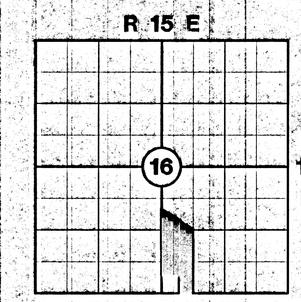
DRAWN BY: R.F.C.	DATE: 5/7/08		
CHECKED BY: E. SEATON	FILE NAME: W00723		

FINAL PLAT OF ROLLING HILLS ESTATES

IN THE W1/2 OF THE W1/2 OF THE SE1/4 OF SECTION 16 T18N, R15E, IB&M, WAGONER COUNTY, STATE OF OKLAHOMA

SHEET 1 OF 2



LOCATION MAP

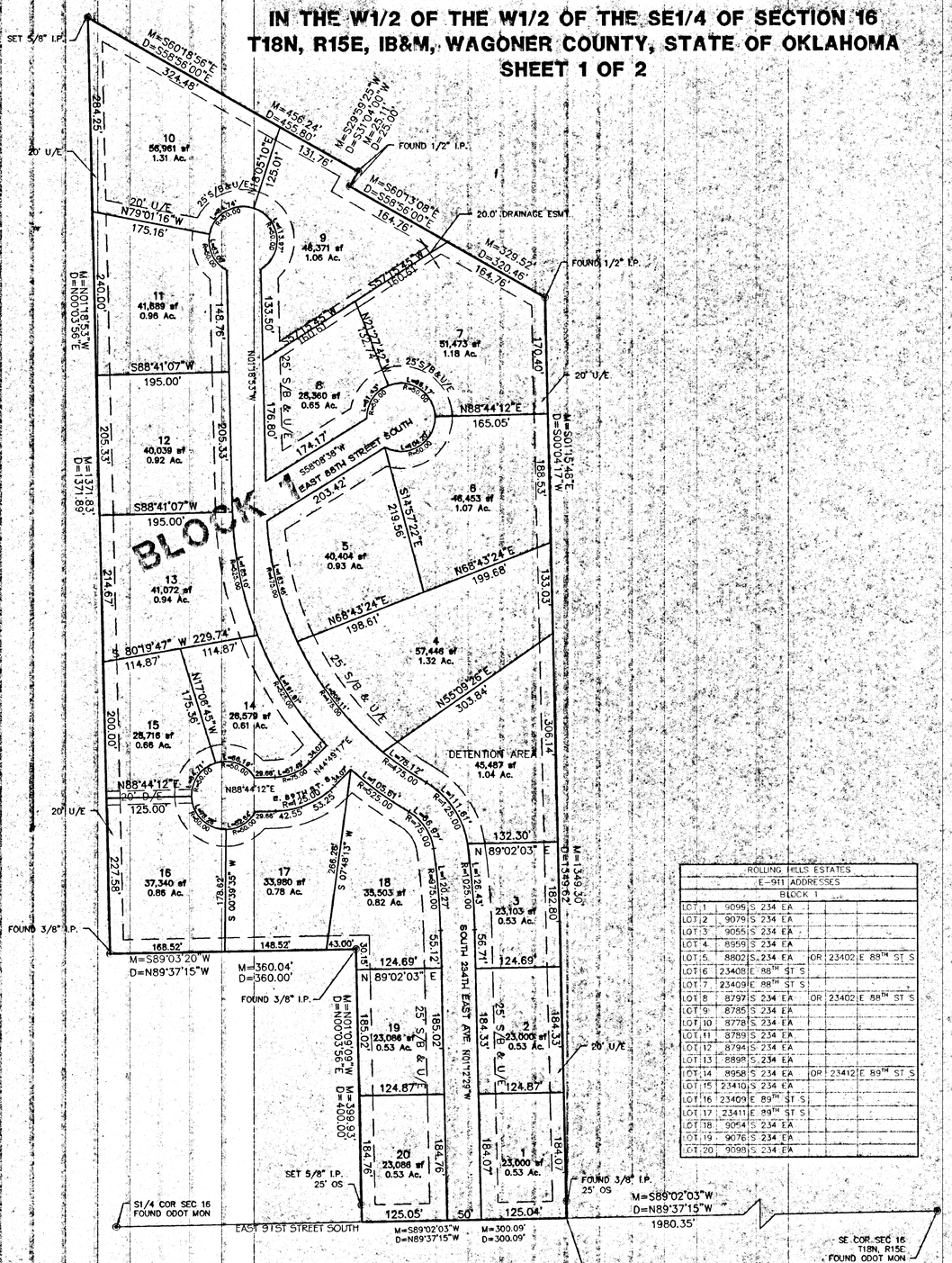
NOT TO SCALE

- LEGEND -

- ST — STORM SEWER
- G — GAS LINES
- SS — SANITARY SEWER
- W — WATER LINES
- E — ELECTRIC LINES
- OE — OVERHEAD ELECTRIC LINES
- UE — UNDERGROUND ELECTRIC LINES
- C — COMMUNICATION LINES
- OH — OVERHEAD COMMUNICATION LINES
- UC — UNDERGROUND COMMUNICATION LINES
- BRASS CAP
- IRON PIN
- FENCE
- CHISELED "X" IN CONCRETE
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEAN-OUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- GAS METER
- CURB INLET
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- DOWN GUY
- TREE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



ROLLING HILLS ESTATES E-911 ADDRESSES BLOCK 1					
LOT 1	9095	S 234 EA			
LOT 2	9079	S 234 EA			
LOT 3	9055	S 234 EA			
LOT 4	8959	S 234 EA			
LOT 5	8802	S 234 EA	OR	23402	E 88TH ST S
LOT 6	23408	E 88TH ST S			
LOT 7	23409	E 88TH ST S			
LOT 8	8797	S 234 EA	OR	23402	E 88TH ST S
LOT 9	8785	S 234 EA			
LOT 10	8778	S 234 EA			
LOT 11	8789	S 234 EA			
LOT 12	8794	S 234 EA			
LOT 13	8898	S 234 EA			
LOT 14	8958	S 234 EA	OR	23412	E 89TH ST S
LOT 15	23410	S 234 EA			
LOT 16	23409	E 89TH ST S			
LOT 17	23411	E 89TH ST S			
LOT 18	9064	S 234 EA			
LOT 19	9076	S 234 EA			
LOT 20	9098	S 234 EA			

PREPARED BY:

Heartland Surveying & Mapping, PLLC

CA #4849 (expires 6/30/2009)

600 Emporia St., Ste."C"
Muskogee, Oklahoma 74401
(918) 682-7796

BEARINGS BASED ON NAD83(93) OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

OWNER'S CERTIFICATE AND DEDICATION

PLC5 - 404A

2008-8294 Book: 1759 pg: 568
6/9/2008 9:58 AM pgs: 568 - 568
Fees: $52.00 Doc: $0.00
Carolyn M Kusler, County Clerk
Wagoner County - State of Oklahoma

STATE OF OKLAHOMA)
) SS
COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS, that we, Round Two Ventures LLC, hereby certify that we are the Owners and the persons having any right, title or interests to the following described tract of land, to-Wit:

A TRACT OF LAND IN THE W1/2 OF THE W1/2 OF THE SE1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 15 EAST, IB&M, WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS THAT PART OF THE W1/2 OF THE W1/2 OF THE SE1/4 LYING SOUTH OF THE MUSKOGEE TURNPIKE LESS AND EXCEPT THE WEST 360.00 FEET OF THE SOUTH 400.00 FEET AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SE1/4 THENCE N89°37'15"W ALONG THE SOUTH LINE OF SAID SE1/4 A DISTANCE OF 1980.35 FEET TO THE SOUTHEAST CORNER OF THE W1/2 OF THE W1/2 OF THE SE1/4 FOR THE POINT OF BEGINNING; THENCE CONTINUING N89°37'15"W ALONG SAID SOUTH LINE A DISTANCE OF 300.09 FEET; THENCE N00°03'56"E ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SE1/4 A DISTANCE OF 400.00 FEET; THENCE N89°37'15"W ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SE1/4 A DISTANCE OF 360.00 FEET TO A POINT ON THE WEST LINE OF SAID SE1/4; THENCE N00°03'56"E ALONG SAID WEST LINE A DISTANCE OF 1371.89 FEET TO A POINT ON THE SOUTHERLY LINE OF THE MUSKOGEE TURNPIKE; THENCE S58°58'00"E ALONG SAID SOUTHERLY LINE OF SAID MUSKOGEE TURNPIKE A DISTANCE OF 455.80 FEET; THENCE S31°04'00"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 25.00 FEET; THENCE S58°56'00"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 320.46 FEET TO A POINT ON THE EAST LINE OF THE W1/2 OF THE W1/2 OF THE SE1/4; THENCE S00°04'17"W ALONG SAID EAST LINE A DISTANCE OF 1349.62 FEET TO THE POINT OF BEGINNING. CONTAINING 20.88 ACRES MORE OR LESS.

We further certify that we have caused said tract of land to be platted into lots and block and have caused this plat to be made of said tract showing accurate dimensions of lots and streets. We hereby designate said tract of land as ROLLING HILLS ESTATES and dedicate to public use all streets and utility easements as shown hereon.

ROUND TWO VENTURES, LLC

By: _____
Brendan T. Delehanty, Manager

STATE OF OKLAHOMA
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 person 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 17th day of May 2008.

Marshella L. Phillips
Notary Public

My Commission expires: May 17, 2009

Notary Public Oklahoma OFFICIAL SEAL Marshella L. Phillips Tulsa County 05004681 Exp. 5-17-09

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 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 7th day of MAY 2008.

Edward R. Seaton, Land Surveyor 1353
C.A. #4849 expires 6/30/2009

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

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared Edward R. Seaton 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 7th day of May 2008.

Paula Smith
Notary Public

My Commission expires: 4-24-10

PAULA SMITH NOTARY PUBLIC IN AND FOR STATE OF OKLAHOMA MUSKOGEE #02004405

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2007 as reflected by the current tax rolls and there are no taxes due for prior years, and security has been provided for 2008 taxes not as yet certified to me.

Gloria Marshall 6-6-08
County Treasurer

COUNTY TREASURER SEAL WAGONER COUNTY, OKLA.

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 9 day of June 2008. Book 1759 Page 568

Carolyn M Kusler
County Clerk

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY OKLAHOMA

The Wagoner Office of the Department of Environmental Quality has approved this plat for the use of Public water systems and on site sewer systems on the _____ day of _____ 2008.

STATE OF OKLAHOMA APPROVED MAY 22 2008 DEPARTMENT OF ENVIRONMENTAL QUALITY

Chad Kelly
Environmental Program Specialist
Department of Environmental Quality

APPROVED: _____ DATE: _____
County Commissioner

APPROVED: Brenda Robertson DATE: June 6, 2008
Wagoner County Planning Commision

ROADS WILL BE MAINTAINED BY WAGONER COUNTY

Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
By Amanda Kouri
DEPUTY