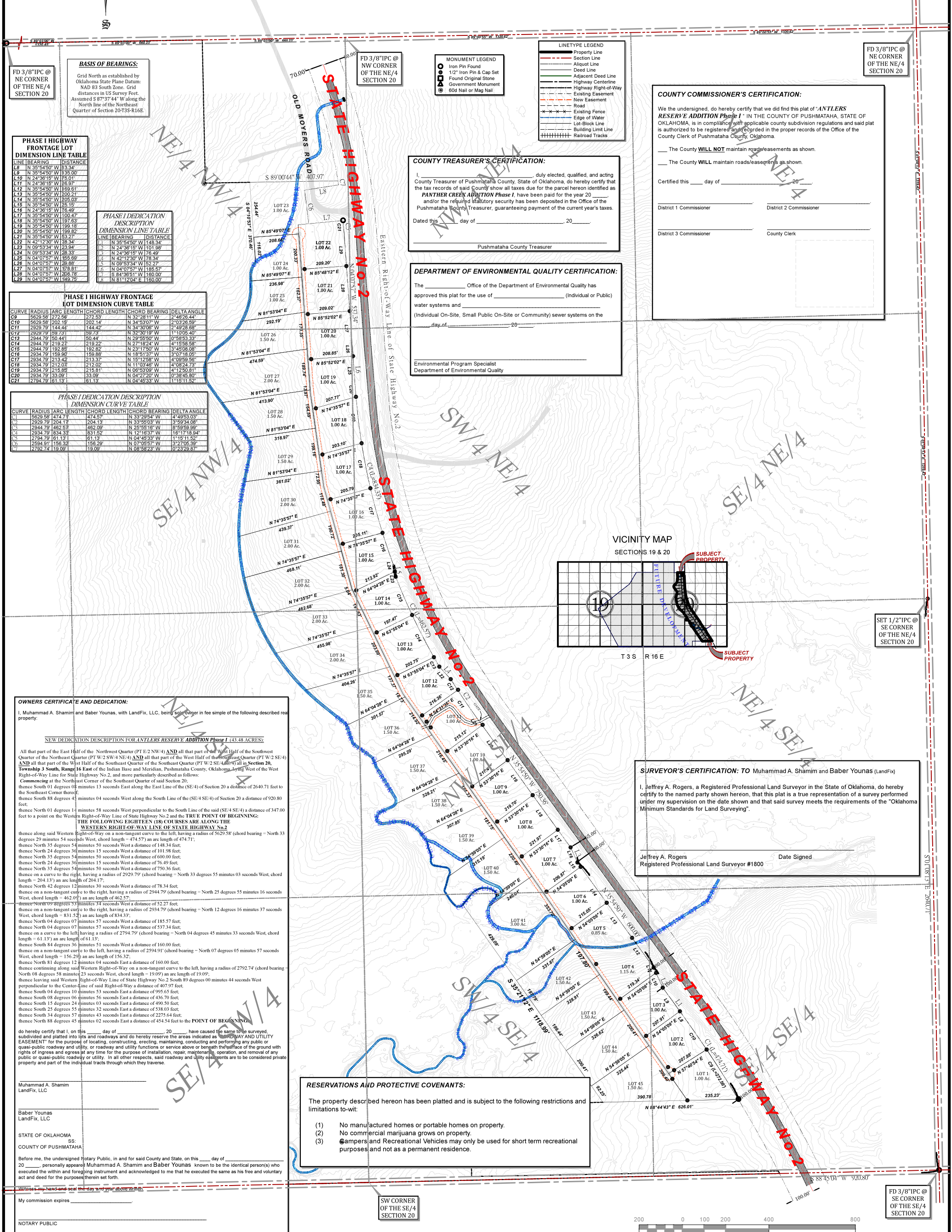


# ANTLERS RESERVE ADDITION PHASE I

A SUBDIVISION OF A PART OF SECTION 20, T3S, R16E,  
PUSHMATAHA COUNTY, OKLAHOMA.  
DEVELOPER: MUHAMMAD A. SHAMIM & BABER YOUNAS [LandFix]



**FD 3/8"IPC @ NE CORNER OF THE NE/4 SECTION 20**

**BASIS OF BEARINGS:**  
Grid North as established by Oklahoma State Plane Datum: NAD 83 South Zone. Grid distances in US Survey Feet. Assumed S 87°37'44" W along the North line of the Northeast Quarter of Section 20-T3S-R16E.

**PHASE I HIGHWAY FRONTAGE LOT DIMENSION LINE TABLE**

LINE	BEARING	DISTANCE
L9	N 35°45'50" W	135.00'
L10	N 24°36'15" W	75.01'
L11	N 24°36'15" W	75.92'
L12	N 35°45'50" W	189.61'
L13	N 35°45'50" W	200.21'
L14	N 35°45'50" W	205.03'
L15	N 35°45'50" W	25.15'
L16	N 24°36'15" W	76.49'
L17	N 35°45'50" W	100.47'
L18	N 35°45'50" W	197.63'
L19	N 35°45'50" W	199.18'
L20	N 35°45'50" W	199.82'
L21	N 35°45'50" W	153.27'
L22	N 42°12'30" W	78.34'
L23	N 09°53'34" W	23.94'
L24	N 09°53'34" W	26.33'
L25	N 04°07'57" W	155.69'
L26	N 04°07'57" W	26.88'
L27	N 04°07'57" W	178.81'
L28	N 04°07'57" W	205.78'
L29	N 04°07'57" W	149.75'

**PHASE I HIGHWAY FRONTAGE LOT DIMENSION CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C9	5629.58	272.56'	272.53'	N 32°28'11" W	2°46'26.44"
C10	5629.58	202.15'	202.14'	N 34°53'07" W	2°10'32.60"
C11	2929.79	144.44'	144.42'	N 34°30'06" W	2°49'28.68"
C12	2929.79	59.73'	59.73'	N 32°30'19" W	1°10'05.40"
C13	2944.79	150.44'	150.44'	N 29°25'50" W	0°58'53.32"
C14	2944.79	219.21'	219.22'	N 27°18'24" W	4°15'58.58"
C15	2944.79	182.85'	182.82'	N 23°17'50" W	3°45'08.08"
C16	2934.79	159.96'	159.88'	N 18°51'37" W	3°07'18.05"
C17	2934.79	213.42'	213.37'	N 15°12'58" W	4°09'59.56"
C18	2934.79	212.05'	212.02'	N 11°03'46" W	4°08'24.73"
C19	2934.79	215.85'	215.81'	N 06°53'09" W	4°12'50.81"
C20	2934.79	33.02'	33.05'	N 04°27'02" W	0°38'45.80"
C21	2794.79	81.13'	81.13'	N 04°45'33" W	1°15'11.52"

**PHASE I DEDICATION DESCRIPTION DIMENSION CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5629.58	272.56'	272.53'	N 32°28'11" W	2°46'26.44"
C2	5629.58	202.15'	202.14'	N 34°53'07" W	2°10'32.60"
C3	2929.79	144.44'	144.42'	N 34°30'06" W	2°49'28.68"
C4	2929.79	59.73'	59.73'	N 32°30'19" W	1°10'05.40"
C5	2944.79	150.44'	150.44'	N 29°25'50" W	0°58'53.32"
C6	2944.79	219.21'	219.22'	N 27°18'24" W	4°15'58.58"
C7	2944.79	182.85'	182.82'	N 23°17'50" W	3°45'08.08"
C8	2934.79	159.96'	159.88'	N 18°51'37" W	3°07'18.05"
C9	2934.79	213.42'	213.37'	N 15°12'58" W	4°09'59.56"
C10	2934.79	212.05'	212.02'	N 11°03'46" W	4°08'24.73"
C11	2934.79	215.85'	215.81'	N 06°53'09" W	4°12'50.81"
C12	2934.79	33.02'	33.05'	N 04°27'02" W	0°38'45.80"
C13	2794.79	81.13'	81.13'	N 04°45'33" W	1°15'11.52"

**OWNERS CERTIFICATE AND DEDICATION:**  
I, Muhammad A. Shamim and Baber Younas, with LandFix, LLC, being sole owner in fee simple of the following described real property:

**NEW DEDICATION DESCRIPTION FOR ANTLERS RESERVE ADDITION Phase I (43.48 ACRES):**

All that part of the East Half of the Northwest Quarter (PT E 2 NW 4) AND all that part of the West Half of the Southwest Quarter of the Northeast Quarter (PT W 2 SW 4 NE 4) AND all that part of the West Half of the Northeast Quarter (PT W 2 SE 4) AND all that part of the West Half of the Southeast Quarter of the Southwest Quarter (PT W 2 SE 4) All in Section 20, Township 3 South, Range 16 East of the Indian Base and Meridian, Pushmataha County, Oklahoma, lying West of the West Right-of-Way Line for State Highway No. 2, and more particularly described as follows:

**Commencing** at the Northeast Corner of the Southeast Quarter of said Section 20;

thence South 01 degrees 04 minutes 13 seconds East along the East Line of the (SE/4) of Section 20 a distance of 2640.71 feet to the Southeast Corner thereof;

thence South 88 degrees 44 minutes 04 seconds West along the South Line of the (SE/4) of Section 20 a distance of 920.80 feet;

thence North 01 degrees 14 minutes 58 seconds West perpendicular to the South Line of the said (SE/4) a distance of 347.00 feet to a point on the Western Right-of-Way Line of State Highway No. 2 and the TRUE POINT OF BEGINNING;

**THE FOLLOWING EIGHTEEN (18) COURSES ARE ALONG THE WESTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY No. 2**

thence along said Western Right-of-Way on a non-tangent curve to the left, having a radius of 5629.58' (chord bearing = North 33 degrees 29 minutes 54 seconds West, chord length = 474.57') an arc length of 474.71';

thence North 33 degrees 54 minutes 50 seconds West a distance of 148.34 feet;

thence North 24 degrees 36 minutes 15 seconds West a distance of 101.98 feet;

thence North 35 degrees 54 minutes 50 seconds West a distance of 600.50 feet;

thence North 24 degrees 36 minutes 15 seconds West a distance of 76.49 feet;

thence North 35 degrees 54 minutes 50 seconds West a distance of 750.36 feet;

thence on a curve to the right, having a radius of 2929.79' (chord bearing = North 33 degrees 55 minutes 03 seconds West, chord length = 204.13') an arc length of 204.17';

thence North 42 degrees 12 minutes 30 seconds West a distance of 78.34 feet;

thence on a non-tangent curve to the right, having a radius of 2944.79' (chord bearing = North 25 degrees 55 minutes 16 seconds West, chord length = 462.05') an arc length of 462.57';

thence North 09 degrees 53 minutes 34 seconds West a distance of 52.27 feet;

thence on a non-tangent curve to the right, having a radius of 2934.79' (chord bearing = North 12 degrees 16 minutes 37 seconds West, chord length = 831.52') an arc length of 834.33';

thence North 04 degrees 07 minutes 57 seconds West a distance of 185.57 feet;

thence North 04 degrees 07 minutes 57 seconds West a distance of 557.34 feet;

thence on a curve to the left having a radius of 2794.79' (chord bearing = North 04 degrees 45 minutes 33 seconds West, chord length = 61.13') an arc length of 61.13';

thence South 84 degrees 36 minutes 51 seconds West a distance of 160.00 feet;

thence on a non-tangent curve to the left, having a radius of 2594.91' (chord bearing = North 07 degrees 05 minutes 57 seconds West, chord length = 156.20') an arc length of 156.32';

thence North 81 degrees 12 minutes 04 seconds East a distance of 160.00 feet;

thence continuing along said Western Right-of-Way on a non-tangent curve to the left, having a radius of 2792.74' (chord bearing = North 08 degrees 58 minutes 23 seconds West, chord length = 19.09') an arc length of 19.09';

thence leaving said Western Right-of-Way Line of State Highway No. 2 South 89 degrees 00 minutes 44 seconds West perpendicular to the Center Line of said Right-of-Way a distance of 407.97 feet;

thence South 04 degrees 10 minutes 53 seconds East a distance of 995.65 feet;

thence South 08 degrees 06 minutes 56 seconds East a distance of 436.70 feet;

thence South 15 degrees 24 minutes 03 seconds East a distance of 490.50 feet;

thence South 25 degrees 55 minutes 32 seconds East a distance of 538.03 feet;

thence South 34 degrees 57 minutes 43 seconds East a distance of 2275.64 feet;

thence North 88 degrees 45 minutes 02 seconds East a distance of 454.54 feet to the POINT OF BEGINNING.

do hereby certify that I, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, have caused the same to be surveyed, subdivided and platted into lots and roadways and do hereby reserve the areas indicated as "ROADWAY 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.

Muhammad A. Shamim  
LandFix, LLC

Baber Younas  
LandFix, LLC

STATE OF OKLAHOMA  
SS:  
COUNTY OF PUSHMATAHA

Before me, the undersigned Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared Muhammad A. Shamim and Baber Younas, 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

**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.

**MONUMENT LEGEND**  
Iron Pin Found  
1/2" Iron Pin & Cap Set  
Found Original Stone  
Government Monument  
60d Nail or Mag Nail

**LINE TYPE LEGEND**  
Property Line  
Section Line  
Aliquot 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

**COUNTY TREASURER'S CERTIFICATION:**

I, \_\_\_\_\_, duly elected, qualified, and acting County Treasurer of Pushmataha County, State of Oklahoma, do hereby certify that the tax records of said County show all taxes due for the parcel hereon identified as **PANTHER CREEK ADDITION Phase I**, have been paid for the year 20\_\_\_\_ and/or the required statutory security has been deposited in the Office of the Pushmataha County Treasurer, guaranteeing payment of the current year's taxes.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Pushmataha 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

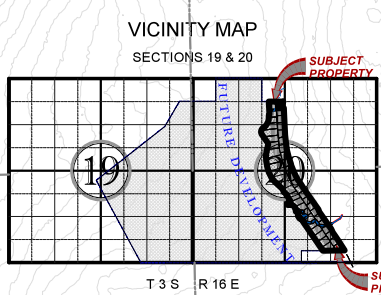
**COUNTY COMMISSIONER'S CERTIFICATION:**

We the undersigned, do hereby certify that we did find this plat of **ANTLERS RESERVE ADDITION Phase I** IN THE COUNTY OF PUSHMATAHA, STATE OF OKLAHOMA, is in compliance with applicable county subdivision regulations and said plat is authorized to be registered and recorded in the proper records of the Office of the County Clerk of Pushmataha County, Oklahoma.

\_\_\_\_ The County **WILL NOT** maintain roads/easements as shown.  
\_\_\_\_ The County **WILL** maintain roads/easements as shown.

Certified this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

District 1 Commissioner  
District 2 Commissioner  
District 3 Commissioner  
County Clerk



**SURVEYOR'S CERTIFICATION: TO** Muhammad A. Shamim and Baber Younas (LandFix)

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  
Registered Professional Land Surveyor #1800

Date Signed \_\_\_\_\_