

FINAL PLAT HIDDEN HILLS ESTATES WAGONER COUNTY, OKLAHOMA

A SUBDIVISION OF A PART OF SECTION 12, T19N, R15E, I.M.

LEGAL DESCRIPTION

A tract of land being located in the Northeast Quarter (NE/4), of Section Twelve (12), Township Nineteen North (T19N), Range Fifteen East (R15E), of the Indian Meridian (I.M.), Wagoner County, Oklahoma, and being more particularly described as follows:

Beginning at the Northeast Corner of the said NE/4;

Thence N89°33'56"W a distance of 2,009.14';
Thence S00°01'02"W a distance of 417.50';
Thence N89°33'53"W a distance of 626.00';
Thence S00°01'02"W a distance of 2,223.21';
Thence S89°34'01"E a distance of 1,975.96';
Thence N00°00'00"E a distance of 264.00';
Thence S89°34'01"E a distance of 660.00';
Thence N00°00'00"E a distance of 2,376.62', to the point of place of beginning.

Containing 149.766 Acres more or less.

PRIVATE ROADS

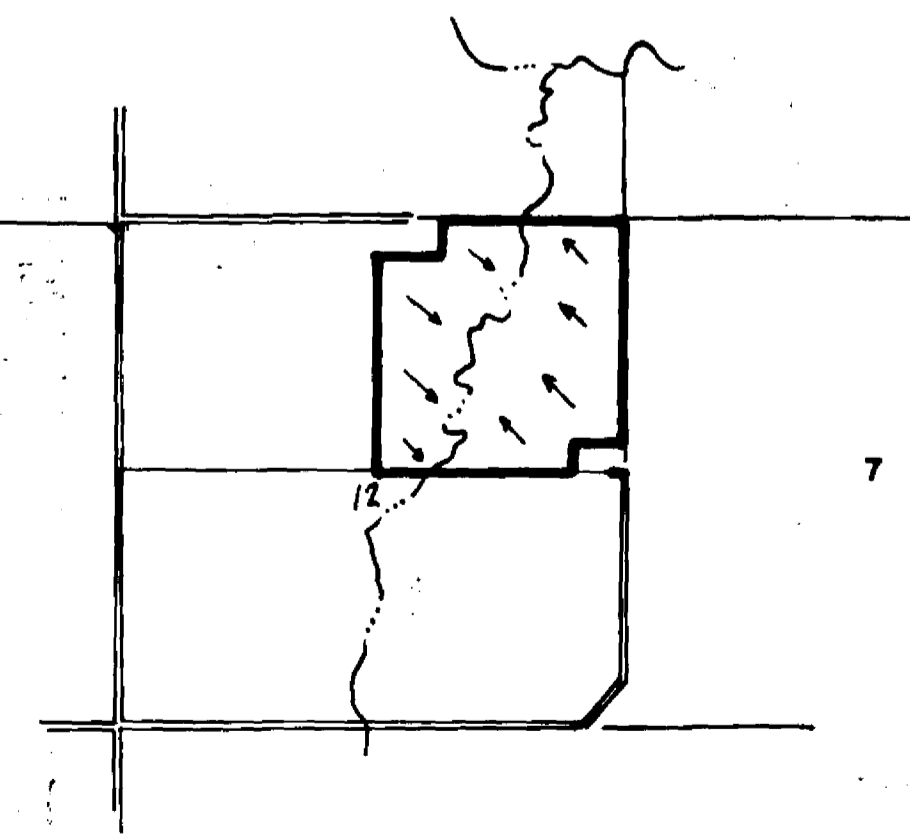
ALL ROADS OWNED AND MAINTAINED BY HIDDEN HILLS ESTATES PROPERTY OWNERS ASSOCIATION.

OWNER OF RECORD AND DEVELOPER

JOHN E. JENNINGS
2313 West Edgewater
Broken Arrow, Oklahoma 74102

ENGINEER

HAROLD E. BLACK, Jr.
CIVIL CONSULTANTS, Inc.
927 North Flood Avenue
Norman, Oklahoma 73069



HIDDEN HILLS ESTATES

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That John E. Jennings does hereby certify that he is the owner of the land shown on the plat of HIDDEN HILLS ESTATES, a subdivision of the Northeast Quarter of Section 12, T19N, R15E, I.M., Wagoner County, Oklahoma, and that the plat represents a correct survey of the above described property made with their consent and that he does hereby dedicate to the public use all utility easements shown on the plat and that the easements shown on the plat map are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs, or assigns forever, except easements and rights of way of record and all mineral interests previously conveyed.

For the purpose of providing an orderly development of the entire tract, the property within the subdivision is subject to certain restrictions or covenants contained in a separate instrument executed as a part and parcel hereof and filed for record in the office of the County Clerk of Wagoner County, Oklahoma with this plat and dedication.

IN WITNESS WHEREOF, I the undersigned, have caused this instrument to be executed on the 27th day of August, 1984.

John E. Jennings
JOHN E. JENNINGS

STATE OF OKLAHOMA
COUNTY OF TULSA

Before me, the undersigned, a Notary Public in and for said County and State on the 27th day of August, 1984 personally appeared JOHN E. JENNINGS, 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 for the uses and purposes therein set forth.

Given under my hand and seal of office and seal of said Notary Public

Robert J. Phillips
ROBERT J. PHILLIPS
Notary Public

My Commission Expires: 7-20-88

I, HAROLD E. BLACK, Jr., Registered Engineer, certify that Hidden Hills Estates has been to the best of my ability designed in accordance with the General Plan with which I am familiar, and in accordance with the ordinances and regulations governing the subdivision of land.

Harold E. Black, Jr.
HAROLD E. BLACK, JR. PE 11703

COUNTY SANITARIAN

I certify that I have approved the application and plan for plat development which is on file at the Wagoner County Health Department, and hereby approve this plan for the use of community water and individual sewage systems, this 28th day of August, 1984.

Robert J. Phillips
County Sanitarian

PLANNING COMMISSION APPROVAL

I, _____ of the Wagoner County Metropolitan Area Planning Commission, Wagoner County, Oklahoma, hereby certify that said commission duly approved said described land as "HIDDEN HILLS ESTATES" an Addition to Wagoner County, Oklahoma on this 28th day of August, 1984.

WAGONER COUNTY METROPOLITAN AREA PLANNING COMMISSION
Henry R. Allen

ACCEPTANCE OF DEDICATION BY WAGONER COUNTY BOARD OF COUNTY COMMISSIONERS:
BE IT RESOLVED by the Wagoner County Board of County Commissioners that the dedications shown on the annexed plat of "HIDDEN HILLS ESTATES", are hereby accepted.

Adopted by the Board this 4th day of Sept, 1984.
Approved by the Chairman of the Board this 4th day of Sept, 1984.

BOARD OF COUNTY COMMISSIONERS, WAGONER COUNTY, OKLAHOMA

ATTEST:
W. J. Jones
County Clerk

COMMISSIONER'S CERTIFICATION

I, *Patsy Cortez*, the undersigned, County Treasurer of Wagoner County, Oklahoma, do hereby certify that there are no taxes due or unpaid on the above property, on this the 10th day of Sept, 1984.
County Treasurer

CERTIFICATE OF SURVEY

I, Gregory M. Holland, a Registered Land Surveyor, do hereby certify that a careful survey has been made under my supervision of the above described tract of land, designated as "HIDDEN HILLS ESTATES", an Addition to Wagoner County, Oklahoma, and that this plat is an accurate representation of said survey.

Gregory M. Holland
Gregory M. Holland LS # 1120

Subscribed and sworn to before me a Notary Public, this 27th day of August, 1984.

Robert J. Phillips
Notary Public

My Commission Expires: 7-20-88

Civil Consultants ENGINEERING - SURVEYING - PLANNING Suite 106 - 927 N. Flood, Norman, Ok.	CLJ Drawn by	Pg 1 of 2	Date 8-27-84	Revised by	ENGINEER
	JES Designed by				
	MSA Checked by				