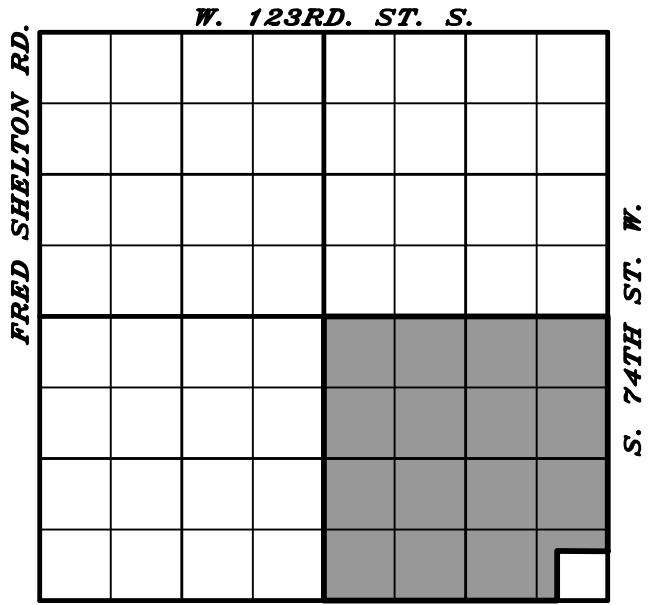


FINAL PLAT
OF
CEDARWOOD HILLS ADDITION
IN THE SE/4 OF
SECTION 26, T13N, R17E,
CITY OF MUSKOGEE
MUSKOGEE COUNTY, STATE OF OKLAHOMA



LOCATION MAP

SEC. 26 T 13 N, R 17 E

LEGEND

- =ALL LOT CORNER ARE
SET 5/8" IRON PIN

Oktaha 74450
ESN: 17

Note: Lot 7 - corner lot, assign the
address based on the location of the driveway



PREPARED FOR:
TIMBERLAND INVESTMENTS, LLC.

PREPARED BY:

Heartland Surveying &
Mapping, PLLC

ca #4848
600 Emporia St., Ste. "c"
Muskogee, Oklahoma 74401
(918) 682-7796

BEARINGS ARE BASED ON NAD83(2011) OKLAHOMA STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, WITH GRID DISTANCES IN U.S. SURVEY FEET.



STATE OF OKLAHOMA)

COUNTY OF MUSKOGEE)

Know all men by these presents, that we, Timberland investments, 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:

AS PROVIDED:THE SE/4 OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 17 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE
COUNTY, OKLAHOMA. LESS A TRACT OF LAND SITUATED IN THE SE/4 OF THE SE/4 OF THE SE/4 OF SECTION 26, TOWNSHIP 13
NORTH, RANGE 17 EAST, MUSKOGEE COUNTY, STATE OF OKLAHOMA DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SE/4 OF THE SE/4 OF THE SE/4; THENCE WEST ALONG THE SOUTH BOUNDARY
OF SE/4 OF THE SE/4 OF THE SE/4 FOR 466.7 FEET; THENCE NORTH PARALLEL TO THE EAST BOUNDARY OF SAID SE/4 OF THE
SE/4 OF THE SE/4 FOR 466.7 FEET; THENCE EAST PARALLEL TO THE SOUTH BOUNDARY OF SAID SE/4 OF THE SE/4 OF THE
SE/4 FOR 466.7 FEET; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SE/4 OF THE SE/4 OF THE SE/4 FOR 466.7 FEET
TO THE POINT OF BEGINNING.

WE FURTHER CERTIFY THAT WE HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND HAVE CAUSED THIS PLAT TO
BE MADE OF SAID TRACT SHOWING ACCURATE DIMENSION OF LOTS. WE HEREBY DESIGNATE SAID TRACT OF LAND AS CEDARWOOD
HILLS ADDITION AND DEDICATE TO PUBLIC USE ALL RIGHT OF WAYS AND UTILITY EASEMENTS AS SHOWN HEREON.

SETH KOENIG

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, PERSONALLY APPEARED SETH KOENIG
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 ____ DAY OF _____, 2025.

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 _____, 2025.

PRELIMINARY

TONY ROBISON, LAND SURVEYOR 1686

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

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 _____, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT AS TO ALL REAL ESTATE INVOLVED IN THE PLAT, ALL TAXES HAVE BEEN PAID FOR 2024 AS REFLECTED
BY THE CURRENT TAX ROLL AND THAT THERE ARE NO TAXES DUE FOR PRIOR YEARS, AND SECURITY HAS BEEN PROVIDED FOR
2025 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, MUSKOGEE COUNTY, OKLAHOMA, THIS ____ DAY OF
_____, 2025. BOOK _____, PAGE _____

COUNTY CLERK

ACCEPTANCE OF DEDICATIONS BY COUNTY COMMISSIONERS

APPROVED: _____
County Commissioner

County Commissioner

County Commissioner

ATTEST: COUNTY CLERK

The Department of Environmental Quality office approves this plat for the use of Public water systems and individual on-site
sewer systems.

Environmental Program Specialist

Date

APPROVED: _____
FLOOD PLAIN ADMINISTRATOR Date

FLOOD CERTIFICATION
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT INSURANCE RATE MAP, PANEL NUMBER 40101C0375F,
EFFECTIVE DATE FEBRUARY 4, 2011. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN.