

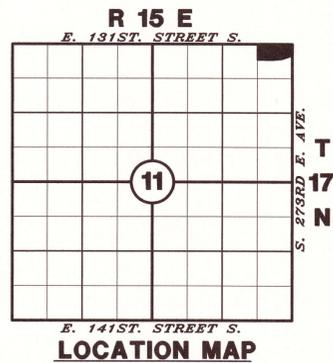
DRAWN BY: AMcKAY DATE: 9/3/19
 CHECKED BY: T.ROBISON FILE NAME: W07442

PLC5-453A

Doc # 2019-11919 B: 2526 P: 0614
 09/13/2019 01:50:36 PM Pg. 1 of Pgs. 2
 Fee: \$ 39.00
 Lori Hendricks, Wagoner County Clerk
 Wagoner County - State of Oklahoma



FINAL PLAT OF COWETA FARM, AN ADDITION TO THE CITY OF COWETA, IN THE NE/4 NE/4 NE/4 OF SECTION 11, T17N, R15E, WAGONER COUNTY, STATE OF OKLAHOMA SHEET 1 OF 2



LOCATION MAP
 NOT TO SCALE
 (R)=RECORD
 (M)=MEASURED

OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA
 COUNTY OF WAGONER

KNOW ALL MEN BY THESE PRESENTS, that we, MARK G. TRUITT AND CHRISTOPHER G. TRUITT, of TRUCO DEVELOPMENT COMPANY, LLC 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:

A TRACT OF LAND BEING PART OF THE NE/4 NE/4 NE/4 OF SECTION 11, T17N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NE CORNER OF SAID NE/4 NE/4 OF SAID SECTION 11, THENCE S89°56'15"W ALONG THE NORTH LINE OF SAID NE/4 NE/4 NE/4 A DISTANCE OF 660.00 FEET TO THE NW CORNER OF SAID NE/4 NE/4 NE/4, THENCE DUE SOUTH A DISTANCE OF 305.25 FEET, THENCE N89°56'15"E A DISTANCE OF 275.00 FEET, THENCE N86°09'36"E A DISTANCE OF 180.65 FEET, THENCE N70°45'23"E A DISTANCE OF 190.66 FEET, THENCE N89°55'25"E A DISTANCE OF 24.75 FEET TO A POINT ON THE EAST LINE IF SAID NE/4 NE/4 NE/4, THENCE DUE NORTH ALONG SAID EAST LINE A DISTANCE OF 230.70 FEET TO THE POINT OF BEGINNING, CONTAINING 4.36 ACRES, MORE OR LESS. SAID PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

[Signatures]
 MARK G. TRUITT, OWNER CHRISTOPHER G. TRUITT, MANAGING PARTNER

COUNTY OF WAGONER

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared MARK G. TRUITT, AND CHRISTOPHER G. TRUITT, to me known to be the identical persons who executed the 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 11th day of Sept, 2019.

[Signature]
 Notary Public

My Commission expires: 04/13/2020

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, that I, Tony Robison, a resident of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into lots and block 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.

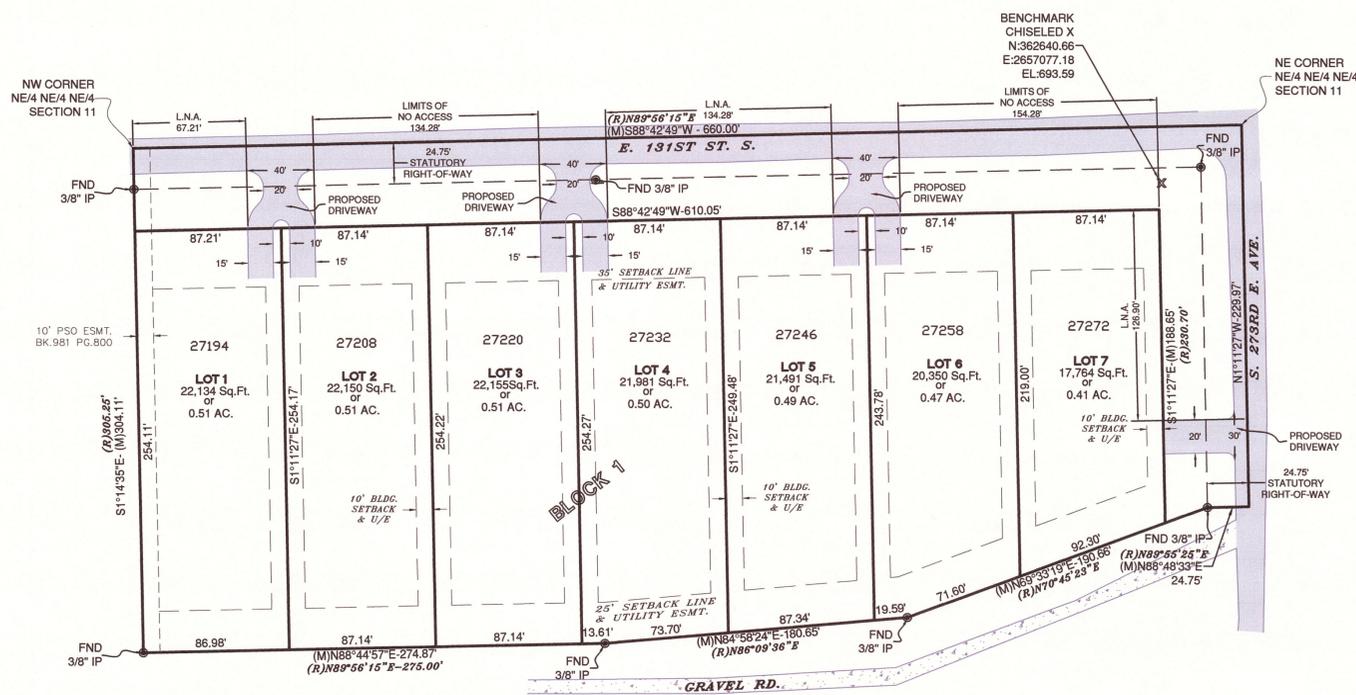
WITNESS my hand and seal this 4th day of SEPT, 2019.

[Signature]
 TONY ROBISON, LAND SURVEYOR NO. 1686

[Signature]
 09-11-2019

FLOOD CERTIFICATION

According to the U.S. Department of Housing & Urban Development Flood 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.



OWNERS:
 MARK G. TRUITT AND CHRISTOPHER G. TRUITT
 918.260.2911

DEVELOPMENT SUMMARY:

ZONING: RS1

TOTAL ACREAGE: 4.36 ACRES

NUMBER OF LOTS: 7 = 3.40 ACRES

BUILDING SETBACK REQUIREMENTS:
 FRONT LOT = 35'
 REAR LOT = 25'
 SIDE LOT = 10'
 FRONTAGE = 85 FEET

UTILITY SERVICE PROVIDERS:

PUBLIC SERVICE OF OK - AEP
 (888)216-3523

COX COMMUNICATIONS - TULSA
 (866)280-7115

OKLAHOMA NATURAL GAS - ONG
 (800)664-5463

WINDSTREAM COMMUNICATIONS
 (800)347-1991

CITY OF COWETA
 FOR: CITY WATER & CITY SANITARY
 (918)486-2189



* 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.



WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS "COWETA FARM" 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.

[Signature]
 TONY ROBISON, LAND SURVEYOR NO. 1686

Heartland Surveying & Mapping, PLLC
 CA #4849
 600 Emporia St., Ste. C
 Muskogee, Oklahoma 74401
 (918) 692-7798

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