1/15/2025 STATE OF OKLAHOMA) FINAL PLAT WO12614 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: **CEDARWOOD HILLS ADDITION** W. 123RD. ST. S. 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: IN THE SE/4 OF 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 **SECTION 26, T13N, R17E,** 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 CITY OF MUSKOGEE 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 MUSKOGEE COUNTY, STATE OF OKLAHOMA HILLS ADDITION AND DEDICATE TO PUBLIC USE ALL RIGHT OF WAYS AND UTILITY EASEMENTS AS SHOWN HEREON. SETH KOENIG W. 133RD. ST. S. STATE OF OKLAHOMA E/4 CORNER OF SEC. 26 FOUND COUNTY OF MUSKOGEE LOCATION MAP 25' RIGHT OF WAY NW CORNER OF 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. DEDICATED THIS PLAT BRASS CAP N25°10'38"E SE/4 OF SEC. 26 SEC. <u>26</u> T <u>13</u> N, R <u>17</u> E 35.42′ **W. 128TH ST. S.** 2625.72'-S88'37'36"W FOUND 5/8" 426.24 426.24 WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025. <u>3</u>36.76′ <u>336.</u>76' **LEGEND** 232.01 25' BUILDING SETBACK & 25'Elec. **7597** ● =ALL LOT CORNER ARE SET 5/8" IRON PIN UTILITY EASEMENT LOT 6 LOT 5 4.57 AC. 7671 NOTARY PUBLIC MY COMMISSION EXPIRES: _____ 250' Electric LOT 4 LOT 3 Easement LOT 2 **Oktaha** 74450 LOT 1 6.04 AC. 6.04 AC. 9.16 AC. 6.04 AC. **ESN: 17** CERTIFICATE OF SURVEY - 23.37 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 LOT 8 THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF, I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM 9.03 AC STANDARDS FOR THE PRACTICE OF LAND SURVEYING. WITNESS MY HAND AND SEAL THIS _____DAY OF _____, 2025. 1253.83 336.76 336.76 S88°37'36"W-2264.10' Note: Lot 7 - corner lot, assign the √ L 30' Electric TONY ROBISON, LAND SURVEYOR 1686 address based on the location of the driveway STATE OF OKLAHOMA 12989 21.02 AC. 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. S88'37'36"W-2264.16' 336.76 1737.13 WITNESS MY HAND AND SEAL THIS _____ DAY OF ______, 2025. 431.89 431.89 **LOT 12** 13057 14.21 AC. NOTARY PUBLIC S88*37'36"W-1737.18' MY COMMISSION EXPIRES: _ **441.70**′ 431.89' 25' BUILDING SETBACK I HEREBY CERTIFY THAT AS TO ALL REAL ESTATE INVOLVED IN THE PLAT, ALL TAXES HAVE BEEN PAID FOR 2024 AS REFLECTED & UTILITY EASEMENT 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. **LOT 16** 6.14 AC. COUNTY TREASURER 25' RIGHT OF WAY LOT 10 LOT 11 **LOT 13** LOT 14 LOT 15 DEDICATED 13149 10.38 AC. THIS PLAT HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK, MUSKOGEE COUNTY, OKLAHOMA, THIS ____ DAY OF 13.92 AC. 13.92 AC. 10.38 AC. 10.38 AC. _____, 2025. BOOK _____, PAGE ____. S88*36'26"W-441.70' COUNTY CLERK ACCEPTANCE OF DEDICATIONS BY COUNTY COMMISSIONERS 13289 24.75 STAT. R/W County Commissioner 7854 **PART** 25' BUILDING **7610** County Commissioner **7530 7652** SETBACK & UTILITY EASEMENT 24.75 STAT. R/W ATTEST: COUNTY CLERK _ 43<u>1.87'</u> County Commissioner PREPARED FOR: Set 5/8" IP 16' Offset TIMBERLAND INVESTMENTS, LLC. The Department of Environmental Quality office approves this plat for the use of Public water systems and individual on—site **W. 133RD. ST. S.** 2159.45'-N88'36'26"E FOUND 1/2" IRON PIN sewer systems. S/4 CORNER OF SEC. 26 25' RIGHT OF WAY DEDICATED THIS PLAT FOUND 5/8" Environmental Program Specialist PREPARED BY: FLOOD PLAIN ADMINISTRATOR Date Heartland Surveying & Mapping, PLLC 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 BEARINGS ARE BASED ON NAD83(2011) OKLAHOMA STATE PLANE COORDINATE 600 Emporia St., Ste."C"

SCALE IN FEET

Muskogee, Oklahoma 74401 (918) 682-7796

SYSTEM, NORTH ZONE, WITH GRID DISTANCES IN U.S. SURVEY FEET.

0.2% ANNUAL CHANCE FLOODPLAIN.