2016-15131 Book: 2324 pg: 832
11/23/2016 01:12 PM pgs: 832 - 832
Fees: $42.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

PLC-430B

FINAL PLAT OF COWBOY RIDGE IN THE NW/4 NE/4 OF SECTION 29, T18N, R16E, WAGONER COUNTY, STATE OF OKLAHOMA

DEED OF DEDICATION AND RESTRICTED COVENANTS
FOR
COWBOY RIDGE

1.7 PRIVATE SANITARY SEWAGE

1.7.1 WITHIN THIS SUBDIVISION, SEWERAGE IS INITIALLY INTENDED TO BE DISPOSED OF BY INDIVIDUAL AEROBIC TANK DISPOSAL SYSTEMS, WHICH ARE SUBJECT TO REGULATION BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY. NO AEROBIC TANK DISPOSAL SYSTEM SHALL BE INSTALLED WITHIN ANY LOT UNTIL THE PLANS THEREFORE HAVE BEEN SUBMITTED TO AND APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND A PERMIT DULY ISSUED.

NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT IN COWBOY RIDGE UNTIL THE FLOOR PLAN, EXTERIOR ELEVATION AND MATERIAL THEREOF, AND PLOT PLAN, WHICH PLOT PLAN SHOWS THE LOCATION AND FACING OF SUCH BUILDING, ALL OF WHICH HAVE BEEN DRAWN BY A PROFESSIONAL ARCHITECT OR HOME DESIGNER, AND HAVE BEEN APPROVED IN WRITING BY THE DEVELOPER. IN THE EVENT THE DEVELOPER FAILS TO APPROVE OR DISAPPROVE ANY SUCH PLANS, SPECIFICATIONS, MATERIALS AND PLOT PLANS SUBMITTED TO IT AS HEREIN REQUIRED WITHIN FOURTEEN (14) DAYS AFTER SUCH SUBMISSION, SUCH APPROVAL SHALL NOT BE REQUIRED AND THIS COVENANT SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH. THE DEVELOPER'S PURPOSE IS TO PROMOTE GOOD DESIGN AND COMPATIBILITY WITHIN THE SUBDIVISION AND IN IT'S REVIEW OF PLANS OR DETERMINATION OF ANY WAIVER AS HEREAFTER AUTHORIZED, MAY TAKE INTO CONSIDERATION THE NATURE AND CHARACTER OF THE PROPOSED BUILDING OR STRUCTURE, THE MATERIALS OF WHICH IT IS TO BE BUILT, THE AVAILABILITY OF ALTERNATIVE MATERIALS, THE SITE UPON WHICH IT IS PROPOSED TO BE ERECTED, AND THE HARMONY THEREOF WITH THE SURROUNDING AREAS. THE DEVELOPER SHALL NOT BE LIABLE FOR ANY APPROVAL, DISAPPROVAL, OR FAILURE TO APPROVE HEREUNDER, AND IT'S APPROVAL OF BUILDING PLANS SHALL NOT CONSTITUTE A WARRANTY OR RESPONSIBILITY FOR BUILDING METHODS, MATERIALS, PROCEDURES, STRUCTURAL DESIGN, GRADING, DRAINAGE, OR CODE VIOLATIONS. THE APPROVAL OR DISAPPROVAL OR THE FAILURE TO APPROVE ANY BUILDING PLANS SHALL NOT BE DEEMED A WAIVER OF ANY RESTRICTION.

2.1.1 ALL LOTS SHALL BE SINGLE FAMILY RESIDENTIAL LOTS ONLY,. SINGLE STORY HOMES SHALL HAVE A MINIMUM OF 1500 SQUARE FEET OF LIVING AREA, ONE AND ONE-HALF (1 1/2) OR TWO (2) STORY HOMES SHALL HAVE NO LESS THAN 1800 SQUARE FEET OF LIVING AREA.

2.1.2 CONCRETE STEM WALLS SHALL BE COVERED WITH BRICK, NATURAL STONE, OR STUCCO.

2.1.3 A GARAGE PROVIDING SPACE FOR A MINIMUM OF TWO AND A MAXIMUM OF FIVE AUTOMOBILES SHALL BE PROVIDED ON EACH LOT. GARAGES SHALL BE ENCLOSED. CARPORTS ARE NOT PERMITTED. DETACHED GARAGES SHALL CONFORM TO THE ARCHITECTURAL STYLE OF THE RESIDENCE, AND THE DEVELOPER MUST APPROVE THE PLANS. NO GARAGE LOCATED ON ANY LOT WITHIN THE ADDITION SHALL EVER BE CONVERTED TO ANY OTHER USE THAN FOR HOUSING AUTOMOBILES, BOATS, OR OTHER VEHICLES UNLESS A NEW GARAGE IS BUILT IN ACCORDANCE WITH PREVIOUSLY MENTIONED GARAGE REQUIREMENTS.

2.1.4 NO PRE-EXISTING OR OFF-SITE BUILT RESIDENCE MAY BE MOVED ONTO ANY LOT.

2.1.5 OUT BUILDINGS OR OTHER PERMANENT STRUCTURES SHALL NOT BE BUILT WITHOUT PRIOR WRITTEN APPROVAL FROM THE DEVELOPER. WOOD AND METAL FRAME BUILDINGS WITH COLORED METAL SIDING ARE ALLOWED. NO GALVANIZED METAL SHALL BE EXPOSED ON ANY PART OF A BUILDING. BUILDINGS SHALL NOT EXCEED 2000 SQ.FT WITHOUT PRIOR APPROVAL FROM THE ARCHITECTURAL COMMITTEE.

2.2.8 FENCES

A. NO FENCING SHALL EXTEND BEYOND THE FRONT BUILDING LINE, OR THE SIDE BUILDING LINE ON A CORNER LOT, OF ANY RESIDENCE, EXCEPT AS NOTED IN PARAGRAPH "D" BELOW.

B. IF A RESIDENCE IS BUILT BEHIND THE FRONT BUILDING LINE OF A LOT, A FENCE MAY NOT EXTEND BEYOND THAT POINT NEAREST THE STREET AT EACH END CORNER OF THE HOME, EXCEPT NOTED IN PARAGRAPH "D" BELOW.

C. FENCES INSTALLED FOR WHAT IS CONSIDERED TO BE THE "DWELLING YARD" (DEFINED AS THE BACK YARD FOR HUMAN USE, NOT LIVESTOCK) SHALL BE WOOD, BRICK, NATURAL STONE, WROUGHT IRON, OR CHAIN LINK. IF CHAIN LINK, THE LINKS SHALL BE EITHER GREEN OR BLACK, AND ALL HORIZONTAL AND VERTICAL SUPPORT POSTS SHALL BE WOOD.

D. BEYOND THE "DWELLING YARD", FENCING FOR THE PASTURE MAY BE BARBLESS WIRE, 5 STRAND MINIMUM WITH T-POSTS

E. ORNAMENTAL FENCES ONLY, NOT EXCEEDING THREE (3) FEET IN HEIGHT,COMPATATIBLE WITH THE ARCHITECTURE OF THE RESIDENCE, MAYBE BUILT FORWARD OF THE BUILDING LINE SHOWN ON THE PLAT WITH WRITTEN APPROVAL OF THE DEVELOPER.

2.2.9 COMPOSITION SHINGLES WITH A SIMULATED "WEATHERED WOOD" COLOR SHALL BE USED ON ALL RESIDENCES IN "COWBOY RIDGE". THE DEVELOPER MAY APPROVE OTHER ROOF MATERIALS.

2.2.10 ALL DRIVEWAYS, APPROACHES, PARKING AREAS AND BUILDING SLABS SHALL BE CONSTRUCTED FROM CONCRETE, EXCEPT THAT DRIVEWAY LENGTHS IN EXCESS OF 60 FT MAY BE GRAVEL, PROVIDED THAT THE ENTRANCE FROM THE ROAD BE CONCRETE THE WIDTH OF THE DRIVEWAY & 15 FT IN DEPTH, AND A CONCRETE PAD OF AT LEAST 500 SQ.FT BE POURED OUTSIDE THE GARAGE ENTRANCE.

2.2.11 RESIDENCES SHALL HAVE A ROOF PITCH OF AT LEAST 6/12. PORCHES OR COVERED PATIOS MAY HAVE A 4/12 PITCH. A ROOF PITCH OF LESS THAN 4/12 IS NOT PERMITTED.

2.2.12 A MINIMUM OF 50% MASONRY (BRICK, NATURAL STONE, OR STUCCO), EXCLUDING WINDOWS AND DOORS, SHALL BE REQUIRED ON ALL EXTERIORS. THE ARCHITECTURAL COMMITTEE MAY APPROVE UPON WRITTEN REQUEST AN EXCEPTION TO THIS PROVISION.

2.2.13 ABOVE GROUND SWIMMING POOLS ARE PERMITTED, PROVIDED THAT THEY ARE LOCATED IN THE BACK "DWELLING YARD" ONLY.

2.2.14 EXTERIOR LIGHTING, EXCEPT TEMPORARY SEASONAL DECORATIVE LIGHTING (35 DAYS OR LESS) AND LOW VOLTAGE LANDSCAPE LIGHTING, IS LIMITED TO NON-GLARE BULBS OR SHIELDED FIXTURES.

2.2.15 OUTSIDE ELECTRONIC RECEPTION DEVICES, OTHER THAN 18" SATELLITE DISHES, SHALL BE CONFINED TO THE BACK YARD, AND SUFFICIENT FENCING SHALL BE BUILT TO SHIELD ITS VIEW FROM ADJOINING PROPERTY OWNERS. AN ARCHITECTURAL COMMITTEE DECISION REGARDING SUFFICIENCY OF FENCING SHALL BE CONSIDERED FINAL.

2.2.16 BOATS, TRAILERS, CAMPERS AND OTHER LARGE RECREATIONAL EQUIPMENT SHALL NOT BE STORED ON ANY LOT OUTSIDE FOR A PERIOD EXCEEDING 48 HOURS UNLESS IT IS CONFINED TO THE BACK YARD. INOPERATIVE VEHICLES MUST BE PARKED INSIDE A GARAGE OR OUTBUILDING, AND SHALL NOT BE PARKED OUTSIDE FOR ANY PERIOD OF TIME.

2.2.17 THE OWNER OF EACH LOT AND/OR RESIDENCE SHALL KEEP THE SAME FREE FROM RUBBISH, LITTER, AND NOXIOUS WEEDS. ALL TRASH, GARBAGE, RUBBISH, OR LITTER SHALL BE KEPT IN CONTAINERS ADEQUATE FOR THAT PURPOSE AND SHALL BE STORED AND CONCEALED FROM VIEW UNTIL THE DESIGNATED DATE FOR COLLECTION. DWELLING YARD GRASS MAY NOT BE HIGHER THAN 7 INCHES AT ANYTIME.

2.2.18 NO EXPOSED CLOTHES LINE POLES OR OUTDOOR CLOTHES DRYING APPARATUS WILL BE PERMITTED ON ANY LOT.

2.2.19 ALL STRUCTURES, LANDSCAPING, AND IMPROVEMENTS SHALL BE MAINTAINED IN GOOD CONDITION AND IN GOOD REPAIR AT ALL TIMES.

2.2.20 NO SIGN OR OTHER ADVERTISING OF ANY KIND SHALL BE PLACED OR MAINTAINED ON ANY LOT LONGER THAN 24 HOURS, EXCEPT THAT NEATLY PAINTED REAL ESTATE SIGNS OF STANDARD SIZE MAY BE PLACED IN THE FRONT YARD OF A RESIDENCE THAT IS "FOR SALE".

MAILBOXES SHALL BE DETERMINED BY THE DEVELOPER, AND SHALL BE CONSISTENT THROUGHOUT COWBOY RIDGE.

2.2.21 SHEET METAL, ALUMINUM VENTS, FLUE LINER TERMINALS, CHIMNEY CAPS, OR OTHER ROOF TOP PROTRUSIONS SHALL BE PAINTED.

2.2.22 NO LOT WILL BE USED FOR THE STORAGE OF MATERIALS FOR A PERIOD GREATER THAN THIRTY (30) DAYS PRIOR TO THE START OF CONSTRUCTION. CONSTRUCTION SHALL BE COMPLETE WITHIN TWELVE (12) MONTHS. THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR MAINTAINING THE LOT IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.

2.2.23 ALL LOTS SHALL BE LANDSCAPED WITHIN 90 DAYS AFTER FINAL INSPECTION.

2.2.24 A MAXIMUM OF TWO HORSES ARE ALLOWED PER LOT. A MAXIMUM OF EIGHT POULTRY ARE ALLOWED PER LOT. TWO "FFA" PROJECT ANIMALS ARE ALLOWED PER LOT. UNDER NO CIRCUMSTANCES ARE ROOSTERS ALLOWED ON ANY LOT AT ANYTIME. ALL ANIMALS INCLUDING HOUSEHOLD PETS SHALL NOT BE BRED OR MAINTAINED FOR COMMERCIAL PURPOSES. ONE OTHER TYPE OF LIVESTOCK PER LOT IS ALLOWED AS A SUBSTITUTION FOR THE TWO HORSE MAXIMUM. SWINE IS LIMITED TO MINIATURE TYPE ONLY.

2.2.25 THE MINIMUM SEPARATION DISTANCE FROM STRUCTURES ON ADJACENT LOTS SHALL BE 30 FEET. IF AN ADJACENT STRUCTURE HAS NOT BEEN BUILT THE MINIMUM SIDE YARD SHALL BE 15 FEET.

2.2.26 EACH OWNER SHALL PROMPTLY AND PROPERLY COMPLY WITH ALL FEDERAL, STATE, COUNTY, OR LOCAL LAWS, STATUTES, ORDINANCES, RULES, AND REGULATIONS REGARDING USE AND OCCUPANCY OF OWNER'S PROPERTY AND CONSTRUCTION AND MAINTENANCE OF ANY IMPROVEMENTS THEREON, INCLUDING, BUT NOT LIMITED TO, APPLICABLE ZONING, LAND USE, AND HEALTH AND SAFETY ISSUES.

2.2.27 IN THE EVENT AN OWNER LEASES THEIR RESIDENCE, THE OWNER HAS AN AFFIRMATIVE DUTY TO NOTIFY THE TENANT OF THE EXISTENCE OF COWBOY RIDGE COVENANTS AND THE TERMS AND CONDITIONS, AND REQUIREMENTS OF THE RESTRICTIVE COVENANTS SET FORTH HEREIN. OWNER SHALL PROVIDE A COPY OF THE COVENANTS TO TENANT. THE OWNER SHALL ENDEAVOR TO INSURE THAT THE TENANT SHALL COMPLY WITH THE COVENANTS AND REQUIREMENTS HERE IN. OWNER ACKNOWLEDGES HE IS AWARE THAT COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE COVENANTS IS THE OWNERS ULTIMATE RESPONSIBILITY REGARDLESS OF ANY AGREEMENT BETWEEN THE OWNER AND THE TENANT AND ANY ACTION OR INACTION OF THE PART OF THE TENANT.

2.2.28 THESE RESTRICTIVE COVENANTS, TOGETHER WITH THE OTHER DOCUMENTS INCORPORATED BY REFERENCE, SHALL BE CONSTRUCTED AS AN ENTITY AND THE PERTINENT SECTIONS OF ALL INSTRUMENTS AS A WHOLE. THE INVALIDITY OF ANY PHRASE, CLAUSE OR PROVISION CONTAINED SHALL NOT SERVE TO RENDER THE BALANCE OF THIS INSTRUMENT VOID UNENFORCEABLE, AND THE SAME SHALL BE THEREAFTER CONSTRUED AS IF SUCH CLAUSE OR PROVISION WERE NOT HEREIN CONTAINED, OR TO OTHERWISE GIVE MAXIMUM EFFECT TO THE INTENT OF THE UNDERSIGNED. THE FAILURE OF THE GRANTOR OR ANY SUCCESSOR IN TITLE TO ENFORCE ANY GIVEN RESTRICTION, COVENANT, OR CONDITION, AT ANY TIME OR FROM TIME TO TIME, SHALL NOT BE DEEMED TO BE A WAIVER OR RELINQUISHMENT OF ANY RIGHT OR REMEDY, NOR A MODIFICATION OF THESE RESTRICTIONS AND PROTECTIVE COVENANTS. IN MATTERS PERTAINING TO THE APPEARANCE OF SPECIFIC HOMES IN " COWBOY RIDGE" OR THE OVERALL APPEARANCE OF " COWBOY RIDGE" SUBDIVISION, THE ARCHITECTURAL COMMITTEE SHALL BE RESPONSIBLE FOR INTERPRETING THESE COVENANTS, OR DETERMINING THE STANDARD TO BE USED IN THE EVEN A COVENANT BECOMES INVALID OR UNENFORCEABLE.

THE OWNER AND DEVELOPER OF "COWBOY RIDGE" RESERVES THE RIGHT IN ITS SOLE DISCRETION AND WITHOUT JOINER OF ANY OF THE OWNERS OF ANY OTHER LOT AT ANY TIME SO LONG AS IT IS OWNER OF TWO OR MORE LOTS TO AMEND, REVISE OR ABOLISH ANY ONE OR MORE OF THE ABOVE COVENANTS AND RESTRICTIONS BY INSTRUMENT DULY EXECUTED AND ACKNOWLEDGED BY IT AS OWNER AND DEVELOPER AND FILED IN THE COUNTY CLERK'S OFFICE AT THE COURT HOUSE OF WAGONER COUNTY, OKLAHOMA.

IN WITNESS WHEREOF, COWBOY RIDGE LAND DEVELOPMENT, L.L.C HAS EXECUTED THIS

INSTRUMENT ON THIS 23 DAY OF November, 2016

MEMBER MANAGER

STATE OF OKLAHOMA)
COUNTY OF WAGONER)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23 DAY OF November, 2016 AS MEMBER MANAGER OF COWBOY RIDGE LAND DEVELOPMENT, L.L.C.

Amanda Alsip
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/10/20

AMANDA ALSIP
NOTARY PUBLIC - STATE OF OKLAHOMA
COMMISSION # 12001354
My Commission Expires Feb 10, 2020
Bonded Through Rel Insurance Company

R 16 E

101ST STREET SOUTH

SOUTH 305TH EAST AVENUE

SOUTH 325TH EAST AVENUE

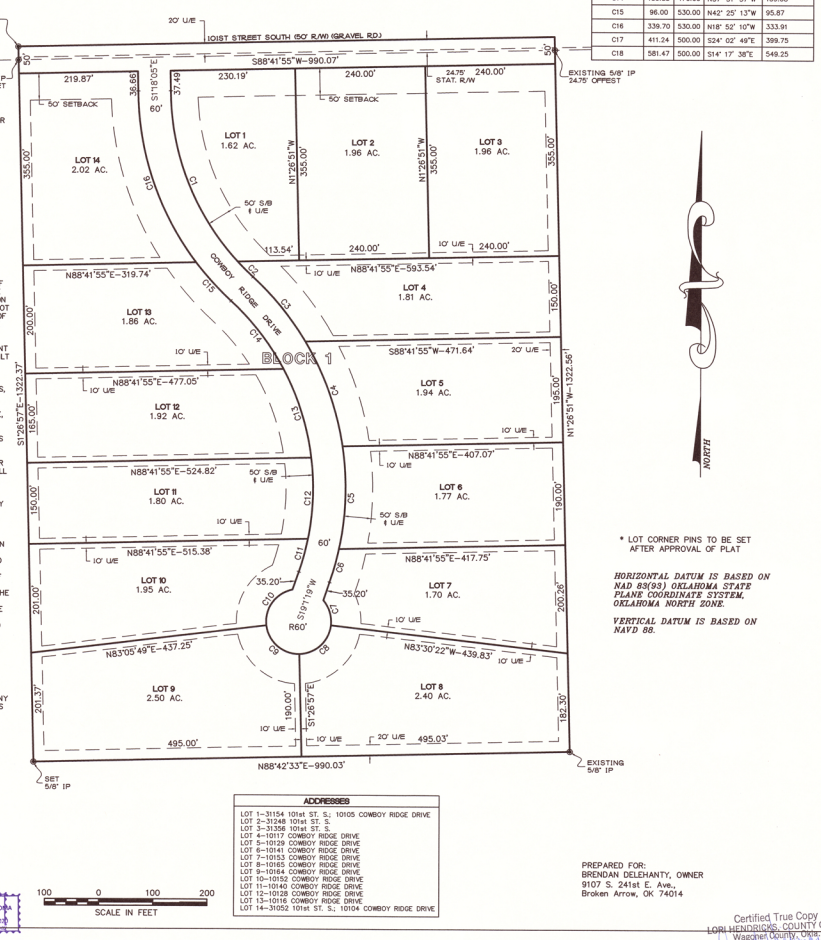
29

T 18 N

EAST 111TH STREET SOUTH

LOCATION MAP

NOT TO SCALE



CURVE TABLE				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	346.76	470.00	S21° 35' 41"E	338.95
C2	40.02	470.00	S45° 10' 13"E	40.01
C3	154.24	530.00	S39° 16' 21"E	153.69
C4	206.88	530.00	S19° 45' 12"E	205.57
C5	191.31	530.00	S1° 46' 12"W	190.27
C6	63.93	530.00	S15° 33' 59"W	63.89
C7	49.71	60.00	S17° 14' 32"E	48.30'
C8	85.93	60.00	S47° 31' 21"W	78.77
C9	88.54	60.00	N49° 10' 34"W	80.72
C10	89.98	60.00	N36° 03' 34"E	81.78
C11	62.94	470.00	N15° 11' 08"E	62.89
C12	150.92	470.00	N2° 09' 02"E	150.27
C13	172.87	470.00	N17° 35' 07"W	171.90
C14	159.85	470.00	N37° 51' 57"W	159.08
C15	96.00	530.00	N42° 25' 13"W	95.87
C16	339.70	530.00	N18° 52' 10"W	333.91
C17	411.24	500.00	S24° 02' 49"E	399.75
C18	581.47	500.00	S14° 17' 38"E	549.25

* LOT CORNER PINS TO BE SET AFTER APPROVAL OF PLAT

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

VERTICAL DATUM IS BASED ON NAVD 88.

ADDRESSES
LOT 1–31154 101st ST. S.; 10105 COWBOY RIDGE DRIVE
LOT 2–31248 101st ST. S.
LOT 3–31356 101st ST. S.
LOT 4–10117 COWBOY RIDGE DRIVE
LOT 5–10129 COWBOY RIDGE DRIVE
LOT 6–10141 COWBOY RIDGE DRIVE
LOT 7–10153 COWBOY RIDGE DRIVE
LOT 8–10165 COWBOY RIDGE DRIVE
LOT 9–10164 COWBOY RIDGE DRIVE
LOT 10–10152 COWBOY RIDGE DRIVE
LOT 11–10140 COWBOY RIDGE DRIVE
LOT 12–10128 COWBOY RIDGE DRIVE
LOT 13–10116 COWBOY RIDGE DRIVE
LOT 14–31052 101st ST. S.; 10104 COWBOY RIDGE DRIVE

100 0 100 200
SCALE IN FEET

PREPARED FOR:
BRENDAN DELEHANTY, OWNER
9107 S. 241st E. Ave.,
Broken Arrow, OK 74014

OWNER'S CERTIFICATE AND DEED OF DEDICATION

STATE OF OKLAHOMA)
)ss
COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS, that we, "COWBOY RIDGE LAND DEVELOPMENT LLC.", BRENDAN DELEHANTY PRESIDENT, hereby certify that we are the Owners and the person or persons having any right, title or interests to the following described tract of land, to-Wit:

THE W1/2 NW1/4 NE1/4 AND THE W1/2 E1/2 NW1/4 NE1/4 OF SECTION 29, T18N, R16E, I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, CONTAINING 30.06 ACRES, MORE OR LESS.

We further certify that we have caused said tract of land to be platted into lots and blocks and have caused this plat to be made of said tract showing accurate dimension of lots and streets. We hereby designate said tract of land as COWBOY RIDGE and dedicate to public use all streets and utility easements as shown hereon.

BRENDAN DELEHANTY, PRESIDENT

COUNTY OF WAGONER

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared BRENDAN DELEHANTY, to me known to be the identical persons who signed the name of "COWBOY RIDGE LAND DEVELOPMENT 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 23 day of November 2016.

Amanda Alsip
Notary Public

AMANDA ALSIP
NOTARY PUBLIC - STATE OF OKLAHOMA
COMMISSION # 12001354
My Commission Expires Feb 10, 2020
Bonded Through Rel Insurance Company

My Commission expires: 2/10/20

EDWARD R. SEATON L.S. 1353 LICENSED PROFESSIONAL LAND SURVEYOR OKLAHOMA

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 duly 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 14th day of October 2016.

Edward R. Seaton
Edward R. Seaton, Land Surveyor 1353

NOTARY PUBLIC # 10012507 Tony Robinson 10/14/16

TONY ROBINSON Comm. #10012507 NOTARY PUBLIC STATE OF OKLAHOMA MUSKOGEE COUNTY My Commission Expires 10/14/2018

TREASURER'S CERTICATE

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.

Dennis Rickman
County Treasurer

SEAL

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 21st day of November 2016. Book _____ Page _____

Lori Hendricks
County Clerk

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY, OKLAHOMA

APPROVED:

County Commissioner

APPROVED:

Wagoner County Planning Commission

The Tulsa Office of the Department of Environmental Quality has approved this plat for the use of Public Water systems and Individual On-Site Sewer Systems on the 21st day of October 20 16.

Environmental Program Specialist
Department of Environmental Quality

STATE OF OKLAHOMA APPROVED OCT 21 2016 DEPARTMENT OF ENVIRONMENTAL QUALITY

FLOOD CERTIFICATION

According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40145C0120H, Effective Date April 17, 2012 The subject property is located in Zone "X", Areas determined to be outside the 0.2% annual chance floodplain.

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS "COWBOY RIDGE" HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF WAGONER COUNTY, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER, OR OF THE SURVEYOR.

10-14-2016

EDWARD R. SEATON L.S. 1353 LICENSED PROFESSIONAL LAND SURVEYOR OKLAHOMA

Edward R. Seaton
EDWARD R. SEATON, LAND SURVEYOR NO.1353

Heartland Surveying & Mapping, PLLC
CA #4849
600 Emporia St., Box "C"
Muskogee, Oklahoma 74403
(918) 682-7796

Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By Amanda Alsip
DEPUTY

S:\CAD ~#SURVEYING~\TEST\#CAAST Cowboy Ridge\#CAAST-FINAL.dwg
Oct 13, 2016 - 8:42am
Amanda