

OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA §
LOGAN COUNTY §

KNOW ALL MEN BY THESE PRESENTS:

THAT **PIONEER REALTY**, an Oklahoma Limited Liability Company, hereby certifies it is the sole owner and has all rights, title and interest in and to the herein described real property.

A tract of land situated in the Southeast Quarter (SE/4) of Section Twenty (20), Township Fifteen (15) North, Range Two (2) West, Indian Meridian, Logan County, Oklahoma; more particularly described as follows:

BEGINNING at the Southwest Corner of said SE/4; THENCE N00°18'23"W, along the West Line of said SE/4, a distance of 682.12 feet; THENCE N89°41'37"E a distance of 525.00 feet; THENCE N00°18'23"W a distance of 1,388.86 feet; THENCE S89°43'45"E a distance of 603.00 feet; THENCE S49°31'44"E a distance of 602.93 feet; THENCE N73°05'33"E a distance of 325.71 feet; THENCE S00°19'40"E a distance of 238.81 feet; THENCE N89°40'20"E a distance of 734.34 feet; THENCE S00°19'40"E along the East Line of said SE/4 a distance of 1,314.16 feet; THENCE N89°49'21"W a distance of 283.71 feet; THENCE S00°19'40"E a distance of 233.71 feet; THENCE N89°49'21"W, along the South Line of said SE/4, a distance of 2,348.05 feet to the POINT OF BEGINNING; containing 93.61 acres (4,077,780 square feet) of land, more or less, subject to all legal rights and interests.

and has caused the same to be surveyed, subdivided and platted into the streets, lots, easements and rights-of-way as shown hereon and hereby adopts this plat, along with the restrictive covenants which are filed separately, designating said property as, **KOLOA ADDITION**, and hereby forever dedicate and reserve the streets, easements and all other rights-of-way shown hereon to any public service or utility serving said property, along with the right of ingress and egress to private property for the purposes of reading meters and any installation, maintenance and repair required or ordinarily performed by that utility, for the lot owners of record, their successors, heirs and assigns, for the purposes as designated hereon, free and clear of all encumbrances.

SUBSCRIBED this _____ day of _____, 20____.

PIONEER REALTY,
an Oklahoma limited liability corporation

Seth Koenig, Managing Member

OWNER'S NOTARY

STATE OF OKLAHOMA §
LOGAN COUNTY §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared **Seth Koenig**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, as the act and deed of **PIONEER REALTY**, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Oklahoma

My commission expires: _____

SURVEYOR'S CERTIFICATE

I, **Brad A. Boatman**, a Registered Professional Land Surveyor licensed in the State of Oklahoma, do hereby certify that this plat of survey meets the minimum standards for the practice of land surveying as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.

Brad A. Boatman, RPLS
Oklahoma License No. 1588

SURVEYOR'S NOTARY

STATE OF OKLAHOMA §
LOGAN COUNTY §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared **BRAD A. BOATMAN**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Oklahoma

My commission expires: _____

PRELIMINARY
FINAL PLAT
KOLOA ADDITION

A SUBDIVISION OF PART OF THE SE/4 OF
SECTION 20, T-15-N, R-2-W, I.M.
LOGAN COUNTY, OKLAHOMA

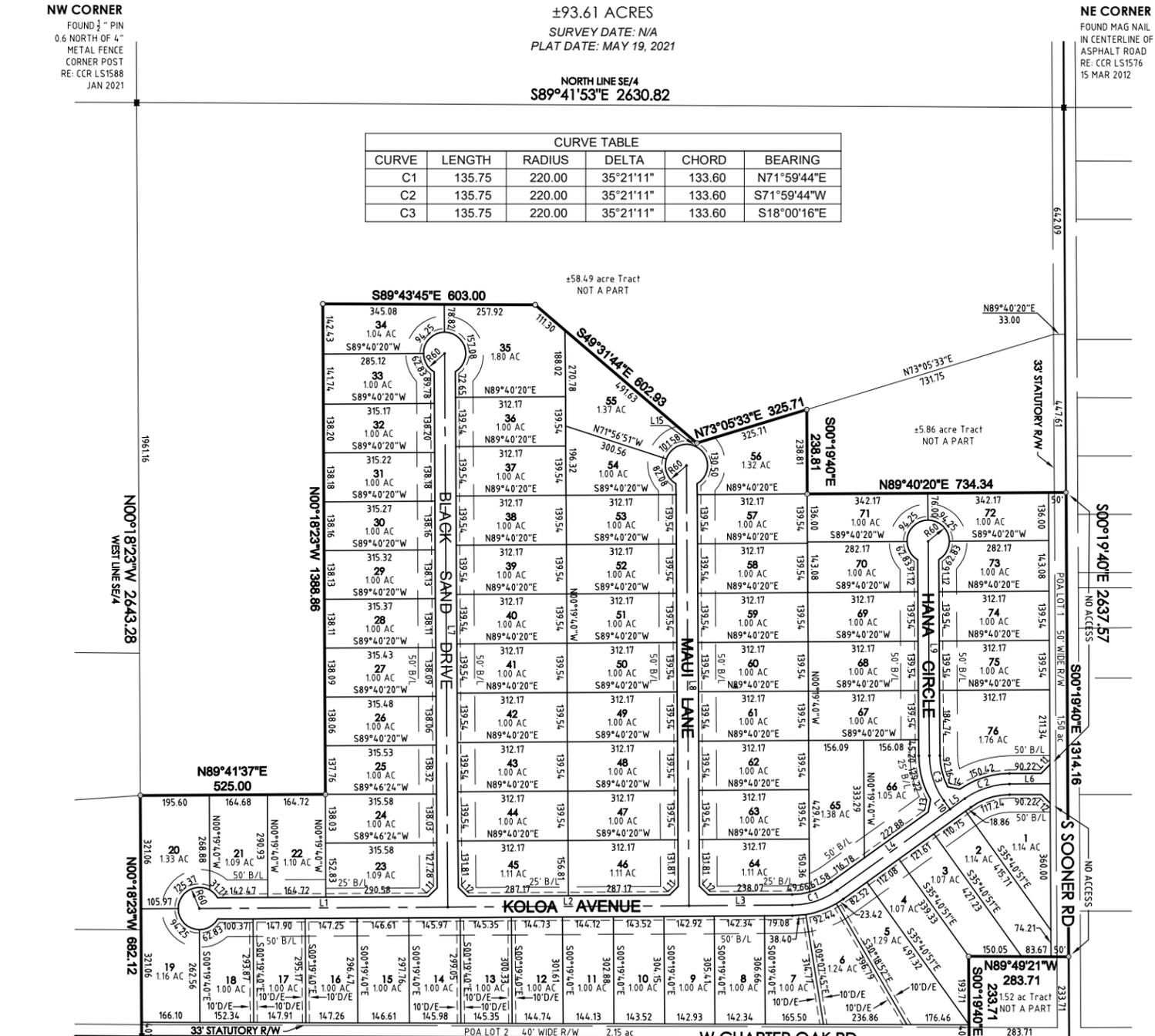
±93.61 ACRES
SURVEY DATE: N/A
PLAT DATE: MAY 19, 2021

NORTH LINE SE/4
S89°41'53"E 2630.82

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	135.75	220.00	35°21'11"	133.60
C2	135.75	220.00	35°21'11"	133.60
C3	135.75	220.00	35°21'11"	133.60

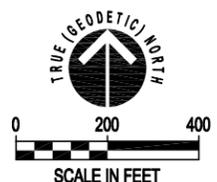
NW CORNER
FOUND 1/2" PIN
0.6 NORTH OF 4"
METAL FENCE
CORNER POST
RE: CCR LS1588
JAN 2021

NE CORNER
FOUND MAG NAIL
IN CENTERLINE OF
ASPHALT ROAD
RE: CCR LS1576
15 MAR 2012

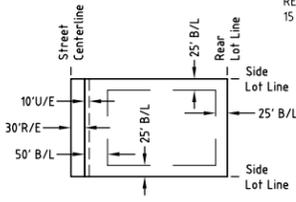


POINT OF BEGINNING SW CORNER
FOUND 3/8" PIN
NEAR CENTERLINE
OF DIRT ROAD
RE: CCR LS1084
07 FEB 2017

- SURVEYOR'S NOTES:**
1. Subdivision streets are private and will be maintained by a Property Owner's Association (POA).
 2. The minimum subdivision lot size is 1.00 acre excluding the Roadway Easement.
 3. A 3/8" rebar pin w/ yellow id cap stamped "RPLS 1588" is set for all corner monuments unless otherwise noted.
 4. A witness corner monument is set at the right-of-way line for lot corners located within streets or roadways.
 5. According to FEMA Flood Insurance Rate Map 40083C0395F, eff. 9/29/2010, Subject Tract lies entirely within Zone X, "Area of Minimal Flood Hazard."



Basis of bearings:
[grid] 10000,10000,1000 =
35°45'25.10870"N
97°25'4.152158"W
ell ht 1088,488 feet [NAD83]
EAST LINE OF SE/4
= N00°19'40"W



DEPARTMENT OF ENVIRONMENTAL QUALITY

The _____ office of the Oklahoma Department of Environmental Quality has approved this subdivision plat for the use of PRIVATE water systems and individual ON-SITE sewer systems.

Environmental Program Specialist _____ Date _____
Oklahoma Department of Environmental Quality

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify I am the duly elected, qualified and acting County Treasurer of Logan County, Oklahoma, that the tax records of said County show that all taxes on the herein described property for the year 2021 and all years prior; and that the required statutory security guaranteeing the current year's taxes has been deposited in the Logan County Treasurer's office.

IN WITNESS WHEREOF, this instrument executed this _____ day of _____, 20____.

County Treasurer

COUNTY COMMISSIONERS' ACCEPTANCE

BE IT RESOLVED by the Logan County Board of County Commissioners that the dedications of the **KOLOA ADDITION** are hereby accepted.

NOTE: STREETS WILL NOT BE MAINTAINED BY THE COUNTY

ACCEPTED this _____ day of _____, 20____.

Chairman

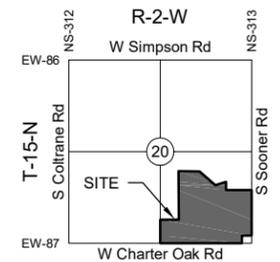
Member

Member

Attest: _____
County Clerk

LEGEND

- Controlling Monument
- Set 3/8" Pin (or as noted)
- B/L Building (Setback) Line
- D/E Drainage Easement
- R/W Roadway Easement
- R/W Right-of-Way
- U/E Utility Easement
- POA Property Owner's Association



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°40'20"E	704.73
L2	N89°40'20"E	684.33
L3	N89°40'20"E	293.07
L4	N54°19'09"E	394.67
L5	N54°19'09"E	51.16
L6	N89°40'20"E	115.22
L7	N00°19'40"W	1567.30
L8	N00°19'40"W	1246.22
L9	N00°19'40"W	606.91
L10	N35°40'51"W	30.00
L11	N44°40'20"E	35.36
L12	S45°19'40"E	35.36
L13	N10°43'11"E	36.25
L14	N78°41'25"W	34.23
L15	S25°03'00"W	10.00

PIONEER REALTY
OWNER
9808 S Sunnyslane Rd
Oklahoma City OK 73165
Tel (405) 509-6795
e-mail: seth@pioneerrealtyok.com

BOATMAN ENGINEERING, LLC
SURVEYOR
371126 US Highway 62 Okemah OK 74859
Tel (405) 780-7461 Fax (610) 471-5658
Certificate of Authorization No. 3523 (PE LS)
e-mail: bradb@boatman-eng.com