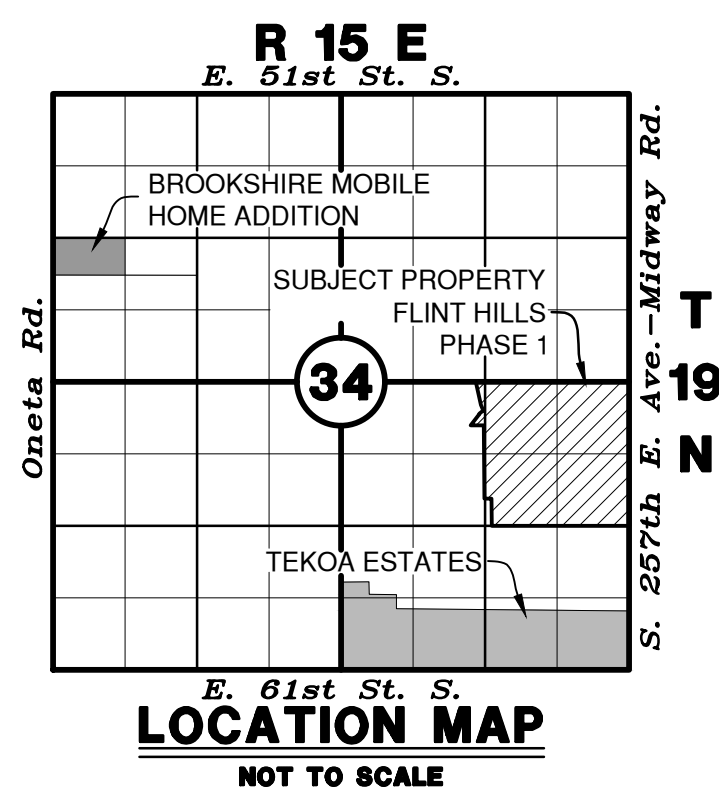


DRAWN BY: A.MCKAY DATE: 11/11/2020
CHECKED BY: T.ROBISON FILE NAME: W08655



PRELIMINARY PLAT OF FLINT HILLS PHASE 1

AN ADDITION OF THE SE/4 OF SECTION 34, T19N, R15E, OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA

B. FOSHEE PROPERTY
5448 S. 257th E. Ave.
Broken Arrow, Ok.

T. DOTSON PROPERTY
5530 S. 257th E. Ave.
Broken Arrow, Ok.

J. DOTSON PROPERTY
5558 S. 257th E. Ave.
Broken Arrow, Ok.

GAS METER
P.O.B.
NE CORNER
OF THE SE/4
SEC. 34, T19N, R15E
FOUND 3/8" IP



OWNERS:
BRENDAN DELEHANTY
9107 S. 241st E. Ave.,
Broken Arrow, Ok. 74014

DEVELOPMENT SUMMARY:

ZONING: RS-1
TOTAL ACREAGE: 40.53 ACRES
NUMBER OF LOTS: 53 = 32.16 ACRES
BUILDING SETBACK REQUIREMENTS:
FRONT LOT = 35'
REAR LOT = 25'
SIDE LOT = 20'
INTERIOR SIDE = 10'
MIN. AREA = 22,500 SQUARE FEET
MIN. FRONTAGE = 120 FEET

UTILITY SERVICE PROVIDERS:

PUBLIC SERVICE OKLAHOMA
1-888-216-3523
OKLAHOMA NATURAL GAS
800-458-4251
RURAL WATER DISTRICT #4
(918) 258-2331
WINDSTREAM
(918) 259-3900

LEGEND

- D/E = DRAINAGE EASEMENT
- GAS METER
- POWER POLE
- WATER SPIGOT
- WATER METER
- GAS LINE
- OVERHEAD ELECTRIC
- WATER LINE
- FENCE LINE

UNPLATTED

UNPLATTED

* LOT CORNER PINS TO BE SET AFTER APPROVAL OF PLAT

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



OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA)
COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS, that we, BRENDAN DELEHANTY, Flint Hills Development, LLC., 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 SECTION 34, T19N, R15E OF THE I.B.&M., WAGONER COUNTY, STATE OF OKLAHOMA: WITH THE BASIS OF BEARING OF THIS DESCRIPTION BEING NAD83 OKLAHOMA STATE PLANE, AND PREPARED ON 8/27/2020 BY TONY ROBISON, LS #1686: SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE NE CORNER OF SE/4 OF SECTION 34, THENCE S1°18'38"E ALONG THE EAST LINE OF SECTION 34 A DISTANCE OF 1323.78 FEET; THENCE S88°48'26"W A DISTANCE OF 1262.44 FEET; THENCE N1°35'49"W A DISTANCE 250.01 FEET; THENCE S88°48'26"W A DISTANCE OF 65.78 FEET; THENCE N1°35'49"W A DISTANCE OF 674.32 FEET; THENCE S88°48'26"W A DISTANCE OF 123.22 FEET; THENCE N37°19'26"E A DISTANCE OF 129.92 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET AN ARC LENGTH OF 50.37 FEET, A CHORD WHICH BEARS N50°28'38"E A DISTANCE OF 49.94 FEET; THENCE N26°28'10"W A DISTANCE OF 60.00 FEET; THENCE N13°24'06"W A DISTANCE OF 215.76 FEET TO A POINT ON THE NORTH LINE OF THE SE/4 OF SECTION 34; THENCE N88°44'19"E A DISTANCE OF 1406.39 FEET TO THE POINT OF BEGINNING. CONTAINING 40.53 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 dimension of lots and streets. We hereby designate said tract of land as FLINT HILLS PHASE 1 and dedicate to public use all streets and utility easements as shown hereon.

BRENDAN DELEHANTLY

COUNTY OF WAGONER

Before me, the undersigned, a notary public in and for the County of Wagoner, State of Oklahoma, personally appeared BRENDAN DELEHANTY, 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 ____ day of _____, 2021.

Notary Public

My Commission expires: _____

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 ____ day of _____, 2021.

PRELIMINARY

TONY ROBISON, LAND SURVEYOR NO.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 ____ day of _____, 2021.

Notary Public

My Commission expires: _____

ACCEPTANCE OF DEDICATION BY BOARD OF WAGONER COUNTY COMMISSIONERS

Be it resolved the Board of County Commissioners of Wagoner County, Oklahoma that the dedication shown on the attached plat of "TEKOA RANCH ADDITION PHASE 1" is hereby accepted.

Approved by the Board of County Commissioners of Wagoner County, Oklahoma this ____ day of _____, 2021.

Chairman
Board of County Commissioners

TREASURER'S CERTIFICATE
I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2020 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2021 taxes not as yet certified to me.

County Treasurer

CERTIFICATE OF COUNTY CLERK
This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this ____ day of _____, 2021. Book _____, Page _____.

County Clerk

WAGONER COUNTY APPROVALS

APPROVED: _____ APPROVED: _____

WAGONER COUNTY PLANNING COMMISSION CHAIRMAN MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE CITY CLERK

CITY CLERK

CERTIFICATE OF OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY
The Wagoner County 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 this ____ day of _____, 2021.

ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

FLOOD CERTIFICATION
According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40145C0105J, Effective Date September 30, 2016. The subject property is located in Zone "X". Areas determined to be outside the 0.2% annual chance floodplain.

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH ALL REGULATIONS AND REQUIREMENTS OF WAGONER COUNTY.

S:\CAD - HEARTLAND - FILES\W08655-3.dwg
Jan 08, 2021 - 9:09am
Tony

Heartland Surveying & Mapping, PLLC
CA #4849
600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7796