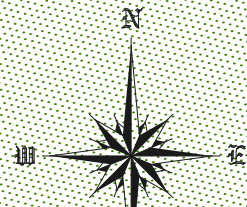


WHISPERING PINES @ BIG CEDAR

A SUBDIVISION OF A PART OF SECTION 17, T2N, R26E,
LEFLORE COUNTY, OKLAHOMA.
DEVELOPER: THARREN DUFFY



FD U.S.F.S. 3.5" Inch
ALUMINUM CAP @
THE NE CORNER OF
THE NW/4 OF
Sec. 17-T2N-R26E

FD U.S.F.S. 3.5" Inch
ALUMINUM CAP @
THE NE CORNER OF
THE NE/4 OF
Sec. 17-T2N-R26E

BASIS OF BEARINGS:
Grid North as established by
Oklahoma State Plane Datum:
NAD 83 South Zone. Grid
distances in US Survey Feet.
Assumed $N 02^{\circ}29'10''$ W along
the West line of the Northeast
Quarter of Section 17-T2N-R26E.

LINE TYPE LEGEND

---	Property Line
---	Section Line
---	Allotment Line
---	Deed Line
---	Adjacent Deed Line
---	Highway Centerline
---	Highway Right-of-Way
---	Existing Easement
---	New Easement
---	Road
---	Existing Fence
---	Edge of Water
---	Lot-Block Line
---	Building Limit Line
---	Railroad Tracks

MONUMENT LEGEND

○	Iron Pin Found
●	1/2" Iron Pin & Cap Set
□	Found Original Stone
■	Government Monument
+	60d Nail or Map Nail

LINE TABLE FOR U.S.F.S. ACCESS EASEMENT #1

LINE	BEARING	DISTANCE
L1	N 02°29'12" W	2645.61
L2	N 02°29'07" W	2644.31
L3	N 85°39'50" E	108.02
L4	S 83°27'40" E	67.65
L5	S 89°14'06" E	194.87
L6	S 64°30'34" E	28.65
L7	N 86°33'01" E	80.25
L8	N 74°51'24" E	1568.41

LINE TABLE FOR U.S.F.S. ACCESS EASEMENT #2

LINE	BEARING	DISTANCE
L1	N 02°29'12" W	2645.61
L2	N 02°29'07" W	2644.31
L3	N 85°39'50" E	108.02
L4	S 83°27'40" E	67.65
L5	S 89°14'06" E	194.87
L6	S 64°30'34" E	28.65
L7	N 86°33'01" E	80.25
L8	N 74°51'24" E	1568.41

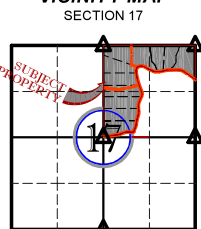
LINE TABLE FOR CENTER-LINE OF CREEK #1

LINE	BEARING	DISTANCE
L1	S 13°53'56" E	137.10
L2	S 10°01'57" E	80.67
L3	S 08°43'59" E	157.69
L4	S 10°59'15" E	84.47
L5	S 06°51'54" E	103.71
L6	S 46°34'11" E	176.72
L7	S 34°08'44" E	157.34
L8	S 29°12'01" E	119.06
L9	S 15°45'56" E	59.76
L10	S 15°45'56" E	59.76
L11	S 01°04'26" E	116.04

LINE TABLE FOR CENTER-LINE OF CREEK #2

LINE	BEARING	DISTANCE
L1	S 08°49'42" W	51.29
L2	S 19°36'41" W	59.72
L3	S 05°04'48" W	45.67
L4	S 24°31'34" W	110.61
L5	S 19°19'51" W	44.67
L6	S 00°08'51" W	113.57
L7	S 08°41'06" E	30.36
L8	S 01°50'09" W	45.44
L9	S 20°01'42" W	49.43
L10	S 26°56'18" W	42.31
L11	S 36°32'07" W	63.94
L12	S 58°47'02" W	42.39
L13	S 22°16'00" W	38.75
L14	S 14°06'20" W	11.94
L15	S 14°06'20" W	126.18

VICINITY MAP



LINE TABLE FOR OUTER BOUNDARY

LINE	BEARING	DISTANCE
L1	N 02°28'11" W	31.71
L2	N 67°21'09" W	55.63
L3	N 77°15'40" W	56.94
L4	N 87°29'07" W	58.33
L5	S 78°56'36" W	70.73
L6	S 73°53'23" W	69.58
L7	S 78°40'44" W	72.48
L8	S 87°53'00" W	126.79
L9	N 77°06'36" W	51.06
L10	N 67°59'02" W	170.36
L11	N 59°09'47" W	104.59
L12	N 73°31'36" W	57.64
L13	N 66°02'11" W	39.46
L14	S 83°32'05" W	52.05
L15	S 70°47'36" W	52.83
L16	S 43°14'19" W	50.23
L17	S 12°42'58" W	77.14
L18	S 08°11'15" E	113.96
L19	S 12°04'30" E	124.22
L20	S 18°27'49" E	199.21
L21	S 10°57'53" E	61.31
L22	S 10°02'15" W	61.54
L23	S 24°11'33" W	92.08
L24	S 20°08'33" W	87.64
L25	S 12°49'24" W	68.99
L26	S 00°19'11" W	68.75
L27	S 06°58'38" E	139.67
L28	S 02°19'06" W	64.56
L29	S 06°29'07" W	131.44
L30	S 14°07'03" W	52.51
L31	S 21°48'12" W	84.29
L32	S 14°29'15" W	67.13
L33	S 30°36'47" W	11.15
L34	S 55°16'09" W	19.55
L35	S 74°14'41" W	19.08
L36	S 88°38'48" W	158.71
L37	S 79°24'48" W	46.74
L38	S 61°16'35" W	73.69
L39	S 66°22'01" W	97.10
L40	S 77°17'39" W	71.09
L41	S 80°48'06" W	109.91
L42	N 88°00'33" W	160.81

SURVEYOR'S CERTIFICATION: TO Tharren Duffy

I, Jeffrey A. Rogers, a Registered Professional Land Surveyor in the State of Oklahoma, do hereby certify to the named party shown hereon, that this plat is a true representation of a survey performed under my supervision on the date shown and that said survey meets the requirements of the "Oklahoma Minimum Standards for Land Surveying".

Jeffrey A. Rogers Date Signed
Registered Professional Land Surveyor #1800

OWNERS CERTIFICATE AND DEDICATION:

The undersigned, Tharren Duffy, do hereby certify:
That Tharren Duffy is the owner of the legal title and the only persons, firm, or corporation having any right, title, or interest in and to the land shown and described here, on the Subdivision Plat of WHISPERING PINES @ BIG CEDAR.
He further certifies: That as owner of the title to said land which is shown on this Subdivision Plat of WHISPERING PINES @ BIG CEDAR ADDITION, do hereby reserve the areas indicated as "ROADWAY AND UTILITY EASEMENT" and "UTILITY EASEMENT" for the purpose of locating, constructing, erecting, maintaining, conducting and performing any public or quasi-public roadway and utility, or roadway and utility functions or service above or beneath the surface of the ground with rights of 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. In all other respects, said roadway and utility easements are to be considered private property and part of the individual tracts through which they traverse.
He further certifies: That said property, covered by this Subdivision Plat dedication, is subject to certain restrictions, reservations, and covenants as shown on the face of said Plat.

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

By: _____
Tharren Duffy

STATE OF OKLAHOMA
COUNTY OF LEFLORE

Before me, the undersigned Notary Public, in and for said County and State, on this _____ day of _____, 20____, personally appeared Tharren Duffy known to be the identical person(s) 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 purposes therein set forth.

Witness my hand and seal the day and year above written.

My commission expires _____.

NOTARY PUBLIC

COUNTY COMMISSIONER'S CERTIFICATION:

I, _____, Chairman of the Board of County Commissioners for LeFlore County, Oklahoma, do hereby certify that said Board duly approved this Subdivision Plat of WHISPERING PINES @ BIG CEDAR ADDITION, and we _____ DO NOT accept the roadways thereof as part of the LeFlore County road system, for maintenance.

Dated this _____ day of _____, 20____.

Chairman of the Board
LeFlore County Commissioners

COUNTY TREASURER'S CERTIFICATION:

I, _____, duly elected, qualified, and acting County Treasurer of LeFlore County, State of Oklahoma, do hereby certify that the tax records of said County show all taxes due for the parcel hereon identified as WHISPERING PINES @ BIG CEDAR ADDITION, have been paid for the year 20____, and/or the required statutory security has been deposited in the Office of the LeFlore County Treasurer, guaranteeing payment of the current year's taxes.

Dated this _____ day of _____, 20____.

LeFlore County Treasurer

DEPARTMENT OF ENVIRONMENTAL QUALITY CERTIFICATION:

The _____ Office of the Department of Environmental Quality has approved this plat for the use of _____ (Individual or Public) water systems and _____ (Individual On-Site, Small Public On-Site or Community) sewer systems on the _____ day of _____, 20____.

Environmental Program Specialist
Department of Environmental Quality

RESERVATIONS AND PROTECTIVE COVENANTS:

The property described hereon has been platted and is subject to the following restrictions and limitations to-wit:

- (1) No manufactured homes or portable homes on property.
- (2) No commercial marijuana grows on property.
- (3) Campers and Recreational Vehicles may only be used for short term recreational purposes and not as a permanent residence.

NEW LEGAL DESCRIPTION FOR THE OUTER BOUNDARY OF WHISPERING PINES @ BIG CEDAR "An Addition to LeFlore County" Area - (85.24 ACRES):

All that part of the Northeast Quarter (PT NE/4) of Section 17, Township 2 North, Range 26 East of the Indian Base and Meridian, LeFlore County, Oklahoma, lying North and West of the Center-Line of Forest Service Road K39, being more particularly described as follows:
Commencing at the Southwest Corner of said Southeast Quarter (SW/4 SE/4) of said Section 17, being monumented by a three and one half inch (3.5) U.S.F.S. Aluminum Cap;
thence North 02 degrees 29 minutes 12 seconds West along the West Line of the (SE/4) of Section 17 a distance of 2645.61 feet to a 3.5 inch U.S.F.S. Aluminum Cap monumenting the Southeast Corner of the (NE/4) of Section 17;
thence North 02 degrees 26 minutes 11 seconds West along the West Line of the (NE/4) a distance of 31.71 feet to a point on the Center-Line of Forest Service Road K39, and the **TRUE POINT OF BEGINNING**;
thence continuing North 02 degrees 29 minutes 10 seconds West along the West Line of the (NE/4) a distance of 1290.11 feet to the Northwest Corner of the (SW/4 NE/4);
thence continuing North 02 degrees 29 minutes 10 seconds West along the West Line of the (NE/4) a distance of 1322.48 feet to the Northwest Corner of the (NE/4), being monumented by a three and one half inch (3.5) U.S.F.S. Aluminum Cap;
thence North 87 degrees 52 minutes 14 seconds East along the North Line of the (NE/4) a distance of 1318.95 feet to the Northeast Corner of the (NW/4 NE/4);
thence continuing North 87 degrees 52 minutes 14 seconds East along the North Line of the (NE/4) of said Section 17 a distance of 1318.95 feet to the Northeast Corner of the (NE/4), being monumented by a three and one half inch (3.5) U.S.F.S. Aluminum Cap;
thence South 02 degrees 27 minutes 31 seconds East along the East Line of the (NE/4) of said Section 17 a distance of 982.61 feet to a point on the Center-Line of Forest Service Road K39;
THE FOLLOWING FORTY-SIX (46) COURSES ARE ALONG THE CENTER-LINE OF FOREST SERVICE ROAD K39
thence North 56 degrees 51 minutes 03 seconds West along said Center-Line of Forest Service Road K39 a distance of 410.90 feet;
thence North 67 degrees 21 minutes 09 seconds West a distance of 55.63 feet;
thence North 77 degrees 13 minutes 40 seconds West a distance of 56.94 feet;
thence North 87 degrees 29 minutes 07 seconds West a distance of 58.33 feet;
thence South 78 degrees 56 minutes 36 seconds West a distance of 70.73 feet;
thence South 78 degrees 56 minutes 36 seconds West a distance of 70.73 feet;
thence South 73 degrees 53 minutes 23 seconds West a distance of 69.58 feet;
thence South 78 degrees 40 minutes 44 seconds West a distance of 72.48 feet;
thence South 87 degrees 53 minutes 00 seconds West a distance of 126.79 feet;
thence North 77 degrees 06 minutes 36 seconds West a distance of 51.06 feet;
thence North 67 degrees 59 minutes 02 seconds West a distance of 170.36 feet;
thence North 59 degrees 09 minutes 47 seconds West a distance of 104.59 feet;
thence North 73 degrees 31 minutes 36 seconds West a distance of 57.64 feet;
thence North 66 degrees 02 minutes 11 seconds West a distance of 39.46 feet;
thence South 83 degrees 32 minutes 05 seconds West a distance of 52.05 feet;
thence South 70 degrees 47 minutes 36 seconds West a distance of 52.83 feet;
thence South 43 degrees 14 minutes 19 seconds West a distance of 50.23 feet;
thence South 12 degrees 42 minutes 58 seconds West a distance of 77.14 feet;
thence South 08 degrees 11 minutes 15 seconds East a distance of 113.96 feet;
thence South 12 degrees 04 minutes 30 seconds East a distance of 124.22 feet;
thence South 18 degrees 27 minutes 49 seconds East a distance of 199.21 feet;
thence South 23 degrees 10 minutes 57 seconds East a distance of 61.31 feet;
thence South 23 degrees 08 minutes 15 seconds East a distance of 61.54 feet;
thence South 12 degrees 49 minutes 24 seconds West a distance of 68.96 feet;
thence South 00 degrees 19 minutes 11 seconds West a distance of 68.75 feet;
thence South 06 degrees 58 minutes 38 seconds East a distance of 139.67 feet;
thence South 02 degrees 19 minutes 06 seconds West a distance of 64.56 feet;
thence South 13 degrees 23 minutes 03 seconds West a distance of 208.51 feet;
thence South 05 degrees 26 minutes 07 seconds West a distance of 131.44 feet;
thence South 14 degrees 07 minutes 03 seconds West a distance of 52.51 feet;
thence South 21 degrees 48 minutes 12 seconds West a distance of 84.29 feet;
thence South 14 degrees 29 minutes 15 seconds West a distance of 67.13 feet;
thence South 30 degrees 36 minutes 47 seconds West a distance of 11.15 feet;
thence South 55 degrees 16 minutes 09 seconds West a distance of 19.55 feet;
thence South 74 degrees 14 minutes 41 seconds West a distance of 19.08 feet;
thence South 88 degrees 38 minutes 48 seconds West a distance of 158.71 feet;
thence South 79 degrees 24 minutes 48 seconds West a distance of 46.74 feet;
thence South 61 degrees 16 minutes 35 seconds West a distance of 73.69 feet;
thence South 66 degrees 22 minutes 01 seconds West a distance of 97.10 feet;
thence South 77 degrees 17 minutes 39 seconds West a distance of 71.09 feet;
thence South 80 degrees 48 minutes 06 seconds West a distance of 109.91 feet;
thence South 77 degrees 11 minutes 29 seconds West a distance of 212.47 feet;
thence continuing North 88 degrees 00 minutes 33 seconds West along said Center-Line of Forest Service Road K39 a distance of 60.81 feet to the **POINT OF BEGINNING**.

WHISPERING PINES @ BIG CEDAR ADDITION

SUBDIVISION PLAT
PART OF THE NE/4 OF SECTION 17-T2N-R26E
LEFLORE COUNTY, OKLAHOMA



JOB#: 23113	DWG NAME: SUB PLAT 23113.DWG	SEAL:
DRAWING SCALE: 1"=200'	SURVEY BY: KW	DRAWN BY: JAR (08/19/2024)
FIELD NOTES: 657+37, 659+11	FIELD DATE(S): 3/22/2024 & 8/19/2024	
NO.	REVISION	DATE BY

Certificate of Authorization #2338