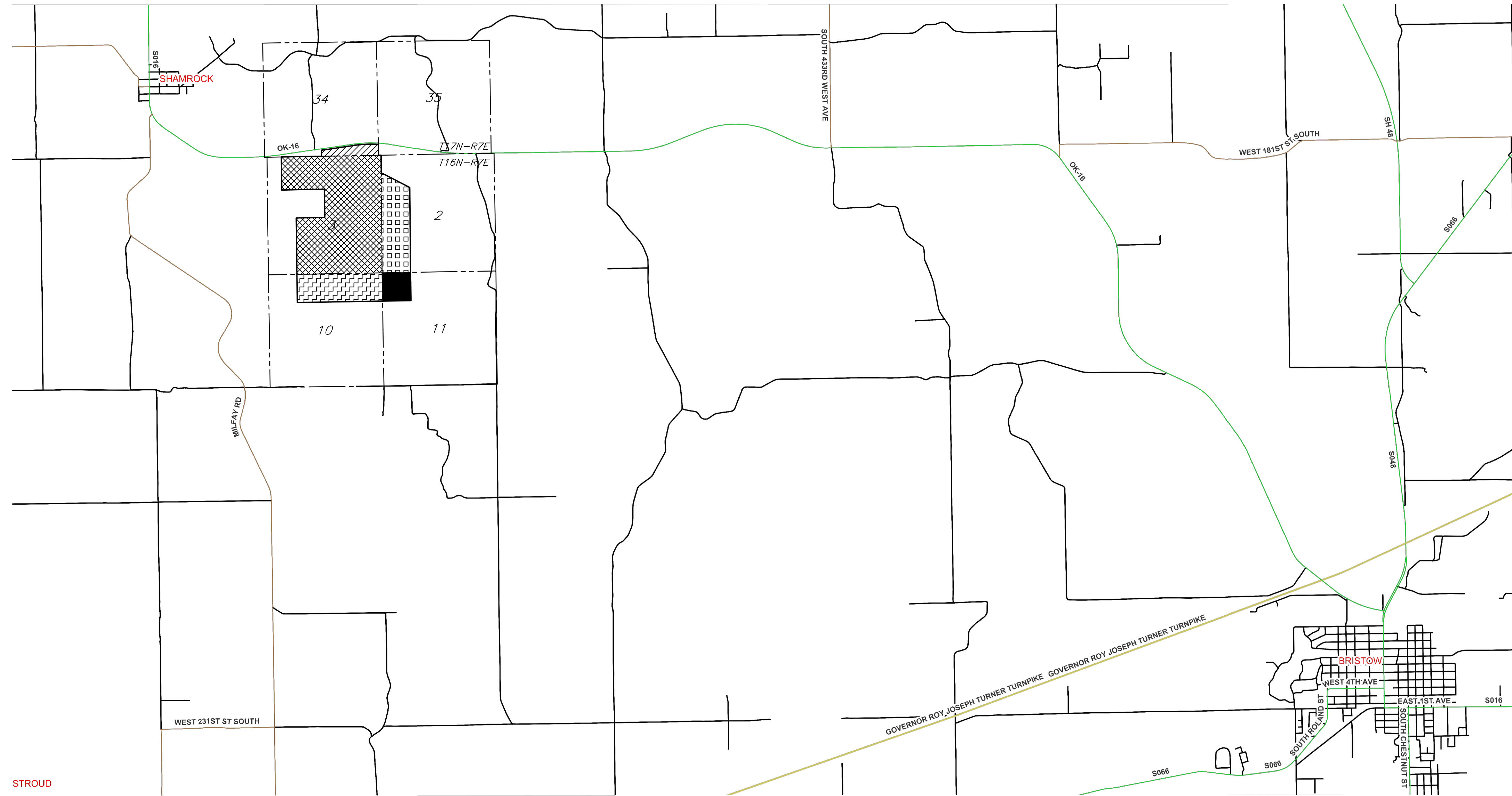


# SHAMROCK

A Subdivision of 803.44 Acres, consisting of 5 additions, in a part of Section 34, T17N-R7E and Sections 2, 3, 10 & 11, T16N-R7E, Creek County, OK

"FINAL PLAT"



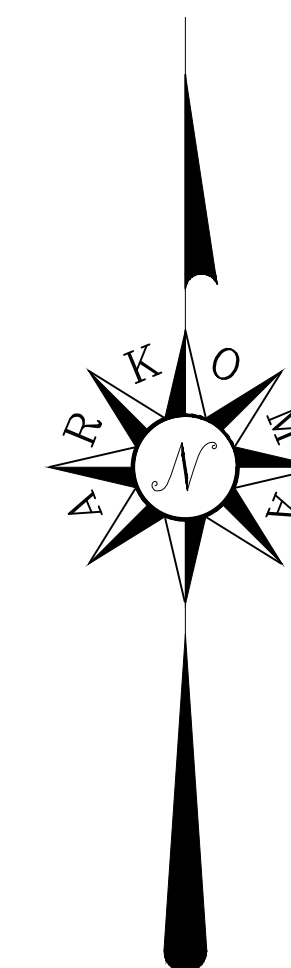
-VICINITY MAP-  
(No scale)

**-LEGEND-**

	= Subject Subdivision Property Line
	= Section Line
	= Shamrock Addition #S-34
	= Shamrock Addition #S-3
	= Shamrock Addition #S-2
	= Shamrock Addition #S-10
	= Shamrock Addition #S-11

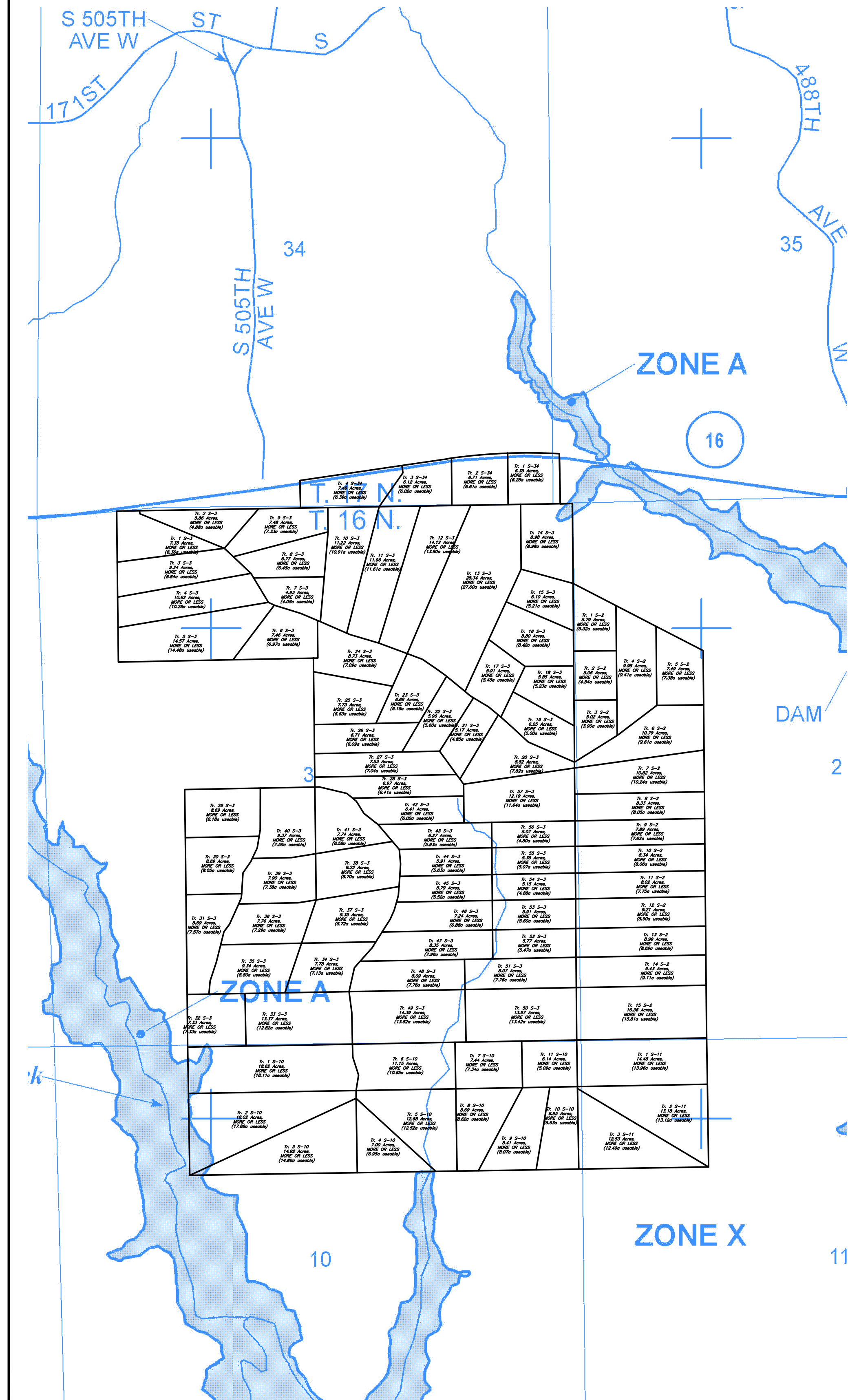
**-BREAKDOWN-**

Total Tracts = 90
Smallest Tract = 4.93 Acres
Largest Tract = 28.34 Acres



-FEMA MAP OVERLAY-  
(No scale)

**FLOOD STATEMENT:**  
 - 797.07 ACRES OF THIS PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).  
 - 6.37 ACRES OF THIS PROPERTY IS LOCATED WITHIN "ZONE A" (NO BASE FLOOD ELEVATION DETERMINED).  
 - FIRM PANEL NUMBER 40121C0050E  
 - EFFECTIVE DATE: 12/22/2010  
 - THE FLOOD ZONE DETERMINATION FOR THIS PROPERTY WAS MADE BY GRAPHIC PLOTTING ONLY.



NO.	REVISION	DATE	BY	APPR.

Survey Requested By:  
**PIONEER REALTY**  
Creek County, OK

**ARKOMA** SURVEY & MAPPING BY:  
ARKOMA SURVEYING AND MAPPING, PLLC  
1716461-9711 P.O. Box 128  
918445-5030 law Wagoner, OK 74478 EXP. 04-30-24

SURV. BY: A.M. 02/21/2023 DRAW. NO.: 10-503  
 DRAWN BY: J.K. 10/12/2023 DRAW. NO.: 10-503-SUB  
 APPR. BY: LM/ZD SHEET SIZE: 24" x 36" SHEET 1 OF 8

# SHAMROCK

A Subdivision of 803.44 Acres, consisting of 5 additions, in a part  
of Section 34, T17N-R7E and Sections 2, 3,  
10 & 11, T16N-R7E, Creek County, OK

## "FINAL PLAT"

### DEED OF DEDICATION AND RESTRICTIVE COVENANTS

#### -DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SHAMROCK HOMEOWNERS ASSOCIATION

This Declaration is made this 12th day of July, 2023, by the undersigned for the purpose of providing an orderly development of the hereinafter described property and for the purpose of providing adequate restrictive covenants and bylaws for the benefit of the Declarant and its successors in title to the property.

The property which is the subject of the Declaration (the "Property") is described more particularly within Exhibit "A" attached hereto. The Declarant is the sole owner of the Property. The Declarant desires to subject the Property, and the Tracts located therein that are separately identified and described within Exhibit "A" attached hereto (the "Tracts"), to this Declaration.

The covenants, conditions and restrictions set forth herein shall run with the Property and shall be binding on all successors in title, and any person, corporation, trust, partnership, or other legal entity whatsoever who may hereafter own an interest in the Property, either directly or indirectly, through subsequent transfers, or in any manner whatsoever, by operation of law or otherwise.

Therefore, the Declarant does hereby impose the following covenants, conditions and restrictions on the Property, and does hereby declare that the Property shall be held, sold and conveyed subject to such covenants, conditions and restrictions.

1. No Tract, 10-acres in size or less, shall have more than one (1) residence, home, living quarters, etc. No Tract, that is 10+ acres in size, shall have more than two (2) residence, homes, living quarters, etc. No Tract shall be subdivided into more than one building plot.
  - a. Temporary single-family residence such as Recreational Vehicles, Travel Trailers, Fifth Wheels, and Motorhomes are allowed as long as permanent single-family residence has begun construction within one (1) year of closing date. Permanent single-family residence should be complete within 2 years of closing date. No temporary single-family residence shall be located on any Lot nearer than One Hundred feet (100') from the center line of the road. A tent or similar temporary housing does not meet the declaration minimum requirements for a temporary single-family residence.
2. The minimum square footage for all residential dwellings on a Tract shall be 800 square feet. No Structure shall be located on any Tract nearer than seventy feet (70') from the center line of the road.
3. Mobile Homes are allowed as long as they have skirting, front porch, and must 15 years old or newer when installed.
4. One guest house provided; no cooking facilities are provided at this house.
5. Any property located within a FEMA Flood Zone must contact and receive approval from the Creek County Flood Administrator prior to constructing on such property.
6. Non-Residential structures are permitted (shops, barns, metal buildings, greenhouses); however, the maximum square footage shall not exceed ten thousand (10,000) square feet total for all structures combined.
7. No commercial signage, other than real estate signs, may be displayed at any point on personal Tracts or land.
8. Swimming pools are allowed so long as they are behind residential dwellings.
9. Livestock will be restricted to one (1) livestock animal per one acre within a Tract. Livestock is defined as horses, mares, mules, jacks, jennies, colts, cows, calves, yearlings, bulls, sheep, goats, lambs, kids, hogs, and pigs.
10. Fowl will be restricted to seven (7) fowl per acre owned.
11. Each owner of a Tract shall keep their Tract clean and free at all times from all litter, debris, junk, trash or unsightliness. Any articles considered to be unsightly or junky shall be kept within an out-building or placed on the back 60' of the property line. "Unsightly" is to be determined by a simple majority of all landowners whose property is within 1,500' of subject property.
12. Each Tract owner shall pay road maintenance assessments of \$200.00 per year. Owners of Tracts one (1) through four (4) are exempt from paying the road maintenance. In addition, each Tract and such Tract owner is and shall be subject to the certain BY-LAWS OF SHAMROCK HOMEOWNERS ASSOCIATION following or thereafter amended, as applicable, with respect to the SHAMROCK HOMEOWNERS ASSOCIATION Declaration of Covenants, Conditions and Restriction's.
13. Irrespective of any specified form of notice contained within this Declaration, the Bylaws, or rules, the Association may provide written notice by means of an electronic transmission, provided that the electronic transmission shall either set forth or be submitted with information from which it can be determined that the electronic transmission was authorized by the Tract Owner, Member, proxy holder, or other person to whom it is directed.
14. Amendment. This Declaration may be amended by Declarant at any time for any purpose in the sole discretion of the Declarant for so long as Declarant holds title to any property subject to this Declaration. Thereafter, this Declaration may be amended by the owners holding title to a majority of the Tracts, voting in person or by written proxy at a meeting duly called and held for that purpose, and any such amendment shall become effective upon the filing, with the office of the County Clerk of Creek County, Oklahoma, of an instrument in writing setting forth such amendment and duly executed and acknowledged by the President of the Association, as the act and deed of the Association, and attested by the Secretary thereof.
15. Enforcement. The Association, or any Tract owner, shall have the right to enforce, by any proceeding, at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration and/or the Bylaws. Failure by the Board or any Tract owners to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. In any action relating to the Declaration and/or Bylaws, the prevailing party shall be entitled to an award of their attorney's fees and costs.
16. In addition, each Tract and such Tract's owner is and shall be subject to the BY-LAWS OF SHAMROCK HOMEOWNERS ASSOCIATION following or thereafter amended, as applicable, with respect to the SHAMROCK Declaration of Covenants, Conditions and Restrictions.

#### PURPOSES AND BY-LAWS OF THE ASSOCIATION

The purposes for which the SHAMROCK HOMEOWNERS ASSOCIATION (the Association), whether incorporated or otherwise, is hereby created and formed are hereinabove set forth as well as hereinafter described and shall be governed by the by-laws, rules and regulations set forth herein or as hereinafter adopted by the Board of Directors/Trustees of the Association.

1. Regular meetings. A regular meeting of the members shall be held by the Association at least once a year for the purpose of electing a Board of Directors/Trustees and transacting such other business as may come before the meeting. The date of the first meeting will be determined by the Declarant.
    - (a) Notice of regular meeting. Notice of each regular meeting of the members shall be given. Such notice must state the time and place of the meeting, and that the purpose thereof are the election of a Board of Directors/Trustees and the transaction of such other business as may come before the meeting, a copy thereof shall be mailed to each member of the Association; such notices shall be deposited in the post office with postage prepaid, at least 15 days prior to the time for holding such meeting.
    - (b) Special meetings. Except where otherwise prescribed by law or elsewhere in these restrictions and covenants, a special meeting of the members may be called at any time by the President, or by the Board of Directors/Trustees or by members of the Association having no less than ten votes.
    - (c) Notice of special meetings. Notice of each special meeting of the members shall be given. Such notices must state the time and place of the meeting, and the business to be transacted at the meeting; a copy thereof shall be mailed to each member of the Association; such notice shall be deposited in the post office with postage prepaid, at least 10 days prior to the time for holding such meeting.
    - (d) Place of meeting. All meetings shall be held in Creek County, Oklahoma, preferably within the addition.
  2. Number. The Association powers, business and property, both real and personal, shall be exercised, conducted and controlled by a Board of Directors/Trustees of three members. The Board of Directors may also be known as a Board of Trustees and the use of directors and/or trustees shall be synonymous.
    - (a) Election. The trustees or directors shall be elected annually at the regular annual meeting of the members from the membership of the Association, commencing the same year the Declarant appoints the initial Board of Directors from the membership of the Association. The initial directors, upon the commencement of the Association, shall be appointed by the Declarant. The individuals who own interests in the Declarant shall be eligible for this office.
    - (b) Vacancies. Vacancies in the Board of Directors shall be filled by the other directors in office; and such persons shall hold office until the election of their successor by the members.
- Any director who ceases to be a member or who breaches or becomes in default of any Tract or agreement with the Association, or who as an owner of property and/or a residence breaches becomes in default of this Declaration, shall cease to be a member of the board as soon as a majority of the board passes a resolution to such effect. The vacancy caused thereby shall be filled by the directors.
- (c) First meeting of directors or trustees. Immediately after each election of directors the newly elected directors shall hold a regular meeting and shall elect a president, a vice president, and a secretary and treasurer, and transact any other business deemed necessary.
  - (d) Regular meetings of trustees. In addition to the special meetings mentioned, a regular meeting of the board of directors or trustees shall be held in Creek County, Oklahoma, at such time and place as the board may direct, but not less than every six months.
  - (e) Special Meetings. A special meeting of the board of directors shall be held whenever called by the president or by a majority of the directors. Any and all business may be transacted at a special meeting. Each call for a special meeting shall be in writing, signed by the person or persons making the same, addressed and delivered to the secretary, and shall state the time and place of the meeting.
  - (f) Notice of regular or special meetings. Notice of regular or special meetings shall be mailed to each director at least 10 days prior to the time set for the meeting unless specifically waived.
  - (g) Quorum. Two directors shall constitute a quorum of the board at all meetings and the affirmative vote of at least two directors shall be necessary to pass any resolution or authorize any Association Act.
  - (h) Compensation. Each member of the board of directors shall receive no compensation but may by resolution be refunded any actual expenses incurred in the performance of the duties and obligations as such on behalf of the Association.

(Continued Top Right)

(Continued from bottom left.)

3. Powers of Directors or Trustees. The Directors/Trustees shall have the power:
  - (a) To call special meetings of the members when they deem it necessary, and they shall call a meeting any time upon the written request of 10 of the members of the Association.
  - (b) To appoint and remove at pleasure, all officers, agents, and employees of the Association, prescribe their duties, fix their compensation and require from them, if advisable, security for faithful service.
  - (c) To select one or more banks to act as depository of the funds of the Association and determine the manner of receiving, depositing and disbursing the funds and the form of checks and the person or persons by whom same shall be signed, with the power to change such banks and the person or persons signing said checks and the forms thereof at will, provided all withdrawals shall require the signature of not less than two officers of the Association.
  - (d) To conduct, manage and control the affairs and business of the Association and to make rules and regulations for the guidance of the officers and management of its affairs.
  - (e) To control, maintain, manage and improve the Drainage Channels as well as the common Private Roads within the property as hereinbefore described, and to enforce all covenants contained herein and applicable to said addition for the maintenance, assessment and the collection as well as the enforcement of collection thereof against all persons and property liable therefore, as specifically provided in these covenants and restrictions.
4. Duties of Directors or Trustees. It shall be the duty of the board of directors or trustees:
  - (a) To keep a complete record of all its acts and of the proceedings of its meetings, and to present a full statement at the regular meetings of the members, showing in detail the condition of the affairs of the Association.
  - (b) To determine the maintenance assessment or assessments, to collect same as well as enforce legal proceedings if necessary, the collection of the same against all persons or property liable, therefore.
  - (c) To control, maintain, manage, and improve as determined reasonable and necessary for the preservation, upkeep as well as the natural protection and convenience of all members of the Association of the Drainage Channels and the common Private Roadways within said addition.
  - (d) To do all things necessary and incidental to the keeping and carrying out of the purposes, affairs and interests of the Association.
  5. The officers of the Association shall be a president, vice president, secretary and treasurer, together with any other administration officers which the board of directors may see fit in its discretion to provide for by resolution entered upon its minutes.
  6. The President. If at any time the president shall be unable to act, the vice president shall take his/her place and perform his/her duties; and if the vice president shall be unable to act, the board
    - (a) shall sign, as president on behalf of the Association, all Lots and instruments which have been first approved by the Board of Directors/Trustees.
    - (b) shall sign, as president on behalf of the Association, all Lots and instruments which have been first approved by the Board of Directors/Trustees.
    - (c) shall call the directors together whenever he/she deems it necessary, and subject to the majority vote of the directors, shall discharge such other duties as may be required of him/her by these by-laws or by the board.
  7. Secretary and Treasurer. It shall be the duty of the secretary and treasurer:
    - (a) To keep record of the proceedings of the meeting of the board of directors and of the members.
    - (b) To affix his/her signature, together with any Association seal if one is adopted by the board of directors, in attestation of all record, Tracts, and other papers requiring such seal and/or attestation.
    - (c) To keep a proper membership book, showing the name and addresses of each member of the Association, the number of votes of such member, the effective membership, cancellation, or transfer.
    - (d) To keep a record of all assessments, the name and address of the person(s) liable therefore, as well as a description of the real property against which such assessments constitute a lien, and all payments thereof or made thereon.
    - (e) To receive and deposit all funds of the Association, to pay out funds as authorized by the Board of Directors, and account for all receipts, disbursements, and balance on hand.
    - (f) To furnish a bond in such form and in such amount as the board of directors may from time to time require, if any.
    - (g) To discharge such other duties as pertain to his/her, office or may be prescribed by the board of directors.
    - (h) To mail all notices of meeting as required by the by-laws.

IN WITNESS WHEREOF, the undersigned owner has caused this instrument to be executed by

Seth Koenig its Manager, at Del City, Oklahoma this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

SHAMROCK LAND, LLC  
P.O. BOX 15329  
DEL CITY, OK 73155

By: \_\_\_\_\_  
Its: Seth Koenig, Manager

#### LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF OKLAHOMA )  
) SS:  
OKLAHOMA COUNTY )

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_, personally appeared \_\_\_\_\_ as manager of SHAMROCK LAND, LLC to me known to be the identical person who executed the within and foregoing Declaration, and acknowledged to me that they executed the same as their free and voluntary act and deed, and as the free and voluntary act and deed of the Declarant for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.


My Commission expires: \_\_\_\_\_

My Commission number is: \_\_\_\_\_

Notary Public \_\_\_\_\_

NO.	REVISION	DATE	BY	APPR.

Survey Requested By:  
**PIONEER REALTY**  
Creek County, OK

	<b>ARKOMA SURVEYING AND MAPPING, PLLC</b> 018465-9711 P.O. Box 238 018465-9020 Del City, OK 74018 emp. 2015 5-20-24	<small>SURVEY &amp; MAPPING BY:</small>
SURY: BY: A.M. 02/21/2023		DRAW. NO.: 10-503
DRAWN BY: J.K. 10/12/2023		DRAW. NO.: 10-503-SUB
APPR. BY: LM/ZD		SHEET SIZE: 24" x 36"   SHEET 2 OF 8

# SHAMROCK

A Subdivision of 803.44 Acres, consisting of 5 additions, in a part  
of Section 34, T17N-R7E and Sections 2, 3,  
10 & 11, T16N-R7E, Creek County, OK

## "FINAL PLAT"

### OWNERS DEDICATION CERTIFICATE:

We/I, legal owners/owner of the property described herein, certify that we have caused to be surveyed, subdivided and platted into lots and roadways the area described as follows:

#### PROPERTY DESCRIPTIONS:

A tract of land containing 803.44 acres, more or less, in a part of Section 34, Township 17 North, Range 7 East, and Sections 2, 3, 10 & 11, Township 16 North, Range 7 East, of the Indian Meridian, Creek County, Oklahoma, being more particularly described as follows:

#### Shamrock Addition #S-34:

All that part of the South Half of the Southeast Quarter (S/2-SE/4) lying South of the Southern State Highway No. 16 Right-of-Way, containing 26.67 acres, more or less, in Section 34, Township 17 North, Range 7 East, of the Indian Base and Meridian, Creek County, Oklahoma, being more particularly described as follows:

BEGINNING at a 1/2" Iron Rod w/Orange LS1551 Cap at the Southwest Corner of the SE/4 of said Section 34; Thence N01°02'18"W, along the West line of the SE/4, a distance of 282.60 feet to a Set 1/2" Iron Rod w/Arkoma CAS348 Cap on the South Right-of-Way of State Hwy 16; Thence N81°40'24"E, along said Right-of-Way, a distance of 1526.89 feet to a Set 1/2" Iron Rod w/Arkoma CAS348 Cap; Thence continuing along said Right-of-Way, Northeasterly along a Curve to the right with an Arc Length of 1142.78 feet, a Radius of 5669.60 feet, a Chord Bearing of N87°28'40"E and a Chord Length of 1140.85 feet to a Set 1/2" Iron Rod w/Arkoma CAS348 Cap on the East Line of the SE/4; Thence S01°04'19"E, along said East line, a distance of 509.68 feet to a Found 1/2" Iron Rod at the Southeast Corner of Section 34; Thence S89°02'38"W, along the South Line of Section 34, a dist. of 2655.43 feet to the Point of Beginning, said tract contains 26.67 Acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 27th day of March, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

#### Shamrock Addition #S-2:

The West Half of the Southwest Quarter (W/2-SW/4) and the Southwest Quarter of the Northwest Quarter (SW/4-NW/4) and a part of Lot 4, all in Section Two (2), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, being more particularly described as follows:

COMMENCING at a 1/2" Iron Rod with Orange Cap at the Northwest Corner of said Section 2, also being the NW Corner of said Lot 4; Thence S00°28'25"E, along the West Line of Lot 4, a dist. of 816.73 feet to a Set 1/2" Iron Rod w/Arkoma CAS348 Cap and being the point of BEGINNING; Thence S82°40'27"E a dist. of 1496.46' to a Set 1/2" Iron Rod w/Arkoma CAS348 Cap at the SE Corner of said Lot 4; Thence S88°57'35"W a dist. of 1323.81 feet to a Set 1/2" Iron Rod w/Arkoma CAS348 Cap at the SW Corner of said Lot 4; Thence N00°28'25"W along the West line of Lot 4 a distance of 711.01 feet to the Point of Beginning, said tract contains 131.25 acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 27th day of March, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

#### Shamrock Addition #S-3:

The East Half of the East Half of the Southeast Quarter (E/2-E/2-SE/4) of Section Three (3), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

The West Half of the East Half of the Southeast Quarter (W/2-E/2-SE/4) of Section Three (3), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

The Southeast Quarter of the Northeast Quarter (SE/4-NE/4) of Section Three (3), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

Lot One (1) a/k/a Northeast Quarter of the Northeast Quarter (NE/4-NE/4) of Section Three (3), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

The West Half of the Southeast Quarter (W/2-SE/4) of Section Three (3), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

The East Half of the Southwest Quarter (E/2-SW/4) of Section Three (3), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

Lot Two (2) aka the Northwest Quarter of the Northeast Quarter (NW/4-NE/4) and Lot Three (3) aka the Northeast Quarter of the Northwest Quarter (NE/4-NW/4) and the East 23.44 acres of Lot 4 (4) aka the Northwest Quarter of the Northwest Quarter (NW/4-NW/4) and the Southwest Quarter of the Northeast Quarter (SW/4-NE/4) of Section Three (3), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

#### Shamrock Addition #S-10:

The North Half of the Northeast Quarter (N/2-NE/4) of Section Ten (10), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

The Northeast Quarter of the Northwest Quarter (NE/4-NW/4) of Section Ten (10), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

#### Shamrock Addition #S-11:

The Northwest Quarter of the Northwest Quarter (NW/4-NW/4) of Section Eleven (11), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

We/I do hereby grant the indicated utility and access easements for construction and maintenance of said utilities and access. In all other respects, said roadway, utility and access easements are to be considered private property and part of the lots on which they lie.

### COUNTY TREASURER CERTIFICATE:

I, \_\_\_\_\_, Treasurer of Creek County, Oklahoma, hereby certify that all taxes due for the property described herein and shown hereon have been paid or cash deposit has been made in my office sufficient to cover said due taxes.

\_\_\_\_\_, 202\_\_\_\_, \_\_\_\_\_  
Creek County Treasurer

### DEQ APPROVAL:

The \_\_\_\_\_ Office of the Department of Environmental Quality has approved this plat for the use of \_\_\_\_\_ (Individual or Public) water systems and \_\_\_\_\_ (On Site or Public) sewer systems on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.

\_\_\_\_\_  
Environmental Program Specialist  
Department of Environmental Quality

### COUNTY COMMISSIONER APPROVAL:

The information contained herein and shown hereon has been approved this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by the Board of Creek County Commissioners.

- Roads will be maintained by the County.
- Roads will not be maintained by the County, provided however, that the County may agree to maintain the road(s) at some future date.

\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Member  
\_\_\_\_\_  
Member  
\_\_\_\_\_  
Attest

### -SURVEYOR'S NOTARY-

STATE OF OKLAHOMA - COUNTY OF CREEK

Before me, the undersigned Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, personally appeared \_\_\_\_\_, known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein set forth. Witness my hand and seal the day and year above written.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### -OWNER'S NOTARY-

STATE OF OKLAHOMA - COUNTY OF CREEK

Before me, the undersigned Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, personally appeared \_\_\_\_\_, known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein set forth. Witness my hand and seal the day and year above written.

My commission expires \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

### -FINAL PLAT CERTIFICATE OF APPROVAL-

I hereby certify that this plat was approved by creek county. ON \_\_\_\_\_

BY \_\_\_\_\_

This approval is void if the above signature is not endorsed by the county manager or county clerk.

BY \_\_\_\_\_

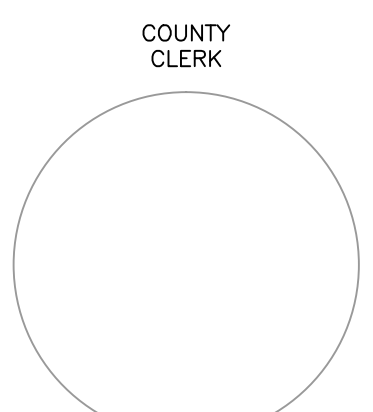
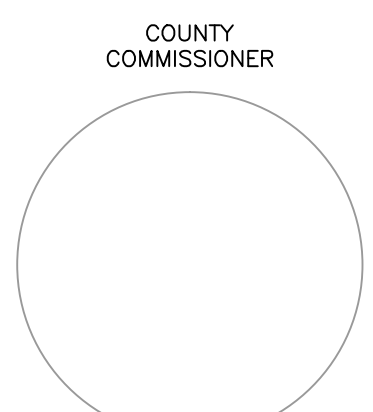
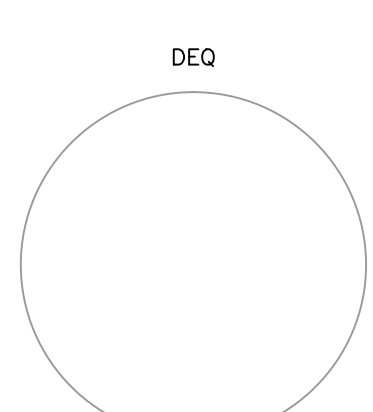
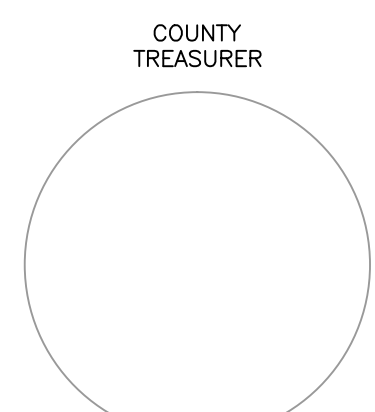
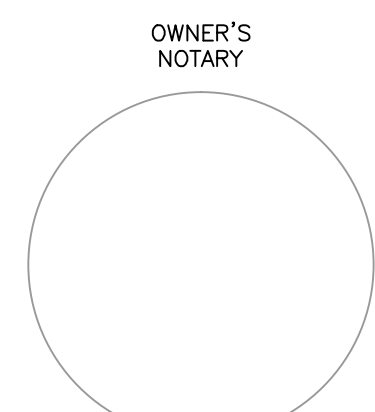
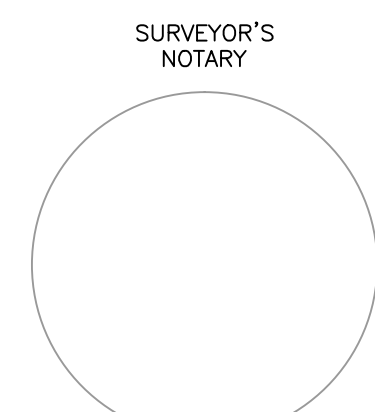
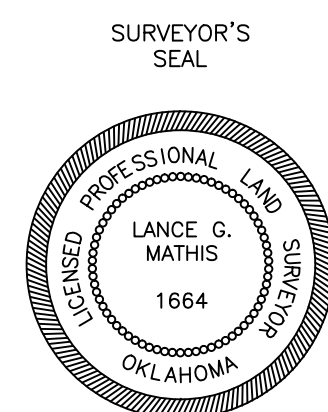
### FLOOD STATEMENT:

- 797.07 ACRES OF THIS PROPERTY IS LOCATED IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).  
- 6.37 ACRES OF THIS PROPERTY IS LOCATED WITHIN "ZONE A" (NO BASE FLOOD ELEVATION DETERMINED).  
- FIRM PANEL NUMBER 40121C0050E  
- EFFECTIVE DATE: 01/22/2010  
- THE FLOOD ZONE DETERMINATION FOR THIS PROPERTY WAS MADE BY GRAPHIC PLOTTING ONLY.

### SURVEYORS CERTIFICATION:

This is to certify that this Plat of Survey represents the results of a survey made on-the-ground, performed under the supervision of the undersigned, at the request of Jacob Floyd with Pioneer Realty, and further, that this Survey was made in compliance with the Minimum Standards for Land Surveying in Oklahoma.

LANCE G. MATHIS L.P.L.S. #1664



NO.	REVISION	DATE	BY	APPR.

Survey Requested By:  
**PIONEER REALTY**  
Creek County, OK

SURVEY & MAPPING BY:  
**ARKOMA SURVEYING AND MAPPING, PLLC**  
018465-5030 P.O. Box 238  
Wilton, OK 74078 EXP. 05/31/24

SURV. BY: A.M. 02/21/2023 DRAW. NO.: 10-503  
DRAWN BY: J.K. 10/12/2023 DRAW. NO.: 10-503-SUB  
APPR. BY: LM/ZD SHEET SIZE: 24" x 36" SHEET 3 OF 8

SHAMROCK SUBDIVISION  
"ADDITION #S-34"  
(SHEET 4 OF 8)

# SHAMROCK

## ADDITION #S-34

A Subdivision of 26.67 Acres, in a part  
of S/2-SE/4 Sections 34, T17N-R7E, Creek County, OK

"FINAL PLAT"

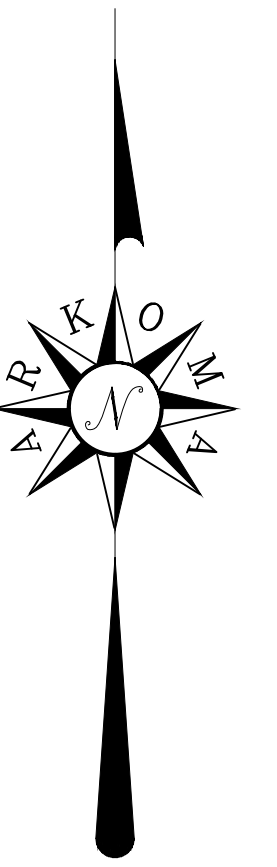
-BREAKDOWN-

Total Tracts = 4  
Smallest Tract = 6.12 Acres  
Largest Tract = 7.49 Acres



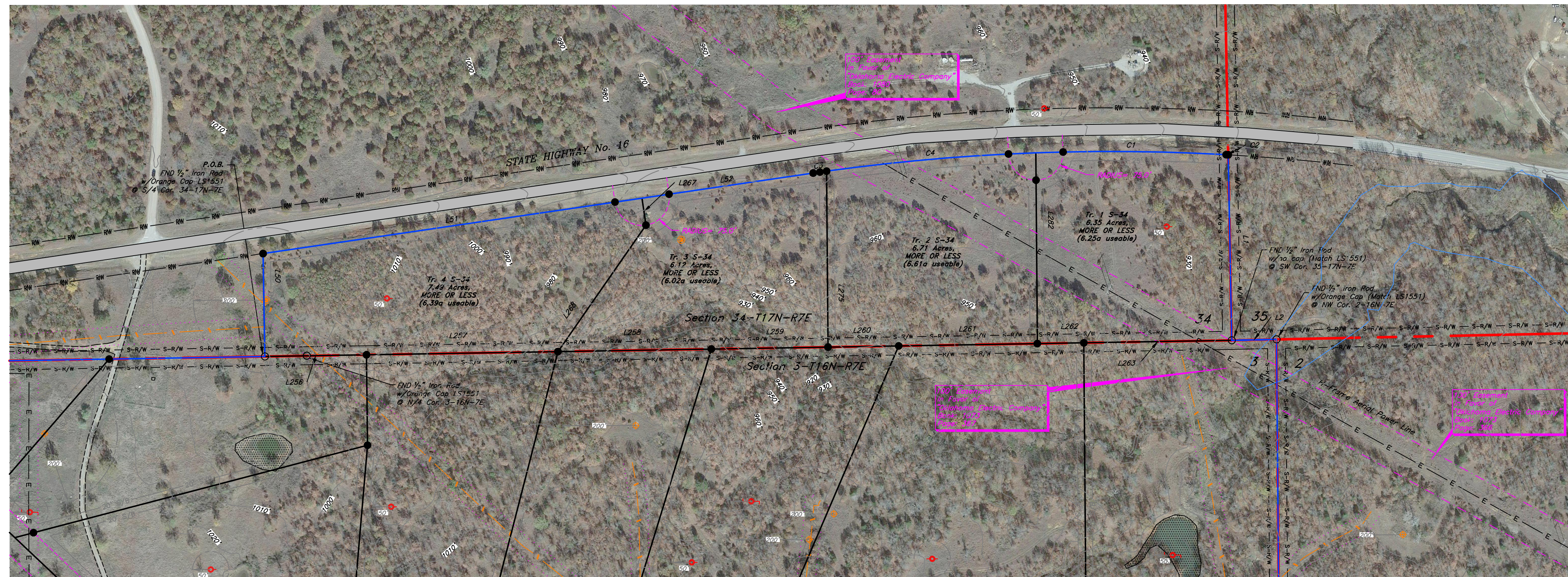
BASIS OF BEARINGS:  
GRID NORTH - NAD 83  
STATE PLANE - OK NORTH ZONE  
SCALE: 1" = 200'

CONTOUR INTERVAL = 10'



CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	522.94'	5669.60'	522.75'	S89°26'52"E
C2	5.68'	5669.60'	5.68'	S86°46'36"E
C3	37.13'	5669.60'	37.13'	N8°33'27"E
C4	577.05'	5669.60'	576.80'	N84°59'39"E

LINE	BEARING-DISTANCE
L1	S01°04'19"E-509.68'
L2	N88°48'57"E-123.28'
L3	N01°02'18"W-282.60'
L4	N81°40'54"E-1051.80'
L5	N81°40'00"E-475.19'
L6	N89°02'58"E-279.04'
L7	N89°02'58"E-525.80'
L8	N89°02'58"E-421.40'
L9	N89°02'58"E-320.50'
L10	N89°02'58"E-194.07'
L11	N89°02'58"E-380.95'
L12	N89°02'58"E-127.56'
L13	N89°02'58"E-406.11'
L14	S08°18'47"E-74.95'
L15	S34°50'51"W-423.08'
L16	N02°28'25"W-483.13'
L17	N02°28'25"W-523.87'



#S-34 EASEMENTS

BOOK:	PAGE:
129	235
449	1617
449	1618
280	586
440	570
452	300
696	426
696	427
696	428
892	184
948	251
340	2033
256	989
402	205
402	220
532	755
560	1
772	405
428	775
273	1752
261	56
342	1339
506	1935
1293	548

-NOTE-  
If easements are not on sketch, the easement is either a blanket easement or there is not enough information on the deed to accurately sketch.

PROPERTY DESCRIPTION:

Shamrock Addition #S-34:  
All that part of the South Half of the Southeast Quarter (S/2-SE/4) lying South of the Southern State Highway No. 16 Right-of-Way, containing 26.67 acres, more or less, in Section 34, Township 17 North, Range 7 East, of the Indian Base and Meridian, Creek County, Oklahoma, being more particularly described as follows:

BEGINNING at a 1/2" Iron Rod w/Orange LS1551 Cap at the Southwest Corner of the SE/4 of said Section 34; Thence N01°02'18"W, along the West line of the SE/4, a distance of 282.60 feet to a Set 1/2" Iron Rod w/Arkoma CAS348 Cap on the South Right-of-Way of State Hwy 16; Thence N81°40'24"E, along said Right-of-Way, a distance of 1526.99 feet to a Set 1/2" Iron Rod w/Arkoma CAS348 Cap; Thence continuing along said Right-of-Way, Northeastly along a Curve to the right with an Arc Length of 1142.78 feet, a Radius of 5669.60 feet, a Chord Bearing of N87°25'40"E and a Chord Length of 1140.95 feet to a Set 1/2" Iron Rod w/Arkoma CAS348 Cap on the East Line of the SE/4; Thence S01°04'19"E, along said East line, a distance of 509.68 feet to a Found 1/2" Iron Rod at the Southeast Corner of Section 34; Thence S89°02'38"W, along the South Line of Section 34, a dist. of 2655.43 feet to the Point of Beginning, said tract contains 26.67 Acres, more or less.

The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 27th day of March, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

-LEGEND-

	Subject Subdivision Property Line		Found Monument
	Lots Lines		Set 1/2" Iron Rod w/Arkoma C.A. #5348 Cap
	20' Setback Line		Active Well
	25' Setback Line		Plugged & Abandoned Well
	Proposed Road & Utility Easements (90' Total)		Orphaned Well
	Deeded Easements		No Evidence of Well
	Assumed 50.0' Easements (No deed information)		
	Statutory Right-of-Way (49.50' Total)		
	Existing Trail Roads		
	Existing Pipeline		
	FEMA Panel 40037C0225D - Floodplain		
	1010' Contour Line (10' Interval)		

FLOOD STATEMENT:

-This property is located within "Zone X"  
(Areas determined to be outside the 0.2% annual chance floodplain).  
-Firm Panel Number 40037C0225D  
-Effective Date: 05/18/2009  
-The Flood Zone Determination for this property was made by graphic plotting only.

NO.	REVISION	DATE	BY	APPR.

Survey Prepared By:  
**PIONEER REALTY**  
Creek County, OK

ARKOMA SURVEYING AND MAPPING, PLLC  
19146-0171 P.O. Box 238  
Muskogee, OK 74478

SURV. BY: A.M. 02/21/2023 DRAW. NO.: 10-503  
DRAWN BY: J.K. 10/12/2023 DRAW. NO.: 10-503-SUB  
APPR. BY: LM/ZD SHEET SIZE: 24" X 36" SHEET 4 OF 8



# SHAMROCK

## ADDITION #S-2

A Subdivision of 131.25 Acres, in a part  
of W/2-W/2 Section 2, T16N-R7E, Creek County, OK

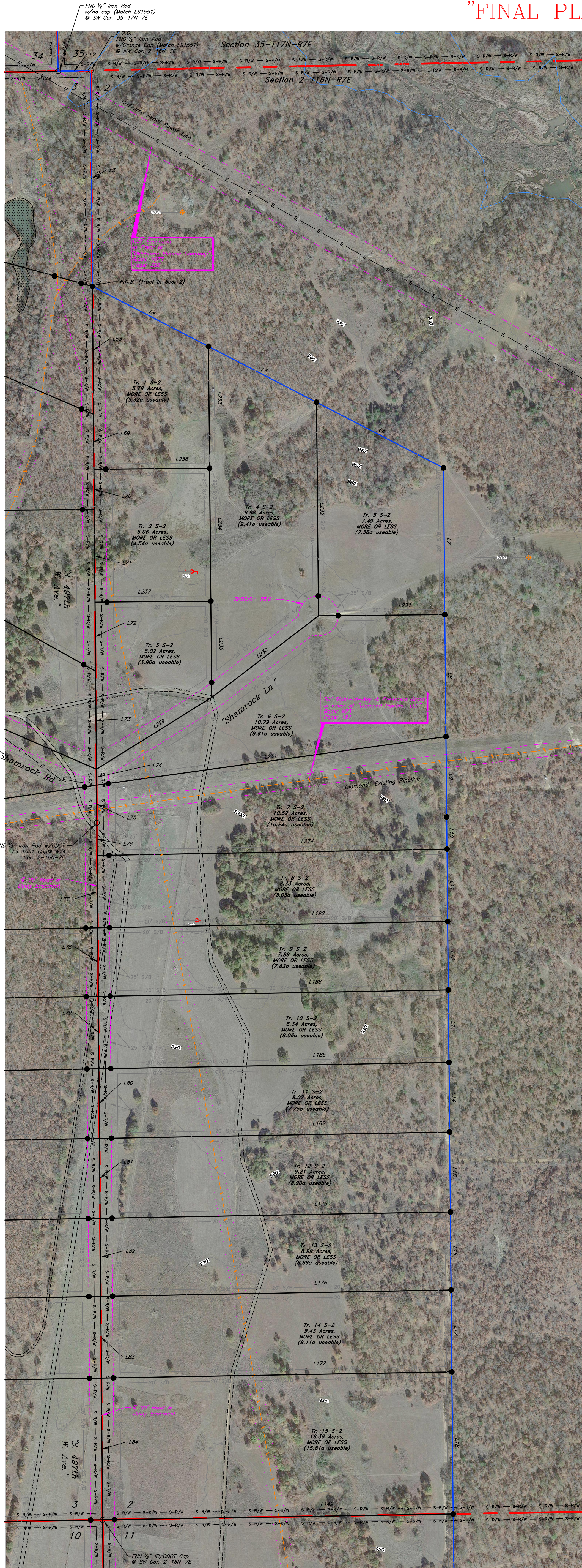
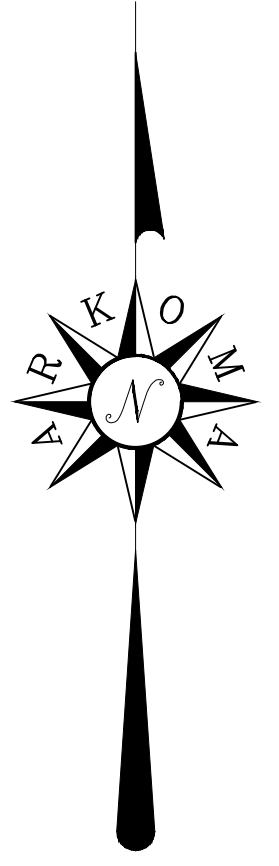
"FINAL PLAT"

-BREAKDOWN-	
Total Tracts =	15
Smallest Tract =	5.02 Acres
Largest Tract =	16.36 Acres



BASIS OF BEARINGS:  
GRID NORTH - NAD 83  
STATE PLANE - OK NORTH ZONE  
SCALE: 1" = 200'

CONTOUR INTERVAL = 10'



LINE	BEARING-DISTANCE
L1	N89°49'57"E-123.09'
L2	S00°28'25"E-816.73'
L3	S62°40'27"E-494.71'
L4	S62°40'27"E-460.54'
L5	S62°40'27"E-541.21'
L6	S00°31'52"E-555.08'
L7	S00°31'52"E-461.56'
L8	S00°31'52"E-304.06'
L9	S00°31'52"E-274.06'
L10	S00°31'52"E-273.78'
L11	S00°31'52"E-259.32'
L12	S00°31'52"E-263.50'
L13	S00°31'52"E-302.51'
L14	S00°31'52"E-295.26'
L15	S00°31'52"E-310.93'
L16	S00°31'52"E-337.60'
L17	S00°28'25"E-208.12'
L18	S00°28'25"E-152.29'
L19	S00°28'25"E-350.65'
L20	S00°28'25"E-261.53'
L21	S00°28'25"E-371.03'
L22	S00°28'25"E-60.00'
L23	S00°28'25"E-142.50'
L24	S00°28'19"E-233.94'
L25	S00°28'19"E-259.32'
L26	S00°28'19"E-274.07'
L27	S00°28'19"E-283.50'
L28	S00°28'19"E-302.52'
L29	S00°28'19"E-295.26'
L30	S00°28'19"E-309.92'
L31	S00°28'19"E-316.94'
L32	N89°02'41"E-1327.85'
L33	N89°59'10"E-1327.31'
L34	N89°57'04"E-1326.99'
L35	N89°57'04"E-1326.69'
L36	N89°57'04"E-1326.38'
L37	N89°57'04"E-1326.10'
L38	N89°57'04"E-1325.82'
L39	N89°57'04"E-1325.55'
L40	N89°04'46"E-514.52'
L41	N89°37'19"E-508.81'
L42	N89°28'06"E-478.49'
L43	S00°31'52"E-807.98'
L44	S00°31'52"E-461.22'
L45	S00°31'52"E-592.94'
L46	S00°31'52"E-364.14'
L47	N89°31'35"E-438.08'
L48	N89°31'35"E-438.58'
L49	S88°57'04"W-1325.23'
L50	N82°05'28"E-1336.00'

#S-2 EASEMENTS

BOOK:	PAGE:
249	59
453	469
449	1617
449	1618
428	715
429	1167
506	1935
532	755
538	1977
560	1
248	272
452	334
864	442
1084	393
31	184
34	664
256	989
294	80
255	222
1200	116
259	73
340	303
351	248
481	596
722	359
187	1680
359	1817
625	712
272	411
338	159

-NOTE-  
If easements are not on sketch, the easement is either a blanket easement or there is not enough information on the deed to accurately sketch.

-LEGEND-			
	Subject Subdivision Property Line		Found Monument
	Lots Lines		Set 1/2" Iron Rod w/Arkoma C.A. #5348 Cap
	20' Setback Line		Active Well
	25' Setback Line		Plugged & Abandoned Well
	Proposed Road & Utility Easements (90' Total)		Orphaned Well
	Deeded Easements		No Evidence of Well
	Assumed 50.0' Easements (No deed information)		
	Statutory Right-of-Way (49.50' Total)		
	Existing Trail Roads		
	Existing Pipeline		
	FEMA Panel 40037C0225D - Floodplain		
	Contour Line (10' Interval)		

**FLOOD STATEMENT:**  
-This property is located within "Zone X"  
(Areas determined to be outside the 0.2% annual chance floodplain).  
-Firm Panel Number 40037C0225D  
-Effective Date: 05/18/2009  
-The Flood Zone Determination for this property was made by graphic plotting only.

PROPERTY DESCRIPTION:

**Shamrock Addition #S-2:**  
The West Half of the Southwest Quarter (W/2-SW/4) and the Southwest Quarter of the Northwest Quarter (SW/4-NW/4) and a part of Lot 4, all in Section Two (2), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, with the part of Lot 4 being more particularly described as follows:  
COMMENCING at a 1/2" Iron Rod with Orange Cap at the Northwest Corner of said Section 2, also being the NW Corner of said Lot 4; Thence S00°28'25"E, along the West Line of Lot 4, a dist. of 816.73 feet to a Set 1/2" Iron Rod w/Arkoma C.A. #5348 Cap and being the point of BEGINNING; Thence S62°40'27"E a dist. of 1496.46' to a Set 1/2" Iron Rod w/Arkoma C.A. #5348 Cap at the SE Corner of said Lot 4; Thence S88°57'35"W a dist. of 1325.81 feet to a Set 1/2" Iron Rod w/Arkoma C.A. #5348 Cap at the SW Corner of said Lot 4; Thence N00°28'25"W along the West line of Lot 4 a distance of 711.01 feet to the Point of Beginning, said tract contains 131.25 acres, more or less.  
The above description is composed under the supervision of Lance G. Mathis, L.P.L.S. #1664, on this 27th day of March, 2023, and has a Basis of Bearings of Grid North - NAD 83 - State Plane - OK North Zone.

NO.	REVISION	DATE	BY	APPR.

Survey Requested By:  
**PIONEER REALTY**  
Creek County, OK

ARKOMA SURVEYING AND MAPPING, PLLC  
010445-2111 P.O. Box 238  
010445-5332 for Houston, OK 74078  
OK CG #124

SURV. BY: A.M. 02/21/2023 DRAW. NO.: 10-503  
DRAWN BY: J.K. 10/12/2023 DRAW. NO.: 10-503-SUB  
APPR. BY: LM/ZD SHEET SIZE: 24" X 36" SHEET 6 OF 8

# SHAMROCK

## ADDITION #S-10

A Subdivision of 120.04 Acres, being the N/2-NE/4 and the NE/4-NW/4 of Section 10, T16N-R7E, Creek County, OK

"FINAL PLAT"

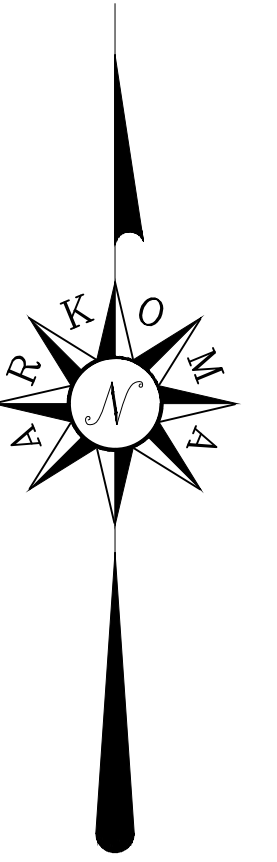
**-BREAKDOWN-**

Total Tracts = 11  
Smallest Tract = 6.14 Acres  
Largest Tract = 17.88 Acres

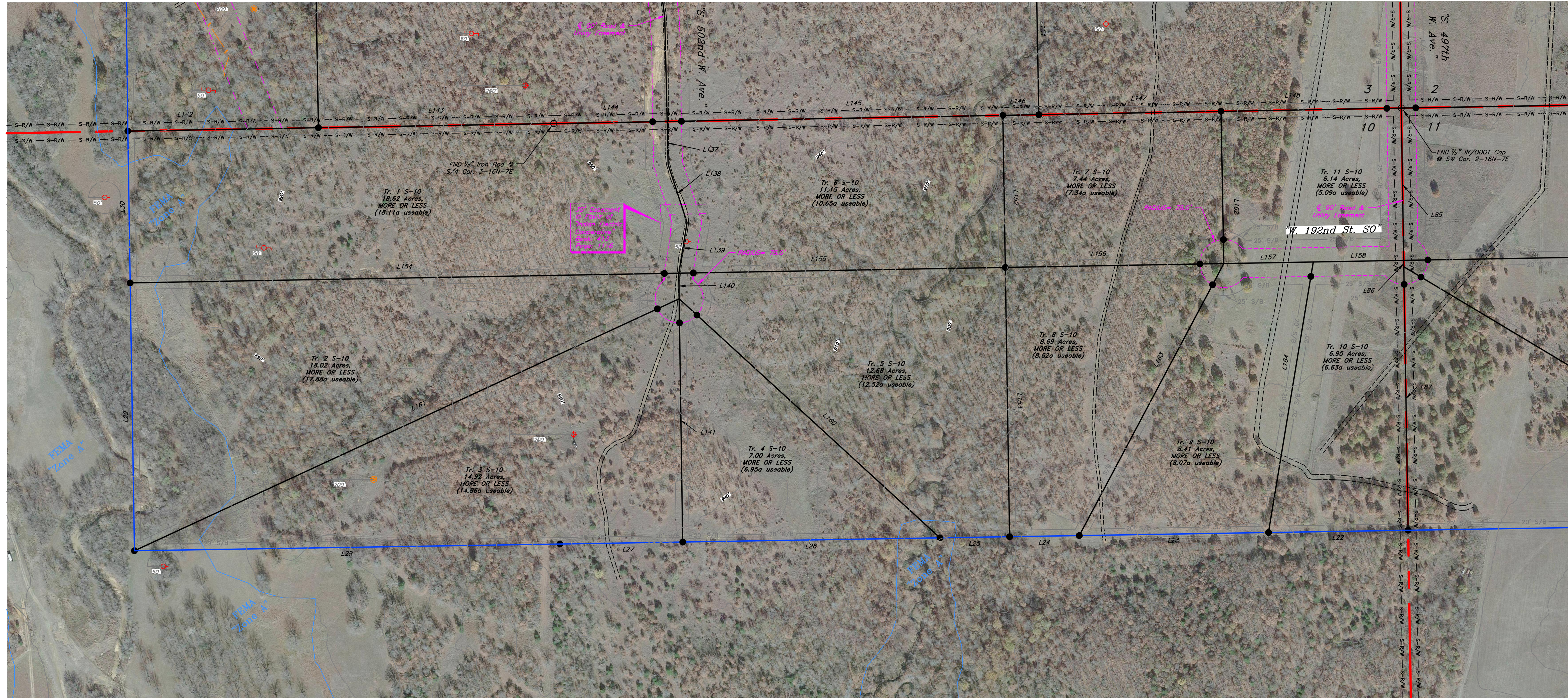


BASIS OF BEARINGS:  
GRID NORTH - NAD 83  
STATE PLANE - OK NORTH ZONE  
SCALE: 1" = 200'

CONTOUR INTERVAL = 10'



LINE	BEARING-DISTANCE
L22	S89°04'23"W-436.06'
L23	S89°04'23"W-580.89'
L24	S89°04'23"W-217.46'
L25	S89°04'23"W-217.46'
L26	S89°04'23"W-803.35'
L27	S89°04'23"W-383.62'
L28	S89°04'23"W-1326.33'
L29	N00°54'09"W-836.61'
L30	N00°54'09"W-474.26'
L86	S00°55'34"E-475.88'
L87	S00°55'34"E-20.06'
L88	S00°55'34"E-822.98'
L137	S01°20'49"E-134.35'
L138	S17°56'52"E-180.74'
L139	S09°12'20"W-160.21'
L140	S00°50'07"E-80.00'
L141	S00°50'07"E-759.61'
L142	N88°59'10"E-595.08'
L143	N88°59'10"E-734.79'
L144	N88°57'04"E-354.43'
L145	N88°57'04"E-1048.12'
L146	N88°57'04"E-112.59'
L147	N88°57'04"E-568.98'
L148	N88°57'04"E-562.69'
L151	S01°20'49"E-336.91'
L152	S00°55'34"E-475.12'
L153	S00°55'34"E-841.16'
L154	N88°59'10"E-1713.13'
L155	N88°59'10"E-1019.48'
L156	N88°59'10"E-682.58'
L157	N88°59'10"E-279.31'
L158	N88°59'10"E-282.52'
L160	S47°29'12"E-1104.73'
L161	N85°10'28"E-1874.04'
L162	S01°02'56"E-475.54'
L163	S07°29'05"W-962.10'
L164	S09°24'05"W-856.49'



**#S-10 EASEMENTS**

BOOK:	PAGE:
112	239
128	261
154	423
195	536
616	7
844	411
333	2085
365	1403
506	1935
449	1617
449	1618
532	755
538	1977
625	712
1200	109
625	650
418	1116

**-NOTE-**

If easements are not on sketch, the easement is either a blanket easement or there is not enough information on the deed to accurately sketch.

**PROPERTY DESCRIPTION:**

Shamrock Addition #S-10:  
The North Half of the Northeast Quarter (N/2-NE/4) of Section Ten (10), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

The Northeast Quarter of the Northwest Quarter (NE/4-NW/4) of Section Ten (10), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

**-LEGEND-**

	= Subject Subdivision Property Line		= Found Monument
	= Lots Lines		= Set 1/2" Iron Rod w/Arkoma C.A. #5348 Cap
	= 20' Setback Line		= Active Well
	= 25' Setback Line		= Plugged & Abandoned Well
	= Proposed Road & Utility Easements (90' Total)		= Orphaned Well
	= Deeded Easements		= No Evidence of Well
	= Assumed 50.0' Easements (No deed information)		
	= Statutory Right-of-Way (49.50' Total)		
	= Existing Trail Roads		
	= Existing Pipeline		
	= FEMA Panel 40037C0225D - Floodplain		
	= Contour Line (10' Interval)		

**FLOOD STATEMENT:**  
A part of Subject Property falls in "Zone A, per FEMA Floodplain Map No. 40037C0225D, effective 5/18/2009."  
**(1% Annual Flood)**  
Zone A Designation= "No Base Flood Elevations Determined"  
Zone X Designation= Areas determined to be outside the 0.2% annual chance floodplain  
**Parts of Tracts in a part of Zone A:**  
Addition #S-10 Tr. 1 S-10  
Addition #S-10 Tr. 2 S-10  
Addition #S-10 Tr. 3 S-10  
Addition #S-10 Tr. 4 S-10  
Addition #S-10 Tr. 5 S-10  
(The remainder falls in Zone X.)

NO.	REVISION	DATE	BY	APPR.

Survey Prepared by:  
**PIONEER REALTY**  
Creek County, OK

ARKOMA SURVEYING AND MAPPING, PLLC  
19146-0171 P.O. Box 238  
Muskogee, Oklahoma 74458

SURV. BY: A.M. 02/21/2023 DRAW. NO.: 10-503  
DRAWN BY: J.K. 10/12/2023 DRAW. NO.: 10-503-SUB  
APPR. BY: LM/ZD SHEET SIZE: 24" X 36" SHEET 7 OF 8

SHAMROCK SUBDIVISION  
 "ADDITION #S-11"  
 (SHEET 8 OF 8)

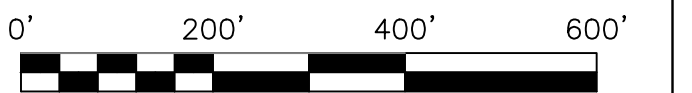
# SHAMROCK

## ADDITION #S-11

A Subdivision of 40.18 Acres, being the NW/4-NW/4  
 of Section 11, T16N-R7E, Creek County, OK

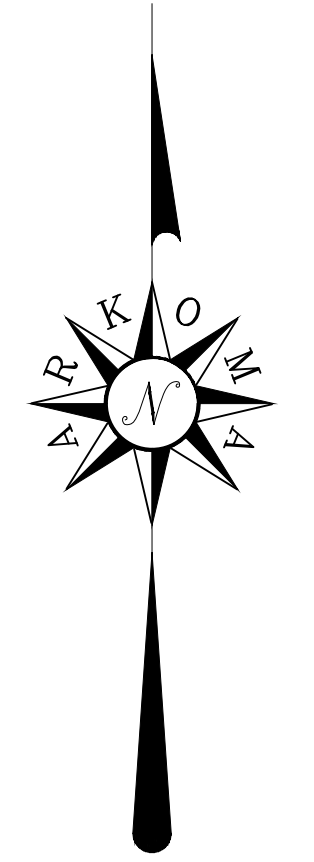
"FINAL PLAT"

-BREAKDOWN-	
Total Tracts =	3
Smallest Tract =	12.53 Acres
Largest Tract =	14.48 Acres

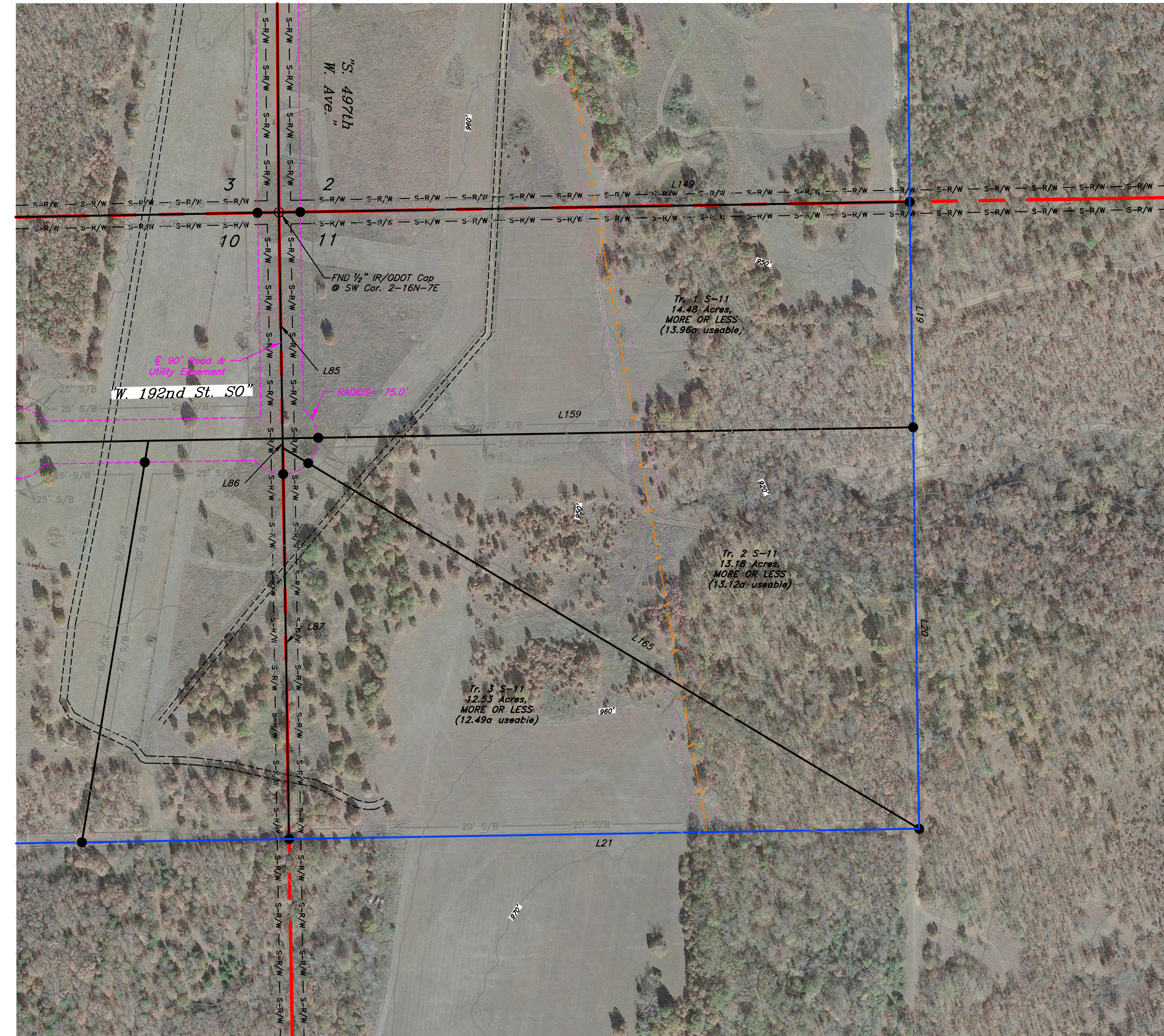


BASIS OF BEARINGS:  
 GRID NORTH - NAD 83  
 STATE PLANE - OK NORTH ZONE  
 SCALE: 1" = 200'

CONTOUR INTERVAL = 10'



LINE	BEARING-DISTANCE
L19	S00°51'38"E-474.53'
L20	S00°51'38"E-844.99'
L21	S89°24'12"W-1528.34'
L85	S00°55'54"E-475.88'
L86	S00°55'54"E-20.06'
L87	S00°55'54"E-822.98'
L149	N88°59'10"E-1327.31'
L159	N88°59'10"E-1327.31'
L165	S59°06'35"E-1560.88'



PROPERTY DESCRIPTION:

Shamrock Addition #S-11:  
 The Northwest Quarter of the Northwest Quarter (NW/4-NW/4) of Section Eleven (11), Township Sixteen (16) North, Range Seven (7) East of the Indian Base and Meridian, Creek County, State of Oklahoma, according to the U.S. Government Survey thereof.

-LEGEND-

	= Subject Subdivision Property Line		= Found Monument
	= Lots Lines		= Set 1/2" Iron Rod w/Arkoma C.A. #5348 Cap
	= 20' Setback Line		= Active Well
	= 25' Setback Line		= Plugged & Abandoned Well
	= Proposed Road & Utility Easements (90' Total)		= Orphaned Well
	= Deeded Easements		= No Evidence of Well
	= Assumed 50.0' Easements (No deed information)		
	= Statutory Right-of-Way (49.50' Total)		
	= Existing Trail Roads		
	= Existing Pipeline		
	= FEMA Panel 40037C0225D - Floodplain		
	= Contour Line (10' Interval)		

FLOOD STATEMENT:

-This property is located within "Zone X"  
 (Areas determined to be outside the 0.2% annual chance floodplain).  
 -Firm Panel Number 40037C0225D  
 -Effective Date: 05/18/2009  
 -The Flood Zone Determination for this property was made by graphic plotting only.

NO.	REVISION	DATE	BY	APPR.

Survey Prepared by:  
**PIONEER REALTY**  
 Creek County, OK

ARKOMA SURVEYING AND MAPPING, PLLC  
 (918)465-5215 P.O. Box 238  
 (918)465-5215 for Wilburton, OK 74578

SURV. BY: A.M. 02/21/2023 DRAW. NO.: 10-503  
 DRAWN BY: J.K. 10/12/2023 DRAW. NO.: 10-503-SUB  
 APPR. BY: LM/ZD SHEET SIZE: 24" X 36" SHEET 8 OF 8