \_\_\_\_\_

STATE OF OKLAHOMA )  
COUNTY OF CARTER )

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 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 USES AND PURPOSES WHEREIN SET FORTH.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

COUNTY TREASURER CERTIFICATE:

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM THE DULY ELECTED, QUALIFIED AND ACTING COUNTY TREASURER OF CARTER COUNTY, OKLAHOMA, THAT THE TAX RECORDS OF SAID COUNTY SHOW ALL TAXES ARE PAID FOR THE YEAR \_\_\_\_ AND PRIOR YEARS ON THE LAND SHOWN ON THE ANNEXED PLAT OF SILVER CREEK RANCH, CARTER COUNTY, STATE OF OKLAHOMA, THAT THE REQUIRED STATUTORY SECURITY HAS BEEN DEPOSITED IN THE OFFICE OF THE COUNTY TREASURER, GUARANTEEING PAYMENT OF THE CURRENT YEAR'S TAXES.

IN WITNESS WHEREOF SAID COUNTY TREASURER HAS CAUSED THIS INSTRUMENT TO BE EXECUTED AT CARTER COUNTY, OKLAHOMA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY TREASURER: \_\_\_\_\_

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.

ONCE THE PLAT HAS BEEN APPROVED BY THE DEPARTMENT, NO SOIL MODIFICATION MAY OCCUR IN AN AREA DESIGNATED FOR THE SEWAGE DISPOSAL SYSTEM(S)

DATE: \_\_\_\_\_

CARTER COUNTY DEQ DEP. REPRESENTATIVE: \_\_\_\_\_

BOARD OF COUNTY COMMISSIONER'S APPROVAL

I, \_\_\_\_\_, CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS OF CARTER COUNTY, OKLAHOMA, HEREBY CERTIFY THAT THE SAID COUNTY COMMISSIONERS DULY APPROVED THIS PLAT OF SILVER CREEK RANCH, IN CARTER COUNTY, OKLAHOMA ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN: \_\_\_\_\_ MEMBER: \_\_\_\_\_ MEMBER: \_\_\_\_\_

ATTEST:

COUNTY CLERK \_\_\_\_\_

SURVEYORS CERTIFICATION:

The Property Description shown hereon was provided by client, via an existing survey plat by LPLS 1796 dated 11/18/2024.

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 Timberland Investments, 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

DATE - \_\_\_\_\_  
OKLAHOMA C.A. #5348 (EXPIRES JUNE 30, 2026)

STATE OF OKLAHOMA  
COUNTY OF OKLAHOMA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS

\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED LANCE G. MATHIS, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

COUNTY CLERK

COUNTY COMMISSIONER

D.E.Q. OFFICIAL

COUNTY TREASURER

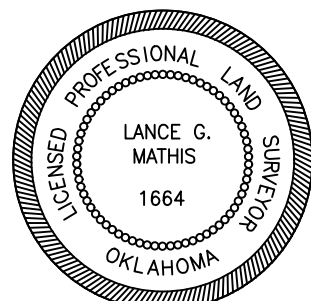
ABSTRACTOR'S NOTARY

ABSTRACTOR

OWNER'S NOTARY

SURVEYOR'S NOTARY

SURVEYOR



NOTE: The Less and Except tract as shown in the Property Description is Highway Right-of-Way lying South of subject tract.