

DRAWN BY: A. MCKAY DATE: 10/30/19  
 CHECKED BY: T. ROBISON FILE NAME: W05857

# SHEET 1 OF 2 FINAL PLAT OF JACKSON COUNTRY ESTATES IN THE NW/4 NW/4 OF SECTION 1, T18N, R15E, WAGONER COUNTY, STATE OF OKLAHOMA

PLC5 - 455A

Doc # 2019-15840 B: 2543 P: 0419  
 11/26/2019 01:15:39 PM Pg: 1 of Pgs: 2  
 Fee: \$ 30.00  
 Lori Hendricks, Wagoner County Clerk  
 Wagoner County - State of Oklahoma



OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA)  
 )ss  
 COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS, that we, LARRY W. JACKSON AND ARJEAN L. JACKSON, Husband and Wife, 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 SITUATED IN GOVERNMENT LOT 4 (NW/4 NW/4) OF SECTION 1, T18N, R15E, OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE S01°25'40"E ALONG THE WEST LINE THEREOF A DISTANCE OF 219.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S01°25'40"E A DISTANCE OF 530.57 FEET; THENCE N88°53'58"E DISTANCE OF 427.36 FEET; THENCE N1°26'30"W A DISTANCE OF 484.83 FEET; THENCE N88°53'58"E A DISTANCE OF 145.00 FEET; THENCE S76°40'44"E A DISTANCE OF 522.23 FEET; THENCE N1°26'30"W A DISTANCE OF 385.79 FEET TO A POINT ON THE NORTH LINE OF SECTION 1; THENCE S88°54'03"W ALONG THE NORTH LINE THEREOF A DISTANCE OF 877.20 FEET; THENCE S1°24'10"E A DISTANCE OF 219.79 FEET; THENCE S88°53'37"W A DISTANCE OF 199.88 FEET TO THE POINT OF BEGINNING, CONTAINING 10.92 ACRES MORE OR LESS.

*Larry W. Jackson*  
 LARRY W. JACKSON

*Arjean L. Jackson*  
 ARJEAN L. JACKSON

COUNTY OF WAGONER

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared LARRY W. AND ARJEAN L. JACKSON, 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 31 day of October, 2019.

*Willie Paymon*  
 Notary Public



My Commission expires: 8-14-2023

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 30th day of October, 2019.

*Tony Robison*  
 Tony Robison, Land Surveyor 1686



Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared Tony Robison 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 30th day of October, 2019.

*Willie Paymon*  
 Notary Public



My Commission expires: 8-14-2023

The Wagoner County Office of the Oklahoma Department of Environmental Quality has approved this plat for the use of Public Water systems and Individual On-Site Sewer Systems on the 14 day of November, 2019.

*[Signature]*  
 Environmental Program Specialist  
 Department of Environmental Quality

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2018 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2019 taxes not as yet certified to me:

*Lana J. Patton*  
 County Treasurer



APPROVED:  
*Brenda Robertson*  
 Wagoner County Planning Commission

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 26 day of November, 2019, Book 9 Page 9

*Lori Hendricks*  
 County Clerk



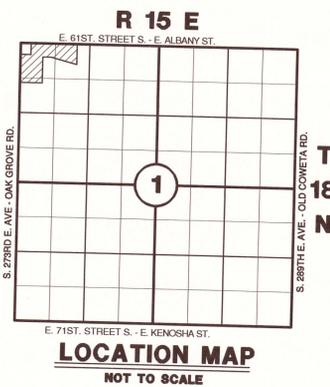
APPROVED:  
*[Signature]*  
 Chairman, Board of County Commissioners  
 Wagoner County, Oklahoma

FLOOD CERTIFICATION

According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40145C0110J, Effective Date September 30, 2016 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 "JACKSON COUNTRY ESTATES" 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.

*Tony Robison*  
 TONY ROBISON, LAND SURVEYOR NO. 1686



LEGEND

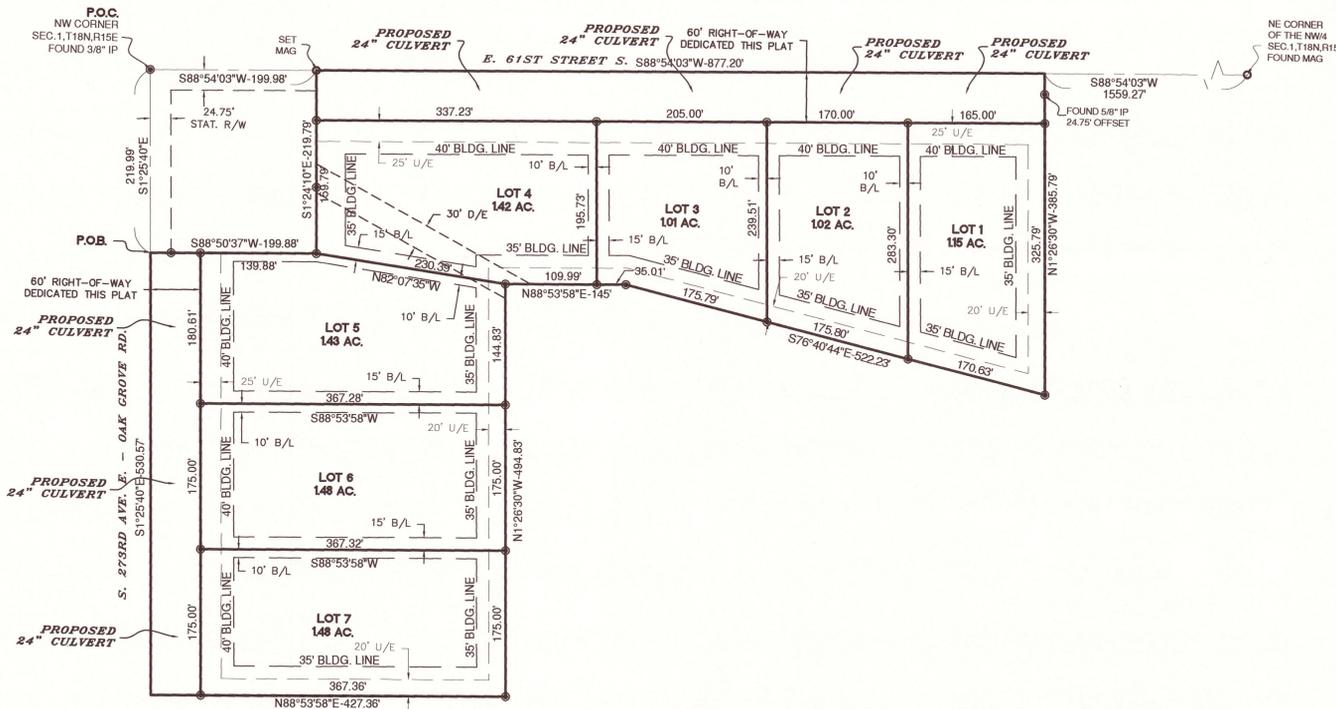
B/L= BUILDING SETBACK LINE  
 D/E= DRAINAGE EASEMENT  
 U/E= UTILITY EASEMENT  
 ● SET IRON PIN  
 ○ NAIL

OWNER:  
 LARRY JACKSON  
 27757 E. 77TH ST. S.  
 BROKEN ARROW, OKLA. 74014  
 918.691.4057

DEVELOPMENT SUMMARY:  
 ZONING: AGRICULTURAL  
 TOTAL ACREAGE: 10.92 ACRES  
 NUMBER OF LOTS: 7 = 8.99 ACRES

BUILDING SETBACK REQUIREMENTS:  
 FRONT LOT = 40'  
 REAR LOT = 35'  
 SIDE LOT = 15' AND 10'

UTILITY SERVICE PROVIDERS:  
 PUBLIC SERVICE OF OK/AEP  
 (888)216-3523  
 COX COMMUNICATIONS/TULSA  
 (866)280-7115  
 OKLAHOMA NATURAL GAS/ONG  
 (800)664-5463  
 WAGONER CO. RWD#4  
 (918)258-2331  
 LAKE REGION ELECTRIC/FIBER  
 (918)772-2526  
 WINDSTREAM COMMUNICATIONS  
 (800)347-1991  
 CITY OF BROKEN ARROW  
 (918)259-2400



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



Heartland Surveying & Mapping, PLLC

CA #6848  
 600 Emporia St., Ste. 700  
 Muskogee, Oklahoma 74401  
 (918) 682-7796