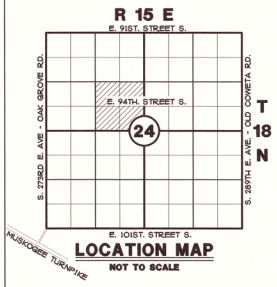
PLC5 - 432B

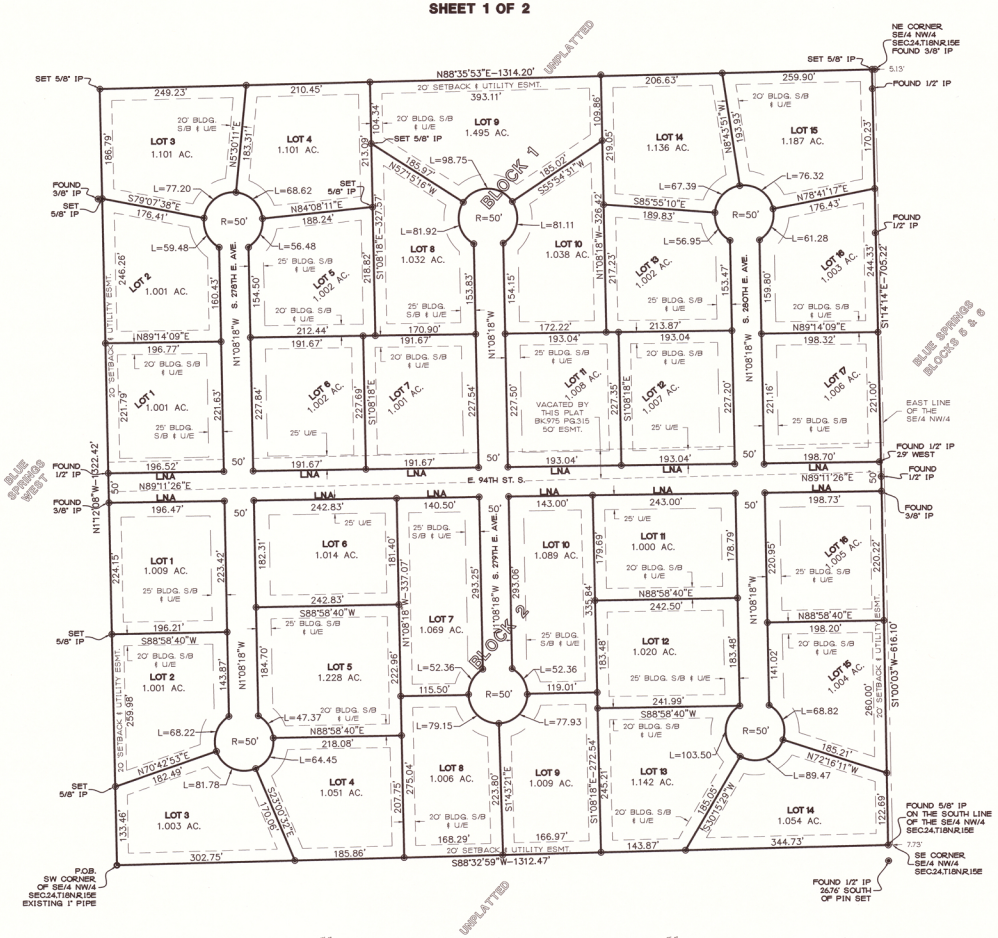
2017-1541 Book: 2338 pg: 700
2/7/2017 4:01 AM pgs: 700 - 700
Fees: $44.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

FINAL PLAT OF WHISPERING RIDGE ADDITION IN THE SE/4 NW/4 OF SECTION 24, T18N, R15E, WAGONER COUNTY, STATE OF OKLAHOMA

SHEET 1 OF 2



LOCATION MAP
NOT TO SCALE

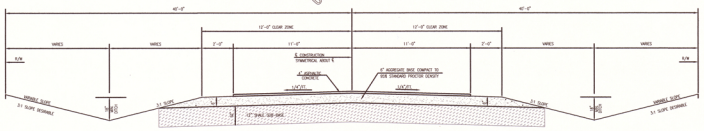


◉ SET IRON PIN

WHISPERING RIDGE ADDITION		
BLOCK	LOT	ADDRESSES
1	1	9386 S 278th E Ave
	2	9364 S 278th E Ave
	3	9322 S 278th E Ave
	4	9323 S 278th E Ave
	5	9365 S 278th E Ave
	6	9387 S 278th E Ave
	7	9388 S 279th E Ave
	8	9352 S 279th E Ave
	9	9325 S 279th E Ave
	10	9353 S 279th E Ave
	11	9389 S 279th E Ave
	12	9384 S 280th E Ave
	13	9362 S 280th E Ave
	14	9326 S 280th E Ave
	15	9327 S 280th E Ave
	16	9363 S 280th E Ave
	17	9385 S 280th E Ave
2	1	9422 S 278th E Ave
	2	9454 S 278th E Ave
	3	9478 S 278th E Ave
	4	9479 S 278th E Ave
	5	9457 S 278th E Ave
	6	9423 S 278th E Ave
	7	9434 S 279th E Ave
	8	9456 S 279th E Ave
	9	9457 S 279th E Ave
	10	9435 S 279th E Ave
	11	9428 S 280th E Ave
	12	9454 S 280th E Ave
	13	9472 S 280th E Ave
	14	9473 S 280th E Ave
	15	9455 S 280th E Ave
	16	9429 S 280th E Ave

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

Heartland Surveying & Mapping, PLLC
CA #4849
600 Emporia St., Ste."C"
Muskogee, Oklahoma 74401
(918) 682-7798



STREET TYPICAL DETAIL
NOT TO SCALE

100 0 100 200
SCALE IN FEET

OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA)
)ss
COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS, that we, B & C INVESTMENTS, INC., ALISSA BACKES PRESIDENT AND WESLEY COBLENTZ VICE PRESIDENT, 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 THE SE/4 OF THE NW/4 OF SECTION 24, T18N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SW CORNER OF SE/4 NW/4 OF SECTION 24, THENCE N1°12'08"W ALONG THE EAST LINE OF BLUE SPRINGS WEST A DISTANCE OF 1322.42 FEET; THENCE N88°35'53"E ALONG THE NORTH LINE OF THE SE/4 NW/4 OF SECTION 24, A DISTANCE OF 1314.20 FEET TO A POINT 5.13 FEET WEST OF THE NE CORNER OF THE SE/4 NW/4 OF SECTION 24; THENCE S1°14'14"E FOLLOWING THE WEST BOUNDARY OF BLUE SPRINGS BLOCKS 5 AND 6 A DISTANCE OF 705.22 FEET; THENCE S1°00'03"W A DISTANCE OF 616.10 FEET TO A POINT ON THE SOUTH LINE, 7.73 FEET WEST THE SE CORNER OF THE SE/4 NW/4 OF SECTION 24; THENCE S88°32'59"W FOLLOWING THE SOUTH LINE OF THE SE/4 NW/4 OF SECTION 24 A DISTANCE OF 1312.47 FEET TO THE POINT OF BEGINNING. CONTAINING 39.87 ACRES, MORE OR LESS.

ALISSA BACKES, PRESIDENT

WESLEY COBLENTZ, VICE PRESIDENT

COUNTY OF WAGONER

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared ALISSA BACKES AND WESLEY COBLENTZ, to me known to be the identical persons who signed the name of B & C INVESTMENTS INC., to the within and 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 6th day of February 2017.

Notary Public

My Commission expires: 3/23/2020

MARVIN BROWN
Notary Public
State of Oklahoma
Commission # 16003078
My Commission Expires Mar 23, 2020

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 blocks 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 2nd day of February 2017.

Edward R. Seaton, Land Surveyor 1353

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2016 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2017 taxes not as yet certified to me.

Dana Pate by C. Nelson, Deputy
County Treasurer

COUNTY TREASURER 46 WAGONER COUNTY, OKLA.

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 6 day of February 2017. Book 2338 Page 700.

Lori Hendricks
County Clerk

SEAL

APPROVED:
County Commissioner 2-6-17

APPROVED:
Wagoner County Planning Commission

The Tulsa Office of the Department of Environmental Quality has approved this plat for the use of Public Water systems and Individual On–Site Sewer Systems on the 6 day of February 2017.

Environmental Program Specialist
Department of Environmental Quality

STATE OF OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVED FEB 06 2017

FLOOD CERTIFICATION
According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40145C0120H, Effective Date April 17, 2012 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 "WHISPERING RIDGE ADDITION" 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.

REGISTERED PROFESSIONAL ENGINEER ROY W. ENTZ 5617 OKLAHOMA

2-2-17
ROY ENTZ, PROFESSIONAL ENGINEER NO.5617

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

2-2-17
EDWARD R. SEATON, LAND SURVEYOR NO.1353

Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By _____ DEPUTY

S:\CAD -HEARTLAND-FILES\PROJECTS-Whispering Ridge\WORK-SUBDIVISION PLAT FINAL.dwg
Feb 01, 2017 - 11:14am
Brenda