

EUFAULA 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

We, the undersigned owners, do hereby certify that we are the sole owners of the following described tract and do hereby certify that:

- We 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 293.86 FEET; THENCE S 17°09'36" E ALONG THE NORTH LINE OF LOT 80 A DISTANCE OF 395.37 FEET; THENCE S 78°03'18" 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 20 day of DECEMBER 2023

BABER YOUNAS by: [Signature] MEMBER/MANAGER

Witness my hand on this 20 day of DECEMBER 2023

MUHAMMAD A. SHAMIN by: [Signature] MEMBER/MANAGER

STATE OF OKLAHOMA TEXAS OK
COUNTY OF PITTSBURG COLLIN TX 12/23/23 MUHAMMAD SHAMIN

Before me, the undersigned a Notary Public in and for said County and State, on this 20 day of DECEMBER 2023, personally appeared BABER YOUNAS & MUHAMMAD A. SHAMIN to me known to be the identical person who signed the premises of the foregoing instrument as its Owner, and acknowledged to me that they had executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires the 9 day of NOVEMBER 2026
[Signature]
Notary Public

Asad Khan
My Commission Expires 11/9/2026
Notary ID 134055920

DEPARTMENT OF ENVIRONMENTAL QUALITY

The [Signature] Office of the Department of Environmental Quality has approved this plat for the use of (Circle One) PRIVATE sewer systems and individual on-site sewer systems on the 24 day of January 2024
[Signature]
Environmental Program Specialist
Department of Environmental Quality

COUNTY TREASURER CERTIFICATION

I, [Signature] County Treasurer, 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 2023 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 the County Treasurer guaranteeing payment of the current year's taxes.

Witness my hand on this 8 day of February 2024
[Signature]
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 and upon the same in all things approved on this 24 day of FEBRUARY 2024.

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.

[Signature] District 1 Commissioner
[Signature] District 2 Commissioner
[Signature] District 3 Commissioner

SURVEYOR'S CERTIFICATION

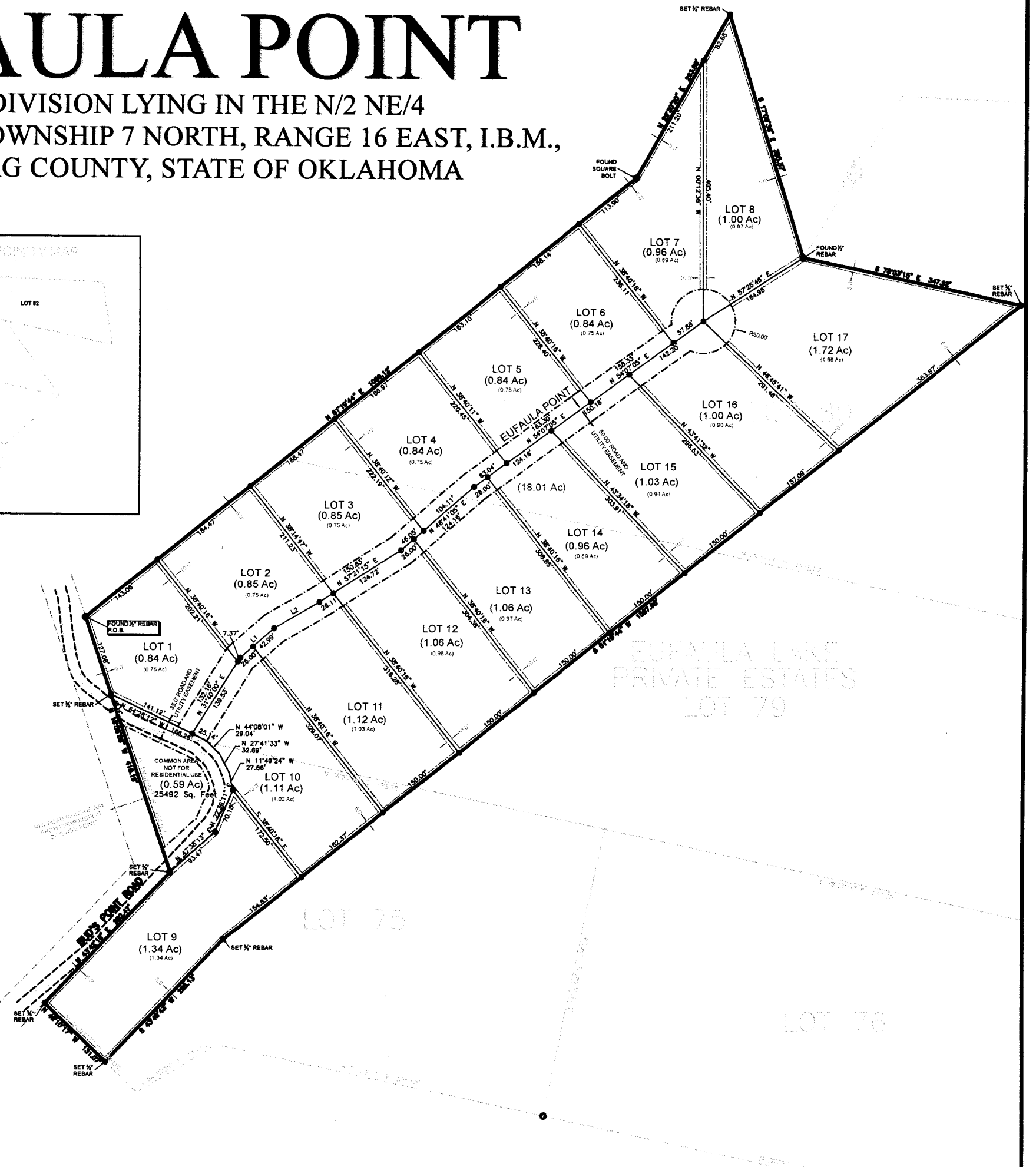
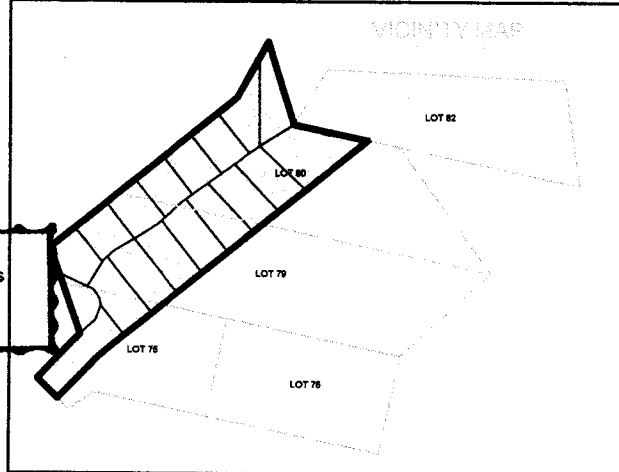
I, Will Milligan, Licensed Professional Land Surveyor #1661 in the State of Oklahoma, certify that this survey of "EUFAULA POINT" is a true representation of a survey performed under my supervision between 7/17/2023 and 12/15/2023 and according to the Oklahoma Minimum Standards as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors. All monuments shown hereon actually exist in the positions shown.

[Signature] Date 12/18/2023

STATE OF OKLAHOMA
PITTSBURG COUNTY
RECORDED OR FILED

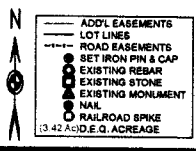
FEB 12 2024

TIME 3:35 AM PM
BK 175A PAGE Folio
HOPE TRAMMELL, COUNTY CLERK
BY [Signature] DEPUTY



DATE: 12-15-2023

MILLIGAN LAND SURVEYING PLLC
216 Peaceable Ridge,
McAlester, OK 74501
OK CAP 5298
918.428.5999
willmilligan@abglobal.net



LINE	BEARING	DISTANCE
1	N 77°03'11" E	185.92
2	N 59°43'27" E	184.91