

FINAL PLAT of RUSH CREEK PHASE 2

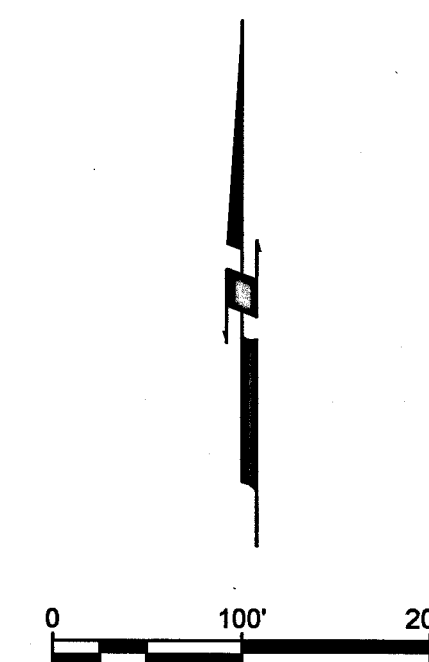
BEING A PART OF THE SW/4, SEC 35, T15N, R4W, IM
AN ADDITION TO LOGAN COUNTY, OKLAHOMA

Curve Table						
Curve #	Length	Radius	Tangent	Chord Length	Chord Direction	Delta
C1	244.70'	300.00'	129.62'	237.97'	N23°21'53"W	046°44'03"
C2	75.51'	100.00'	39.66'	73.73'	S68°21'53"E	043°15'57"
C3	21.03'	25.00'	11.18'	20.41'	N70°49'36"W	048°11'23"
C4	82.71'	50.00'	54.36'	73.60'	N47°31'55"W	094°46'46"
C5	98.21'	50.00'	74.88'	83.16'	N56°07'32"E	112°32'07"
C6	60.27'	50.00'	34.41'	56.69'	S33°04'28"E	069°03'53"
C7	21.03'	25.00'	11.18'	20.41'	S22°38'13"E	048°11'23"
C8	12.81'	18.00'	6.69'	12.54'	N20°23'29"W	040°47'13"
C9	45.86'	52.00'	24.54'	44.39'	N15°31'13"W	050°31'46"
C10	34.63'	52.00'	17.99'	34.00'	N28°49'28"E	038°09'36"
C11	46.02'	52.00'	24.64'	44.53'	N73°15'32"E	050°42'33"
C12	29.20'	52.00'	15.00'	28.82'	S65°17'55"E	032°10'32"
C13	12.81'	18.00'	6.69'	12.54'	S69°36'15"E	040°47'13"
C14	21.03'	25.00'	11.18'	20.41'	S70°49'36"E	048°11'23"
C15	82.71'	50.00'	54.35'	73.60'	S47°31'55"E	094°46'46"
C16	94.30'	49.72'	69.28'	80.79'	N54°39'10"E	108°40'27"
C17	63.53'	50.55'	36.73'	59.43'	S35°00'18"E	072°00'37"
C18	21.03'	25.00'	11.18'	20.41'	S22°38'13"E	048°11'23"

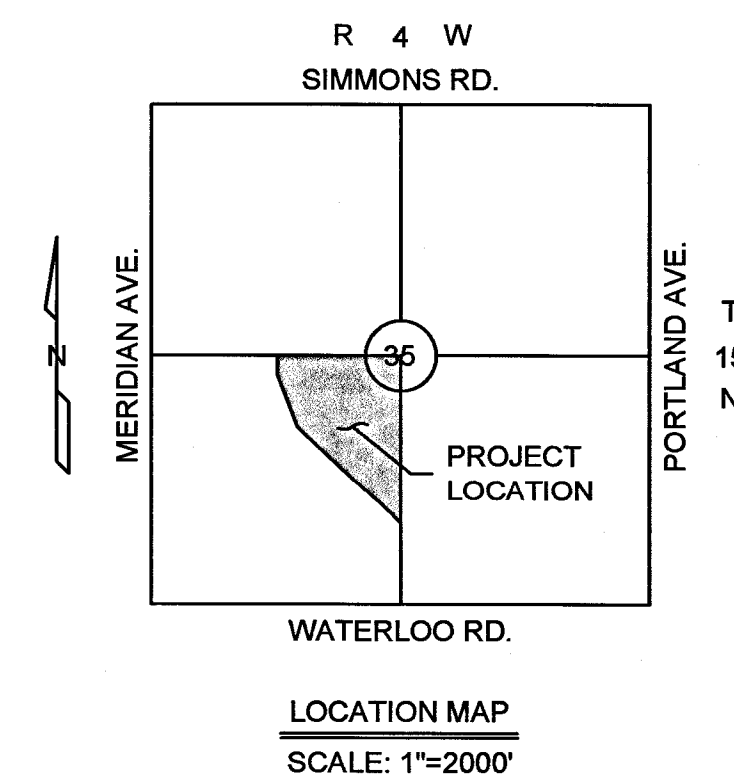
Line Table		
Line #	Length	Direction
L1	35.36'	N88°16'05"E
L2	35.36'	N01°43'55"W
L3	35.36'	N45°00'08"E

NOTES:

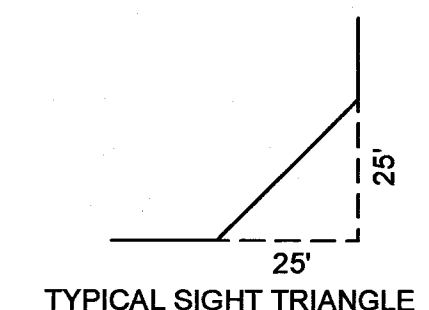
- All islands/medians within street rights-of-way, and arterial landscaping with its irrigation system, shall be maintained by the Property Owners Association within RUSH CREEK PHASE 2.
- Maintenance of all common areas and private drainage easements within RUSH CREEK PHASE 2 shall be the responsibility of the Property Owners Association. No structures, storage of material, grading, fill, or other obstructions, including fences, either temporary or permanent, that may cause a blockage of flow or an adverse effect on the functioning of the storm water facility, shall be placed within the common areas intended for the use of conveyance of storm water, and/or drainage easements shown. Certain amenities such as, but not limited to, walks, benches, piers, and docks, shall be permitted if installed in a manner to meet the requirements specified above.
- All streets are private and shall be maintained by the Property Owners Association.



BASIS OF BEARING
Grid North as established by state plane datum
(Oklahoma State Plane North Zone NAD83)
The South line of the Southwest Quarter (SW/4)
of Section Thirty-five (35), Township Fifteen (15)
North, Range Four (4) West having a bearing of
South 89°58'38" West



- DENOTES FND. #3 BAR w/CAIP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- DENOTES SET #3 BAR w/CAIP STAMPED "J&A 1484" UNLESS OTHERWISE NOTED
- △ DENOTES SET NAIL IN "1484 J&A SHINER" UNLESS OTHERWISE NOTED

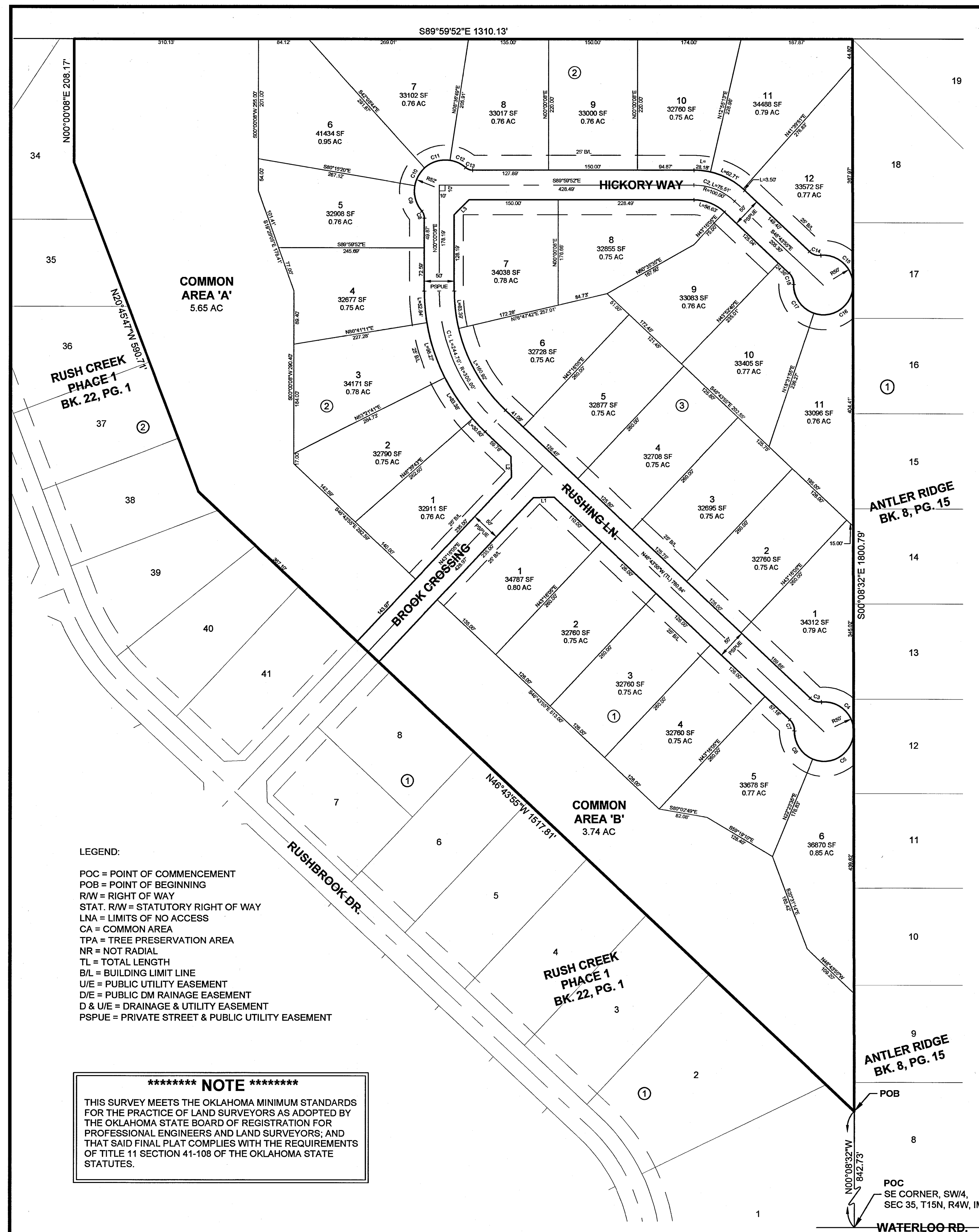


FINAL PLAT
of

RUSH CREEK PHASE 2



Johnson & Associates
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Oklahoma City, OK 73104
(405) 235-8075 FAX (405) 235-8078 www.jaok.com
Certificate of Authorization #1484 Exp. Date 06-30-2023
ENGINEERS SURVEYORS PLANNERS



LEGEND:

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
STAT. R/W = STATUTORY RIGHT OF WAY
LNA = LIMITS OF NO ACCESS
CA = COMMON AREA
TPA = TREE PRESERVATION AREA
NR = NOT RADIAL
TL = TOTAL LENGTH
B/L = BUILDING LIMIT LINE
U/E = PUBLIC UTILITY EASEMENT
D/E = PUBLIC DM RAINAGE EASEMENT
D & U/E = DRAINAGE & UTILITY EASEMENT
PSPUE = PRIVATE STREET & PUBLIC UTILITY EASEMENT

***** NOTE *****

THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYORS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS; AND THAT SAID FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.



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AN ADDITION TO LOGAN COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That KS130, LLC, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of RUSH CREEK PHASE 2, an addition to the County of Logan County, Oklahoma. They have caused the same to be surveyed and platted into lots, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of RUSH CREEK PHASE 2, an addition to the County of Logan County, being a part of the Southwest Quarter (SW/4), Section Thirty-Five (35), Township Fifteen (15) North, Range Four (4) West of the Indian Meridian, Logan County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all utility easements as shown on said Final Plat to the use of the public, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances to be executed on this 1st day of March, 2023.

They further certify that said streets designated as private streets on said plat are not dedicated to the public as public streets and said streets will be maintained by the private property owners within the subdivision, but said streets shall always remain accessible to police, fire, and other official vehicles of all state, federal, county and city agencies and for maintenance and repair of public utilities. Every deed shall clearly acknowledge said roadways are private and not maintained by the County of Logan County.

Signed by the Manager this 1st day of March, 2023.

KS130, LLC

By: Tracy Williams, Manager

STATE OF OKLAHOMA SS
COUNTY OF Oklahoma

Before me, the undersigned, a notary public in and for said county and state on this 1st day of March, 2023, personally appeared Tracy Williams, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager, and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

Witness my hand and seal this 1st day of March, 2023.

My Commission Expires: 4/2/23

My Commission No.: 11003256

Notary Public

DEPARTMENT OF ENVIRONMENTAL QUALITY

The Oklahoma City Office of the Department of Environmental Quality has approved this plat for the use of individual water systems and individual on-site sewer systems on the 01 day of March, 2023.

Phase
Department of Environmental Quality

BOARD OF COUNTY COMMISSIONER'S APPROVAL

I, Monty Plehval, Chairperson of the Board of County Commissioners of Logan County, Oklahoma, hereby certify that the said County Commissioners duly approved this plat in Logan County, Oklahoma, on the 6 day of March, 2023.

Signature:

Monty Plehval
Chairperson
Tracy Williams
Vice-Chair
Tracy Williams
Member

ATTEST:

Tracy Williams
County Clerk

The roads in RUSH CREEK PHASE 2 will be private and not maintained by the county. The roads will be maintained by the Home Owners Association of RUSH CREEK PHASE 2.

COUNTY TREASURER'S CERTIFICATE

I, Sheri L. Linder, do hereby certify that I am the duly qualified and acting County Treasurer of Logan County and that the tax records of said county show that all taxes for the year 2022 and prior years are paid on the Final Plat of RUSH CREEK PHASE 2, an addition to the County of Logan County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this 2 day of March, 2023.

Sheri L. Linder
County Treasurer

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Matthew Johnson, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of RUSH CREEK PHASE 2, an addition to the County of Logan County, Oklahoma, consisting of 4 sheets, represents a careful survey made under my supervision on the 28 day of February, 2023, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness my hand and seal this 28 day of February, 2023.

Matthew Johnson
Matthew Johnson, P.L.S. No. 1807

STATE OF OKLAHOMA SS
COUNTY OF OKLAHOMA

Before me, the undersigned, a notary public within and for said county and state, personally appeared Matthew Johnson, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed.

Witness my hand and seal this 28 day of February, 2023.

My Commission Expires: 4/28/27

My Commission No.: 1100735

Rachel Whitcomb
Notary Public

PROPERTY DESCRIPTION

A tract of land being a part of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Fifteen (15) North, Range Four (4) West of the Indian Meridian, Logan County, Oklahoma, being more particularly described as follows:

Commencing at the Southeast (SE) Corner of said Southwest Quarter (SW/4) and the Southeast (SE) Corner of the recorded plat RUSH CREEK;

THENCE along and with the East and Northeasterly line of said plat RUSH CREEK the following four (4) calls:

1. North 00°08'32" West, along and with the East line of said Southwest Quarter (SW/4), a distance of 842.73 feet to the POINT OF BEGINNING;
2. North 46°43'55" West, departing said East line, a distance of 1,517.81 feet;
3. North 20°45'47" West, a distance of 590.71 feet;
4. North 00°00'08" East, a distance of 208.17 feet to a point on the North line of said Southwest Quarter (SW/4);

THENCE South 89°59'52" East, along and with the North line of said Southwest Quarter (SW/4), a distance of 1,310.13 feet to the Northeast (NE) Corner of said Southwest Quarter (SW/4);

THENCE South 00°08'32" East, along and with the East line of said Southwest Quarter (SW/4), a distance of 1,800.79 feet to the POINT OF BEGINNING.

Containing 1,512,770 square feet or 34.7284 acres, more or less.

Basis of Bearing: Grid North as established by state plane datum (Oklahoma State Plane North Zone NAD83). The South line of the Southwest Quarter (SW/4) of Section Thirty-five (35), Township Fifteen (15) North, Range Four (4) West having a bearing of South 89°58'38" West

This property description was prepared on the 28 day of February, 2023, by Matthew Johnson, Licensed Professional Surveyor, No. 1807.

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• ENGINEERS • SURVEYORS • PLANNERS •

