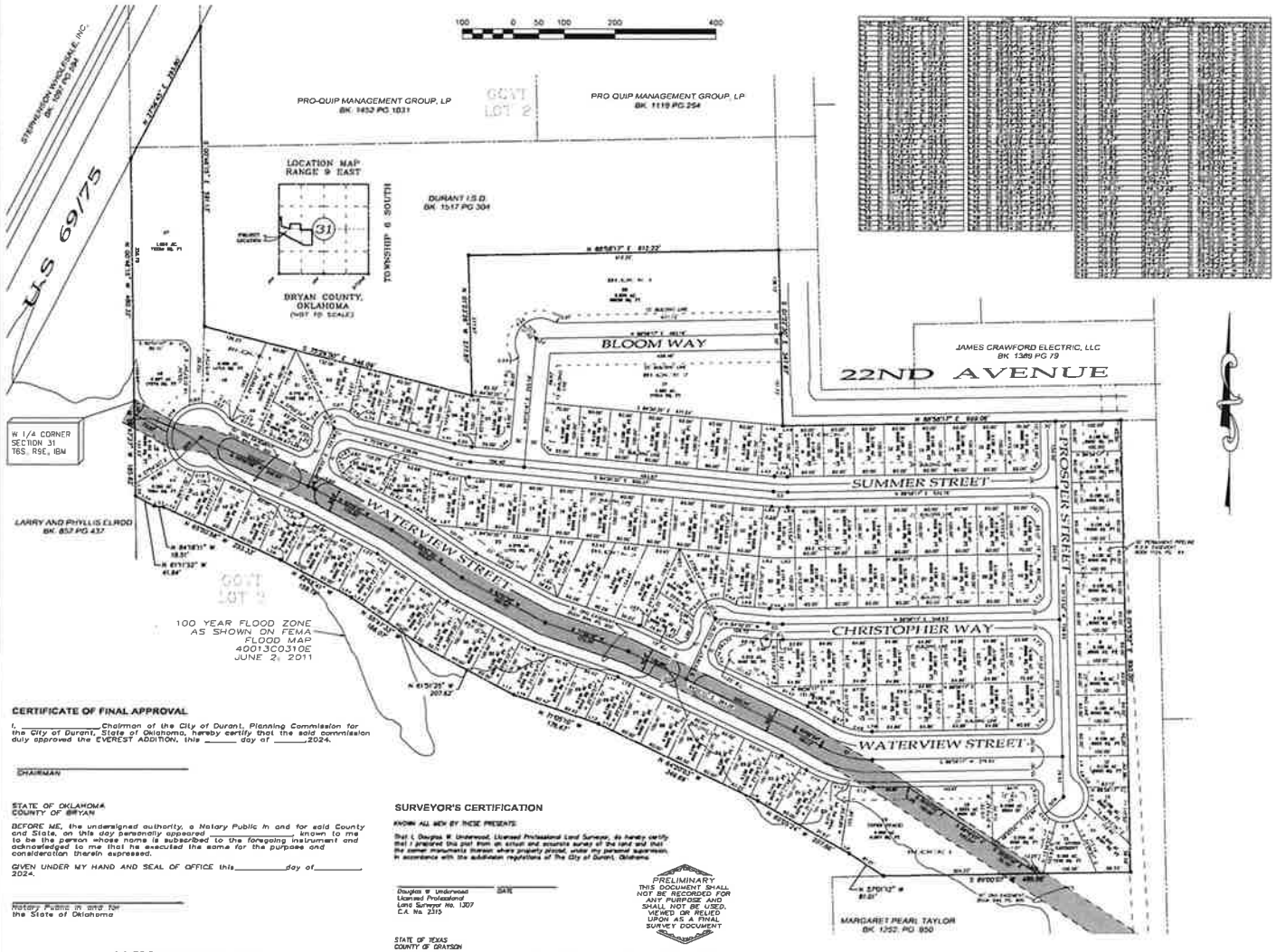

CERTIFICATE OF FINAL APPROVAL

I, _____, Chairman of the City of Durant, Planning Commission for the City of Durant, State of Oklahoma, hereby certify that the said commission duly approved the EVEREST ADDITION, this _____ day of _____2024.

CHAIRMAN

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of_____, 2024.

Notary Public in and for
the State of Oklahoma

PRELIMINARY PLAT
EVEREST ADDITION

Being a part of Government Lots 2 and 3 Sec. 31,
T- 6 - S, R - 9 -E of the I.B.M.
A subdivision plat to the City of Durant, Oklahoma.
BEING 35.383 ACRES
11-01-2024

OWNERS /DEVELOPER
EVEREST DEVELOPMENT, LLC
2408 RENUDA DR.
SHERMAN TEXAS, 75092
903-744-4500

SURVEYOR
DOUGLAS W. UNDERWOOD
R P L S NO 4709
3404 INTERURBAN ROAD
DENISON, TEXAS
903-465-2151

ENGINEER
BARKER AND ADDOCIATES
3902 UNIVERSITY BLVD
DURANT OK, 74701
580-931-9045

SURVEYOR'S CERTIFICATION

KNOWN ALL MEN BY THESE PRESENTS:

That I, Douglas W. Underwood, Licensed Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments thereon shall exist as shown hereon, in accordance with the subdivision regulations of The City of Durant, Oklahoma.

Douglas W. Underwood
Licensed Professional
Land Surveyor No. 1207
C.A. No. 2315

DATE

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS
COUNTY OF GRAYSON

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared DOUGLAS W. UNDERWOOD, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of_____, 2024.

Notary Public in and for
the State of Texas

CERTIFICATE OF ACCEPTANCE

Pursuant to the Durant Subdivision Regulations, this document was given approval by the Durant City Council at a meeting held the _____ day of_____, 20_____. All of the conditions of approval having been completed, this document is hereby accepted and this certificate executed under the authority of such regulations.

DATE OF EXECUTION

ATTEST: CITY CLERK

MAYOR

UNDERWOOD
DRAFTING & SURVEYING
3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

OWNER'S CERIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENT:

That I, EVEREST DEVELOPMENT, LLC, being the only owner of record of the following described real property to wit:

LEGAL DESCRIPTION:

Being a part of Government Lots 2 and 3 Section 31, Township 6 South, Range 9 East of the Indian Base and Meridian according to the Government Survey thereof and being described by metes and bound as follows:
Beginning at the West 1/4 corner of said Section 31;
Thence North 00°46'15" West, a distance of 480.32 feet to a point;
Thence North 27°36'48" East, a distance of 283.80 feet to a point;
Thence South 00°46'15" East, a distance of 320.13 feet to a point;
Thence South 73°28'30" East, a distance of 346.28 feet to a point;
Thence North 01°27'39" West, a distance of 277.87 feet to a point;
Thence North 88°56'17" East, a distance of 612.22 feet to a point;
Thence South 01°22'30" East, a distance of 347.87 feet to a point;
Thence North 88°56'17" East, a distance of 594.08 feet to a point;
Thence South 01°13'35" East, a distance of 890.00 feet to a point;
Thence South 89°56'03" West, a distance of 480.38 feet to a point;
Thence North 37°01'12" West, a distance of 81.61 feet to a point;
Thence North 52°06'24" West, a distance of 207.90 feet to a point;
Thence North 84°26'57" West, a distance of 344.49 feet to a point;
Thence North 71°59'10" West, a distance of 176.67 feet to a point;
Thence North 01°51'25" West, a distance of 207.62 feet to a point;
Thence North 35°47'33" West, a distance of 166.07 feet to a point;
Thence North 62°16'41" West, a distance of 158.19 feet to a point;
Thence North 83°30'58" West, a distance of 253.33 feet to a point;
Thence North 84°31'11" West, a distance of 18.51 feet to a point;
Thence North 81°11'52" West, a distance of 41.84 feet to a point;
Thence North 00°47'27" West, a distance of 185.82 feet to the Point-of-Beginning and containing 35.383 acres of land, more or less.

We hereby certify that we have caused this property to be surveyed into lots and this plat truly and correctly represents the subdivision made by the herein listed owners of the above described lands. We hereby offer for dedication to the public, use of all streets, avenues, parks, public facilities and easements as shown on this plat and to be hereafter known as EVEREST ADDITION, a subdivision of a portion of Bryan County, State of Oklahoma, the transaction of this irrevocable offer of dedication shall be consummated upon the execution of the certificate for acceptance of dedication, for the purpose of providing an orderly development of EVEREST ADDITION. Said property covered by said map or plat and dedication is subject to certain restrictions, reservations and covenants contained in a separate instrument, which will be filed for record in the Office of the County Clerk of Bryan County, Oklahoma, subsequent to the filing of this plat.

YOUNG KIM DATE
EVEREST DEVELOPMENT, LLC

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared YOUNG KIM, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of_____, 2024.

Notary Public in and for
the State of Oklahoma

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Oklahoma State Department of Environmental Quality, certifies that this plat is approved for the construction of a sewage disposal system and a _____ water system this _____ day of _____2024.

ENVIRONMENTAL SPECIALIST

COUNTY TREASURES CERTIFICATE

I, _____ the duly and qualified County Treasurer of Bryan County, Oklahoma, do hereby certify that there are no unpaid taxes up to and including the year on the described real property known as EVEREST ADDITION being a part of Bryan County, State of Oklahoma, and the required security has been deposited in the office of the County Treasurer guaranteeing payment of the current years taxes.

Witness my hand this _____ day of _____ 2024.

COUNTY TREASURER

STATE OF OKLAHOMA
COUNTY OF BRYAN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____ 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of_____, 2024.

Notary Public in and for
the State of Oklahoma

COUNTY CLERKS CERTIFICATE

I, the undersigned, do hereby certify that the EVEREST ADDITION, a resisl in Section 25, Township 6 South, Range 8 East of the Indian Base and Meridian, Bryan County, Oklahoma, Together with the Owners Certificate and the Surveyors Certificate on the same were presented to the County Clerk of Bryan County, Oklahoma for approval; that said plat, Owners Certificate and Surveyors Certificate being found to conform to the platting requirments in all respects, are in all things approved on this _____ day of _____ , 2024 at _____ and duly recorded in Book Number _____ , Page Number _____ .

TAMMY REYNOLDS DATE
COUNTY CLERK