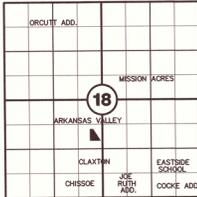


R 16 E



LOCATION MAP  
NOT TO SCALE

FOUR LOTS, A TOTAL OF 1.0 ACRE.

# FINAL PLAT OF COTTON MILL ADDITION

## A REPLAT OF LOTS 1 THRU 11, BLOCK 61 ARKANSAS VALLEY TOWNSITE ADDITION OF NEW COWETA

### A PART OF THE W1/2 OF SECTION 18, T17N, R16E I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA

2016-14317 Book 2321 pg. 262  
13-02019 1 28 PM 2016 262 - 262  
Fees: \$38.00 Doc. \$0.00  
Lori Hendricks County Clerk  
Wagoner County - State of Oklahoma  
PLC5-430A

STATE OF OKLAHOMA }  
COUNTY OF WAGONER } ss

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that I, VERTIS WATKINS HOMES LLC, hereby certify that I am the Owner and the person or persons having any right, title or interests to the following described tract of land:

LOTS 1, 2, 3, AND 4, 5, 6, 7, 8, 9, 10 AND 11 OF BLOCK 61 OF THE ARKANSAS VALLEY TOWNSITE ADDITION AND THE ALLEY WITHIN SAID BLOCK AND THE SOUTH 15.00 FEET OF THE ADJACENT VACATED PORTION OF EAST CYPRESS STREET OF NEW COWETA, IN PART OF THE WEST HALF OF SECTION 18, T17N, R16E, I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, CONTAINING 1.00 ACRE, MORE OR LESS.

I further certify that I have caused said tract of land to be platted into lots and have caused this plat to be made of said tract showing accurate dimension of lots and streets. I hereby designate said tract of land as COTTON MILL ADDITION and dedicate to public use all utility easements as shown herein.

*Vertis Watkins*  
VERTIS WATKINS, PRESIDENT  
VERTIS WATKINS HOMES LLC

STATE OF OKLAHOMA  
COUNTY OF WAGONER  
Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared VERTIS WATKINS, to me known to be the identical persons who signed the name of VERTIS WATKINS HOMES LLC., to the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this 21 day of July, 2016.

*Jane Burk*  
Notary Public

My Commission expires: 3-28-20



CERTIFICATE OF SURVEY  
KNOW ALL MEN BY THESE PRESENTS, that I, Edward R. Seaton, a resident of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into lots the above described property and that this plat is a true and correct representation thereof. I further certify that this plat meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this 20<sup>th</sup> day of July, 2016.

*Edward R. Seaton*  
Edward R. Seaton, Land Surveyor 1353  
C.A. #4849



Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared Edward R. Seaton to me known to be the identical person who executed the foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the purpose therein set forth.

WITNESS my hand and seal this 20<sup>th</sup> day of July, 2016.

*Tom Blum*  
Notary Public

My Commission expires: 4-5-2018



TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2015 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2016 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 3<sup>rd</sup> day of November, 2016. Book 2321, Page 262.

*Lori Hendricks by Amanda Altus*  
County Clerk  
1<sup>st</sup> Deputy



APPROVED:

*Commission Chairman*  
COWETA PLANNING  
COMMISSION CHAIRMAN

APPROVED:

*Mayor*  
MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK.

*City Clerk*  
CITY CLERK



CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY  
The Oklahoma Office of the Department of Environmental Quality has approved this plat for the use of public water supply and Sewer System (EXCLUDING Lot 4 see Note for details) on the        day of       , 2016.

Environmental Program Specialist of the Oklahoma Department of Environmental Quality

Certified True Copy  
LORI HENDRICKS, COUNTY CLERK  
Wagoner County, OK  
By *Jane Burk* DEPUTY



NOTARY

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'COTTON MILL ADDITION' HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF CITY OF COWETA, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE SURVEYOR.

VERTIS WATKINS, OWNER  
13547 S. 273 E. AVE.  
COWETA, OK 74429

- LOT PURCHASERS ARE RESPONSIBLE FOR SUPPLYING:
- (A) WRITTEN NOTIFICATION OF RURAL WATER DISTRICT #5 CONSENT TO SERVE THE PROPERTY.
  - (B) WATER FIRE FLOW ORDNANCE REQUIREMENTS (1000 GPM, OR HAVE SPRINKLER INSTALLED).
  - (C) SEWER BACK FLOW PREVENTION DEVICE REQUIREMENT.

#### FLOOD CERTIFICATION

According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40145C0260H, Effective Date April 17, 2012 The subject property is located in Zone "X", Areas determined to be outside the 0.2% annual chance floodplain.

Heartland Surveying & Mapping, PLLC  
OK 46489  
489 Republic St., 4th Fl.  
Muskogee, Oklahoma 74403  
(918) 480-7768

ZONING: RD = RESIDENTIAL TWO-FAMILY  
CC = GENERAL COMMERCIAL

BEARINGS ARE BASED ON:  
HORIZONTAL DATUM NAD 83(93)  
STATE PLANE COORDINATE SYSTEM,  
OKLAHOMA NORTH ZONE.

VERTICAL DATUM IS BASED ON NAVD 88.