

FINAL RE- PLAT OF LOTS 29, 30 & 31, SELAH PHASE 1A AND LOTS 100 THROUGH 104, SELAH PHASE 1B

A SUBDIVISION OF PART OF THE (E2 SE/4 SW/4) OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 3 WEST, 1.M., MCCLAIN COUNTY, OKLAHOMA.

LEGAL DESCRIPTION

ALL OF LOTS 29, 30 & 31 OF THE FINAL PLAT OF SELAH PHASE 1A, BEING A SUBDIVISION OF PART OF THE (N/2 SE/4 SW/4) AND PART (E/2 SE/4 SW/4) OF SECTION 21, AND ALSO PART OF THE (E/2 SW/4) OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 3 WEST, 1.M., MCCLAIN COUNTY, OKLAHOMA.

AND

ALL OF LOTS 100 THROUGH 104 OF THE FINAL PLAT OF SELAH PHASE 1B, BEING A SUBDIVISION OF PART OF THE (E/2 SW/4) OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 3 WEST, OF THE POKAN NATIONAL MCCLAIN COUNTY, OKLAHOMA.

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ADKINS AND ADKINS LAND DEVELOPMENT, LLC AND BRIAN MACKEY & MELISSA BRADLEY AS TO LOTS 29, 30 & 31 OF THE FINAL PLAT OF SELAH PHASE 1A, BEING A SUBDIVISION OF PART OF THE (N/2 SE/4 SW/4) AND PART (E/2 SE/4 SW/4) OF SECTION 21, AND ALSO PART OF THE (E/2 SW/4) OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 3 WEST, 1.M., MCCLAIN COUNTY, OKLAHOMA, AND ALL OF LOTS 100 THROUGH 104 OF THE FINAL PLAT OF SELAH PHASE 1B, BEING A SUBDIVISION OF PART OF THE (E/2 SW/4) OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 3 WEST, OF THE POKAN NATIONAL MCCLAIN COUNTY, OKLAHOMA, THE ONLY PREVIOUS FEUDS OR COMPROMISES HAVING ANY POINT, TITLE OR INTEREST IN AND TO THE LAND SHOWN ON THE ANNEXED PLAT AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND THAT THEY HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN HEREON TO THE PUBLIC FOR THE PURPOSES OF STREETS, UTILITIES AND DRAINAGE, FOR THEIR HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS FOREVER, AND HAVE CAUSED THE SAME TO BE RELEASED FROM ALL ENCUMBRANCES SO THAT THE TITLE IS CLEAR, (EXCEPT AS SHOWN IN THE ABSTRACTOR'S CERTIFICATE IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE EXECUTED THIS _____ DAY OF _____, 2025.

COVENANTS, RESERVATIONS AND RESTRICTIONS FOR THE ADDITION ARE CONTAINED IN A SEPARATE DOCUMENT.

ADKINS AND ADKINS LAND DEVELOPMENT, LLC
OWNER OF LOTS 29 & 31 SELAH PHASE 1A AND
LOTS 100 THROUGH 104 SELAH PHASE 1B,
INCLUDES AS SHOWN ON THE ATTACHED PLAT.

Scott Adkins
MANAGER, SCOTT ADKINS

Brian Mackey
OWNER, BRIAN MACKEY

Melissa Bradley
OWNER, MELISSA BRADLEY

STATE OF OKLAHOMA)
COUNTY OF MCCLAIN)

Before me, the undersigned, a Notary Public, in and for said County and State, on this _____ day of _____, 2025, personally appeared Scott Adkins, to me known to be the identical person who subscribed the name of the notary named in the foregoing instrument as his _____, President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for uses and purposes therein set forth.

Given under my hand and seal this _____ day of _____, 2025.

My Commission Expires: 2-2-28 Notary Public

Commission # 24001517



MORTGAGE CONSENT TO PLAT

I, _____, as _____ under a certain mortgage bearing date of _____, 2025, and that of record _____, 2025, in Book _____ of Page _____ in the Register of the McClain County Clerk, do hereby consent to the recording of said plat, and so each hereof as is contained in the above plat and agree that in the event of foreclosure of said mortgage of dedicated areas shall survive and be enforceable.

DATED this _____ day of _____, 2025.

By _____ Vice-President

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
COUNTY OF MCCLAIN)

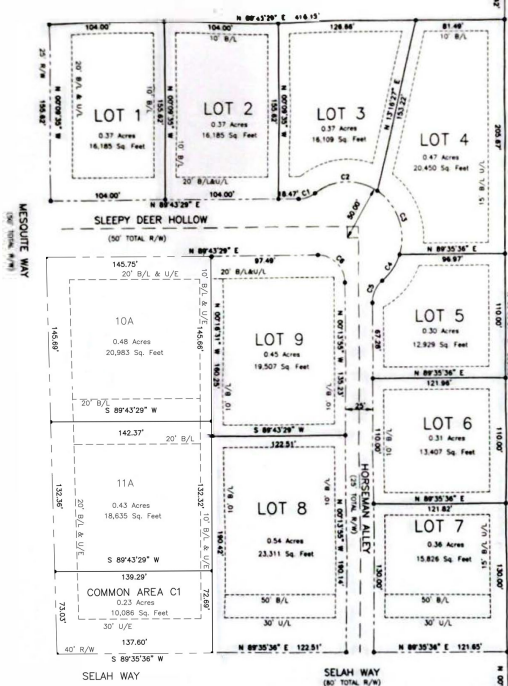
Before me, the undersigned, a Notary Public, in and for said County and State, on this _____ day of _____, 2025, personally appeared _____ to me known to be the identical person who subscribed the name of the notary named in the foregoing instrument as his _____, President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for uses and purposes therein set forth.

Given under my hand and seal this _____ day of _____, 2025.

My Commission Expires: _____ Notary Public

- NOTES:**
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO EASEMENTS OR OTHER MATTERS OF RECORD. SURVEYOR DID NOT ABSTRACT PROPERTY.
 - THIS PLAT OF SURVEY MEETS THE OKLAHOMA UNIFORM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LEASURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 - BASIS OF BEARING GRID BEARING, OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83), SOUTH ZONE. DISTANCES ARE GRID DISTANCE DERIVED FROM APPLYING A PROJECT COINED SCALE FACTOR OF 1.00074850 TO GRID DISTANCE.
 - FIELD SURVEYED IN JUNE, 2025.

LINE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	N 89°43'29" E	128.84'	N 89°43'29" E	128.84'	N 89°43'29" E	128.84'
2	S 89°43'29" W	128.84'	S 89°43'29" W	128.84'	S 89°43'29" W	128.84'
3	N 89°43'29" E	128.84'	N 89°43'29" E	128.84'	N 89°43'29" E	128.84'
4	S 89°43'29" W	128.84'	S 89°43'29" W	128.84'	S 89°43'29" W	128.84'



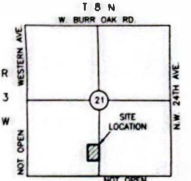
SE CORNER 1/4 SECTION 21 FOUND 3/8 REBAR

SE CORNER 5/4 SECTION 21 FOUND 1/2" IRON PIPE

SURVEYOR CERTIFICATE

I, Jonathan D. Rogers, a Licensed Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Re-plat of Lots 29, 30 & 31 of SELAH PHASE 1A, and lots 100 through 104 of Selah phase 1B, a subdivision of part of the North half of the South half of the South half of the Southeast quarter (N/2 S/2 S/2 NE/4) and part of the East half of the Southwest quarter of the Southwest quarter (E/2 SE/4 SW/4) of Section 21, Township 8 North, Range 3 West, 1.M., and also part of the East half of the Northwest quarter (E/2 NW/4) of Section 28, Township 8 North, Range 3 West, 1.M., McClain County, Oklahoma consisting of one (1) sheet, represents a survey made under my supervision on the 10th day of June, 2025, and that monuments shown thereon actually exist and their locations are correctly shown.

Jonathan D. Rogers 6/10/2025
JONATHAN D. ROGERS PLS# 1706



VICINITY MAP



Before me, the undersigned, a notary public in and for said County and State on the _____ day of _____, 2025, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness under my hand and seal this _____ day of _____, 2025.

My Commission Expires: 2-2-28 Notary Public

STATE DEPARTMENT OF ENVIRONMENTAL QUALITY

I CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN FOR A RE-PLAT OF RESIDENTIAL DEVELOPMENT WHICH IS ON FILE AT THE OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND HEREBY APPROVE THIS PLAT FOR THE USE OF WATER SYSTEMS AND SEWAGE SYSTEMS, PROVIDED BY MCCLAIN COUNTY RURAL WATER AND SEWER DISTRICT NO 9 A PUBLIC UTILITY COMPANY.

DATE 6-17-25 DEPARTMENT REPRESENTATIVE *Choi Phed*

BONDED ABSTRACTOR'S CERTIFICATE

STATE OF OKLAHOMA)
COUNTY OF MCCLAIN)

THE UNDERSIGNED DAILY QUALIFIED ABSTRACTOR, IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFIES THAT ACCORDING TO THE RECORDS OF SAID COUNTY, TITLE APPEARS TO BE THE LAND INCLUDED IN THE RE-PLAT OF LOTS 29, 30 & 31 OF SELAH PHASE 1A, AND LOTS 100 THROUGH 104 OF SELAH PHASE 1B TO MCCLAIN COUNTY, OKLAHOMA, TO BE VESTED IN ADKINS AND ADKINS DEVELOPMENT, LLC, AND BRIAN AND MELISSA BRADLEY AND THAT ON THE _____ DAY OF _____, 2025, ALL LIENS DESCRIBED AND REFERRED TO ARE UNENCUMBERED BY PENDING ACTIONS, ADJUSTMENTS, LIENS, MORTGAGES, TAXES OR OTHER ENCUMBRANCES EXCEPT THOSE OF RECORD FOR THE YEAR 2025 AND PRIOR YEARS, THAT THERE ARE NO OUTSTANDING TAX CERTIFICATES AGAINST SAID LAND AND NO JUDICIAL DEEDS ARE ISSUED TO ANY PERSON.

EXECUTED THIS _____ DAY OF _____, 2025

ATTEST *Concepcion* Title President

BOARD OF COMMISSIONERS

I CERTIFY THAT THE BOARD OF COMMISSIONERS HAS DETERMINED THAT THE DEDICATED PUBLIC ROAD SPECIFICATIONS MEET THE REQUIREMENTS OF SECTION 601.1 OF TITLE 68 OF OKLAHOMA STATUTES AND THE STANDARDS OF PUBLIC ROAD DESIGN JUST TO BE MAINTAINED BY THE COUNTY. I HEREBY APPROVE AND SIGN ON THE _____ DAY OF _____, 2025.

CHAIRMAN *Alan Shroyer* Notary Public

COUNTY TREASURER'S CERTIFICATE:

I, *Teresa Jones*, do hereby certify that I am on the duty elected, qualified and acting County Treasurer of McClain County, Oklahoma that the tax records of said County show that all taxes for the year 2021 and prior years are paid on the land identified in the Re-Plat of Lots 29, 30 & 31 of SELAH PHASE 1A and LOTS 100 THROUGH 104 OF SELAH 1B, and that the required security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In Witness whereof, said County Treasurer has caused this instrument to be executed this _____ day of _____, 2025.

Teresa Jones County Treasurer

MCCLAIN COUNTY 911 COORDINATOR

I CERTIFY THAT I HAVE REVIEWED AND APPROVE OF THE STREET NAMES AS SHOWN ON PLAT THEREOF, AND THAT THE STREET NAMES SHOWN DO NOT CONFLICT WITH THE REQUIREMENTS SET FORTH BY 911 EMERGENCY GUIDELINES.

DATE 6-25-2025 DEPARTMENT REPRESENTATIVE *RH*

RE-PLAT OF LOTS 29 THRU 31 SELAH PHASE 1A AND LOTS 100 THRU 104 SELAH PHASE 1B A SUBDIVISION OF PART OF THE (E/2 SE/4 SW/4) OF SECTION 21, TOWNSHIP 8 NORTH, RANGE 3 WEST, 1.M., MCCLAIN COUNTY, OKLAHOMA.

ANGLE POINT SURVEYING
CA #8831
18935 SELAH WAY
NORMAN OK 73072
PHONE (405) 323-2527

SHEET 1 OF 1 SHEETS