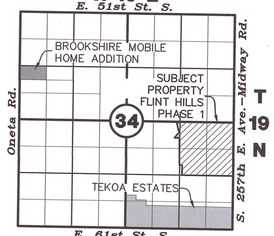
DRAWN BY: A.MCKAY | DATE: 9/14/22
CHECKED BY: T.ROBISON | FILE NAME: W08655

FINAL 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

SHEET 1 OF 2

PLC3-239A



LOCATION MAP
NOT TO SCALE

D/E = DRAINAGE EASEMENT
25593 =ADDRESS



SCALE IN FEET
100 0 100 200

OWNERS:
FLINT HILLS, LLC
9107 S. 241st E. Ave.,
Broken Arrow, Ok. 74014

DEVELOPMENT SUMMARY:

ZONING: RS-22.5

TOTAL ACREAGE: 40.53 ACRES

NUMBER OF LOTS: 52

BUILDING SETBACK REQUIREMENTS:
FRONT LOT = 35'
REAR LOT = 30'
SIDE LOT = 30'
INTERIOR SIDE =10'

LOT COVERAGE MAXIMUM IS 20%.

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

Addresses shown on this plat are accurate at the time the plat was filed. Addresses are subject to change and should never be relied on in place of the legal description.

LOT	BLOCK	ADDRESSES	CULVERT SIZE INCHES
7	1	23371 E 56TH ST S	15
6	1	23405 E 56TH ST S	15
5	1	23441 E 56TH ST S	15
4	1	23479 E 56TH ST S	18
3	1	25519 E 56TH ST S	18
2	1	25593 E 56TH ST S	15
1	1	25629 E 56TH ST S	15
1	8	5650 S 254TH EAST AVE	15
1	7	5653 S 254TH EAST AVE	18
2	8	5688 S 254TH EAST AVE	15
2	7	5681 S 254TH EAST AVE	15
3	7	5709 S 254TH EAST AVE	18
3	8	5732 S 254TH EAST AVE	18
4	7	5739 S 254TH EAST AVE	18
4	8	5768 S 254TH EAST AVE	18
5	7	5771 S 254TH EAST AVE	18
5	8	5796 S 254TH EAST AVE	15
6	7	5797 S 254TH EAST AVE	15
10	4	25380 E 58TH ST S	24
9	4	25412 E 58TH ST S	24
8	4	25440 E 58TH ST S	18
7	4	25466 E 58TH ST S	18
6	4	25492 E 58TH ST S	18
5	4	25522 E 58TH ST S	15
4	4	25548 E 58TH ST S	15
3	4	25574 E 58TH ST S	15
2	4	25604 E 58TH ST S	15
1	4	25624 E 58TH ST S	15
12	7	5652 S 255TH EAST AVE	24
1	6	5651 S 255TH EAST AVE	24
11	7	5678 S 255TH EAST AVE	18
2	6	5681 S 255TH EAST AVE	18
10	7	5708 S 255TH EAST AVE	18
3	6	5711 S 255TH EAST AVE	15
9	7	5740 S 255TH EAST AVE	15
4	6	5741 S 255TH EAST AVE	15
8	7	5768 S 255TH EAST AVE	15
5	6	5769 S 255TH EAST AVE	15
7	7	5794 S 255TH EAST AVE	15
6	6	5797 S 255TH EAST AVE	15
12	6	5652 S 256TH EAST AVE	18
1	5	5653 S 256TH EAST AVE	15
11	6	5680 S 256TH EAST AVE	18
2	5	5681 S 256TH EAST AVE	15
10	6	5708 S 256TH EAST AVE	15
3	5	5711 S 256TH EAST AVE	15
9	6	5738 S 256TH EAST AVE	15
4	5	5739 S 256TH EAST AVE	15
8	6	5768 S 256TH EAST AVE	15
5	5	5769 S 256TH EAST AVE	15
7	6	5796 S 256TH EAST AVE	15
6	5	5795 S 256TH EAST AVE	15

ENGINEERING PLANS WILL BE PERFORMED BY
HOLLOWAY, UPDIKE AND BELLEN
818 EAST SIDE BLVD
MUSKOGEE, OK 74403
918-682-7811

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

Addresses shown on this plat are accurate at the time the plat was filed. Addresses are subject to change and should never be relied on in place of the legal description

* 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.

S:\CAD -HEARTLAND-FILES\w08655-3.dwg
Sep 14, 2022 - 2:20pm
Amanda

Doc # 2022-14668 B: 2836 P: 0289
09/20/2022 08:12:35 AM Pg: 1 of Pgs: 2
Fee: $ 45.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA)
COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS, that we, BRENDAN DELEHANTY, Flint Hills, 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°26'38"E A DISTANCE OF 49.94 FEET; THENCE N26°26'10"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 DELEHANTY

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 16 day of September, 2022.

Notary Public

SABRINA M. NOLES NOTARY PUBLIC # 06007263 EXP. 07/27/26 STATE OF OKLAHOMA

My Commission expires: 7/27/2026

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 9 day of SEPT., 2022.

TONY ROBISON, LAND SURVEYOR NO.1686

LICENSED PROFESSIONAL LAND SURVEYOR TONY ROBISON 1686 OKLAHOMA

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 9 day of Sept, 2022.

Notary Public

KYLA BERRYMAN NOTARY PUBLIC # 20009091 EXP. 01/15/24 IN AND FOR MUSKOGEE COUNTY STATE OF OKLAHOMA

My Commission expires: 08-14-2023

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 "FLINT HILLS PHASE 1" is hereby accepted.

Approved by the Board of County Commissioners of Wagoner County, Oklahoma this 19 day of Sept 2022.

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 2021 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2022 taxes not as yet certified to me.

County Treasurer

COUNTY TREASURER SEAL WAGONER COUNTY, OKLA.

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 20 day of Sept 2022.
Book _____ Page _____

County Clerk

COUNTY CLERK CERTIFICATE SEAL

WAGONER COUNTY APPROVALS

APPROVED:

WAGONER COUNTY PLANNING COMMISSION CHAIRMAN

APPROVED:

MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IN 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 16th day of Sept, 2022.

ENVIRONMENTAL PROGRAM SPECIALIST DEPARTMENT OF ENVIRONMENTAL QUALITY

STATE OF OKLAHOMA APPROVED SEP 16 2022 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.