

# EUFULA POINT

A SUBDIVISION LYING IN THE N/2 NE/4  
OF SECTION 4, TOWNSHIP 7 NORTH, RANGE 16 EAST, I.B.M.,  
PITTSBURG COUNTY, STATE OF OKLAHOMA

**OWNERS CERTIFICATE AND DEDICATION**

I, \_\_\_\_\_ do hereby certify that I am the sole owner of the following described tract and do hereby certify that:

- I reserve and dedicate the named Roadway easements to the public for the purposes of locating, constructing, erecting, maintaining, conducting and performing any public roadway or utility purpose above or beneath the surface with the right of ingress and egress at any time.
- Said property is subject to certain conditions, covenants and restrictions which have been hereafter filed in the Office of the County Clerk of Pittsburg County.

**NEW DESCRIPTION FOR SUBDIVISION BOUNDARY (18.01 ACRES):**  
PART OF LOTS 75, 79, AND 80 OF EUFAULA LAKE PRIVATE ESTATES, PITTSBURG COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 79; THENCE N 51°19'44" E ALONG THE WEST LINE OF LOTS 79 AND 80 A DISTANCE OF 1098.12 FEET; THENCE N 29°30'20" E ALONG THE WEST LINE OF LOT 80 A DISTANCE OF 293.88 FEET; THENCE S 17°09'36" E ALONG THE NORTH LINE OF LOT 80 A DISTANCE OF 395.37 FEET; THENCE S 78°03'15" E ALONG THE NORTH LINE OF LOT 80 A DISTANCE OF 347.92 FEET; THENCE S 51°19'44" W A DISTANCE OF 1587.95 FEET; THENCE S 43°49'43" W A DISTANCE OF 265.13 FEET TO A POINT ON THE SOUTHWEST LINE OF LOT 75; THENCE N 46°10'17" W ALONG THE SOUTHWEST LINE OF LOT 75 A DISTANCE OF 131.07 FEET; THENCE N 43°42'18" E ALONG THE WEST LINE OF LOT 75 A DISTANCE OF 282.47 FEET; THENCE N 18°58'56" W A DISTANCE OF 419.19 FEET TO THE POINT OF BEGINNING. CONTAINING 18.01 ACRES.

Witness my hand on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BABER YOUNAS by: \_\_\_\_\_ MEMBER/MANGER

Witness my hand on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

MUHAMMAD A. SHAMIN by: \_\_\_\_\_ MEMBER/MANGER

STATE OF OKLAHOMA )  
COUNTY OF PITTSBURG ) ss

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared \_\_\_\_\_, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its Owner, and acknowledged to me that they have executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

**DEPARTMENT OF ENVIRONMENTAL QUALITY**

The \_\_\_\_\_ Office of the Department of Environmental Quality has approved this plat for the use of PRIVATE / PUBLIC water systems and individual On-Site sewer systems on the \_\_\_\_\_ day of \_\_\_\_\_, 2023. (Circle One)

Environmental Program Specialist  
Department of Environmental Quality

**COUNTY TREASURER CERTIFICATION**

I, \_\_\_\_\_ do hereby certify that I am the elected and acting County treasurer of Pittsburg County, State of Oklahoma. I further certify that the tax records of said County show that all taxes are paid for the tax year 2022 and prior years on the land shown on this plat of EUFAULA POINT and that required statutory security has been deposited in the Office of County Treasurer guaranteeing payment of the current year's taxes.

Witness my hand on this \_\_\_\_\_ day of \_\_\_\_\_, 2023

County Treasurer

**COUNTY COMMISSIONERS CERTIFICATION**

We, the undersigned, do hereby certify that the plat of EUFAULA POINT, a subdivision in Pittsburg County, Oklahoma, together with the Owner's Certification and the Surveyor's Certification on the same, were presented to the County Commissioners of Pittsburg County, Oklahoma for approval. We certify that the aforesaid Certifications are found to conform to the platting requirements in all respects and are in all things approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

- Roads WILL be maintained by the County of Pittsburg.
- Roads WILL NOT be maintained by the County of Pittsburg, but may be in the future.

District 1 Commissioner \_\_\_\_\_

District 2 Commissioner \_\_\_\_\_

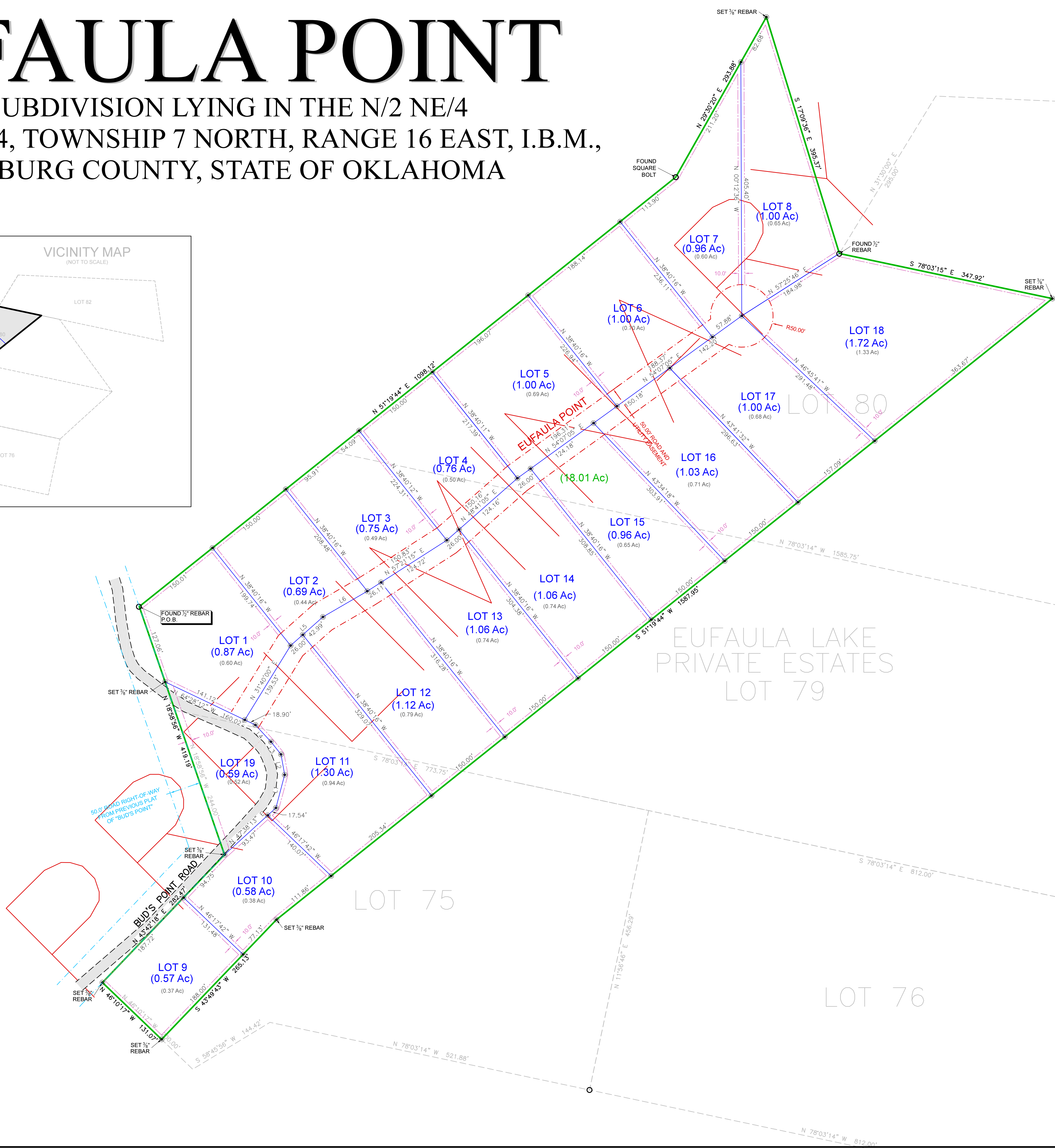
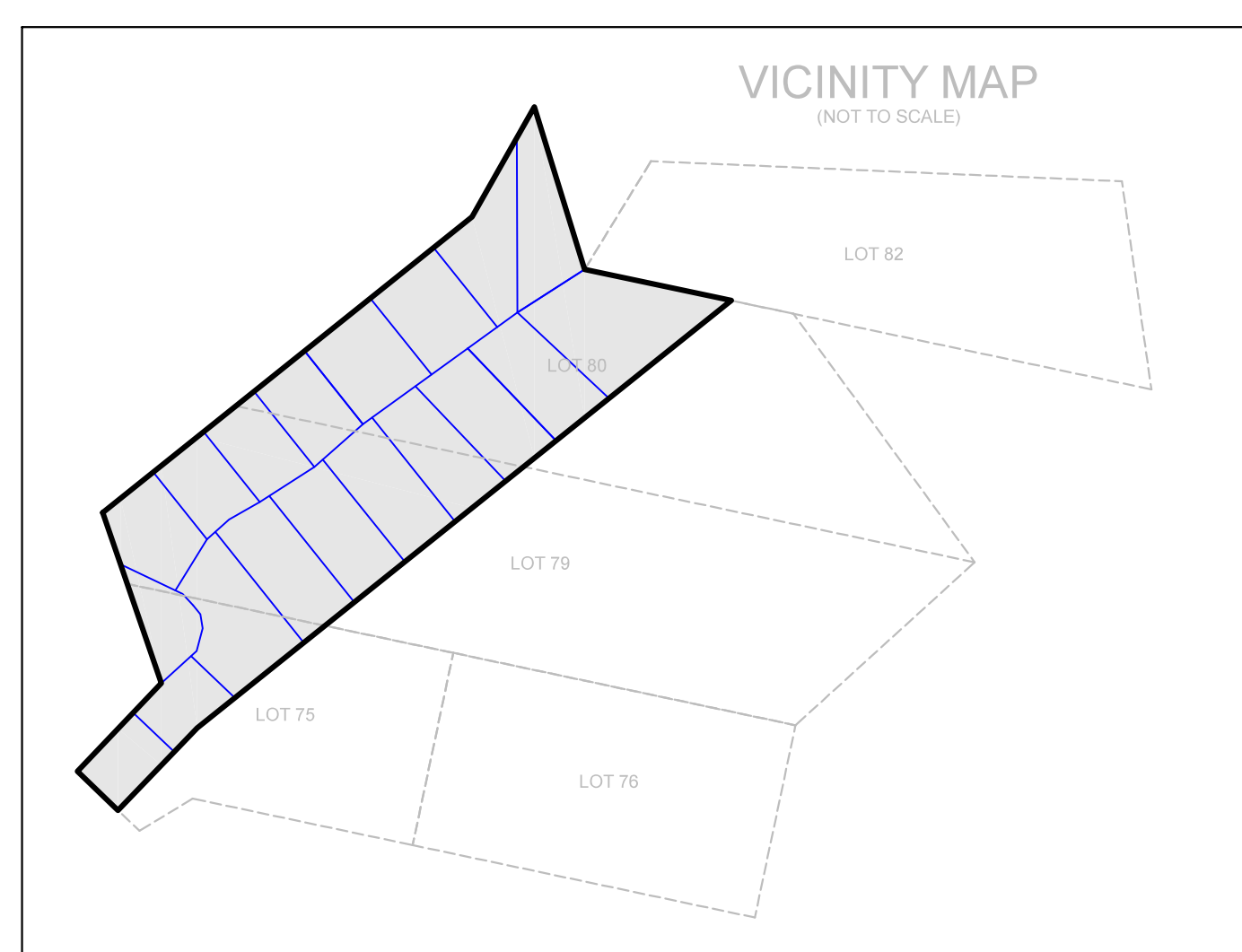
District 3 Commissioner \_\_\_\_\_

County Clerk \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Will Milligan, Licensed Professional Land Surveyor #1661 in the State of Oklahoma, certify that this survey of "EUFAULA POINT" is a true representation of a survey performed under my supervision between 7/17/2023 and 7/17/2023 and according to the Oklahoma Minimum Standards as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. All monuments shown hereon actually exist in the positions shown.

Will Milligan, OK RPLS#1661 Date \_\_\_\_\_



BASIS OF BEARINGS: FILED PLAT OF EUFAULA LAKE PRIVATE ESTATES.

SURVEYOR'S NOTES: NO TITLE COMMITMENT OR EASEMENTS HAVE BEEN PROVIDED AT THE TIME OF SURVEY.

DATE: 7-17-2023  
**MILLIGAN LAND SURVEYING PLLC**  
216 Peaceable Ridge,  
McAlester, OK 74501  
OK C# 5298  
918.429.5999  
willmilligan@bcglobal.net

- ADD'L EASEMENTS
- LOT LINES
- ROAD EASEMENTS
- SET IRON PIN & CAP
- EXISTING REBAR
- EXISTING STONE
- EXISTING MONUMENT
- NAIL
- RAILROAD SPIKE
- 0.42 AC/D.E.Q. ACREAGE

LINE	BEARING	DISTANCE
L1	N 14°52'44" E	54.78'
L2	N 10°11'03" W	33.14'
L3	N 38°40'16" W	23.88'
L4	N 42°42'56" W	36.39'
L5	N 48°27'07" E	68.99'
L6	N 59°53'27" E	82.01'