

Plat No.

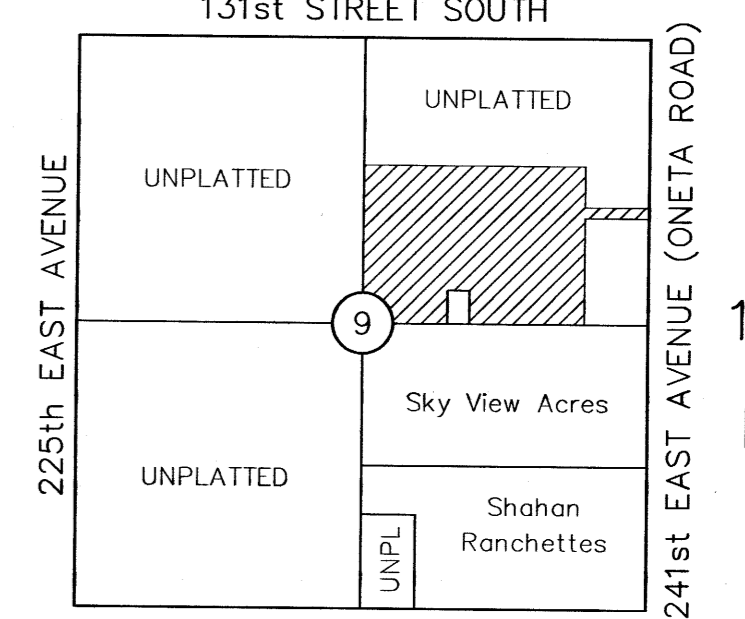
ENGINEER/SURVEYOR
Cook & Associates Engineering, Inc.
106 South Ash Ave.
Broken Arrow, Oklahoma 74012
Phone: (918) 258-9442
Certificate of Authorization No. 4479
EXP. 06/30/06

Final Plat Pecan Grove

A Subdivision of part of the NE/4 of Section 9,
T-17-N, R-15-E of the Indian Base and Meridian,
Wagoner County, Oklahoma

OWNER/DEVELOPER:
D & E Land & Development Company L.L.C.
6910 South 245th East Avenue
Broken Arrow, Oklahoma 74014
Phone: (918) 441-3150

R-15-E



LOCATION MAP
86 Lots - 57.81 Acres
Wagoner County, Ok.

NORTHEAST CORNER
NE 1/4
SECTION 9
5/8 I.P.

UNPLATTED

S88°25'09"W
660.46'

241st E. Ave
ONETA ROAD
SECTION LINE

141st STREET SOUTH

LOCATION MAP
86 Lots - 57.81 Acres
Wagoner County, Ok.

N 88°25'09" E
1981.37'

UNPLATTED

E. 135th STREET S.
EASEMENT BY SEPARATE INSTRUMENT
BOOK 613, PAGE 317

UNPLATTED

ROADS WILL BE
MAINTAINED BY
WAGONER COUNTY

Monument Notes

A 5/8" x 18" deformed bar with an orange plastic cap stamped "CA 4479" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with an orange plastic cap stamped "CA 4479" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 18" deformed bar with an orange plastic cap stamped "CA 4479" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Lot Addresses

Addresses shown on this Plat provided by Wagoner County Planning Department are accurate at the time the plat was filed, and the addresses are subject to change and should not be relied on in place of the legal description.

Basis of Bearings

The non-astronomic bearings for this plat are based on an assumed bearing of S88°28'50"W along the South line of the NE/4 of Section 9, T-17-N, R-15-E of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the official U.S. Government Survey thereof.

Legend

= DRAINAGE EASEMENT
B/L = Building Line Res. = Reserve
L.N.A. = Limits of No Access U/E = Utility Easement
D/E = Drainage Easement

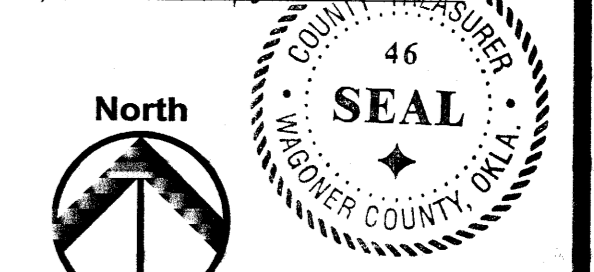
CERTIFICATE

As provided in Title II, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of \$128,580 per trust receipt no. 2 to be applied to 2025 taxes not as yet certified to me.

This certificate is NOT to be construed as payment of 2025 taxes in full but is given in order that this plat may be filed of record 2025 taxes could exceed the amount of the security deposit.

Dated Nov 29 2005

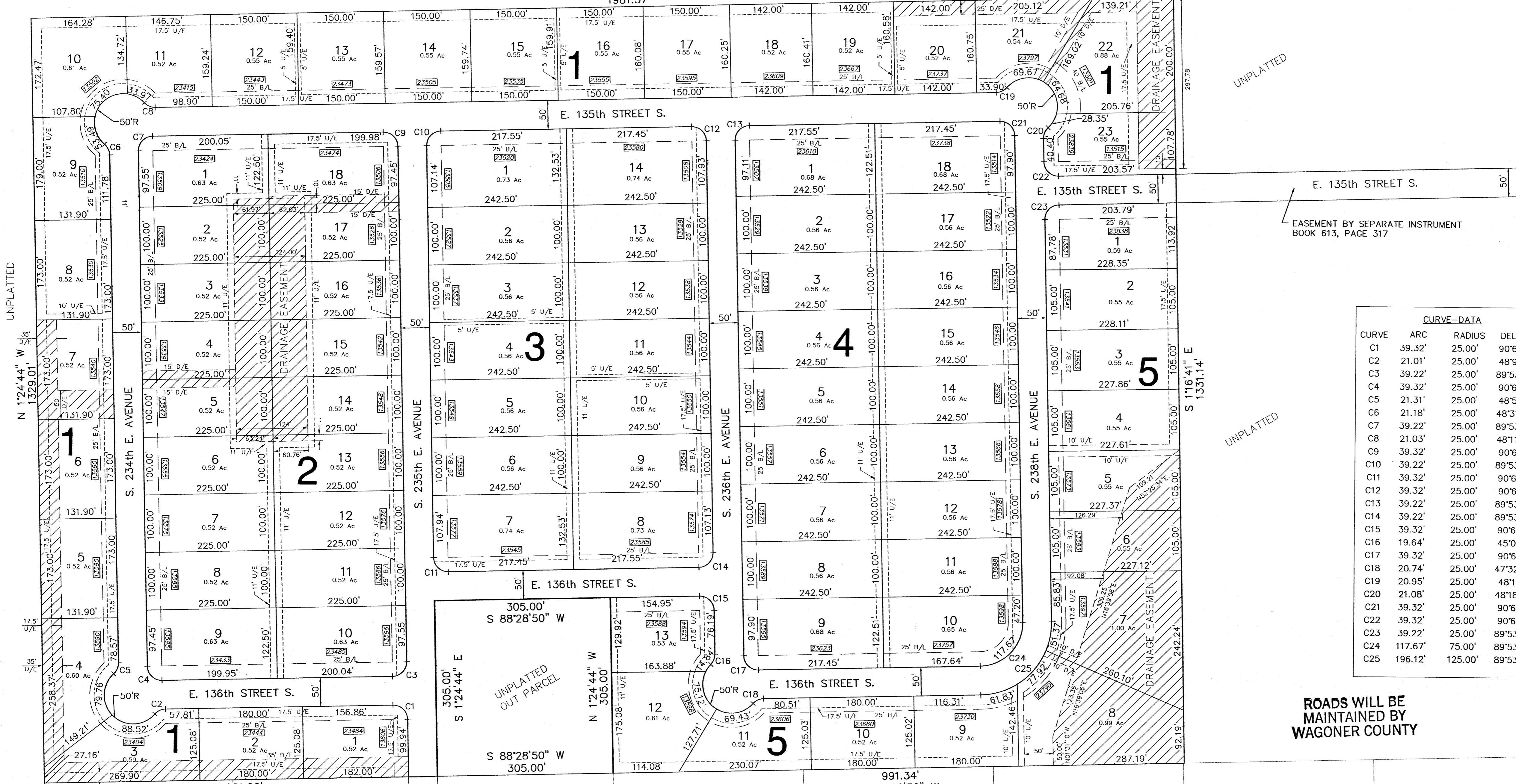
Gloria Marshall
Wagoner County Treasurer
by Blaine Marshall



Pecan Grove

Sheet 1 of 2

Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
by Shirley K. Williams
DEPUTY



Sky View Acres

Sky View Acres

SOUTHWEST CORNER
NE 1/4
SECTION 9
SET 1/2" I.P.