

FINAL PLAT

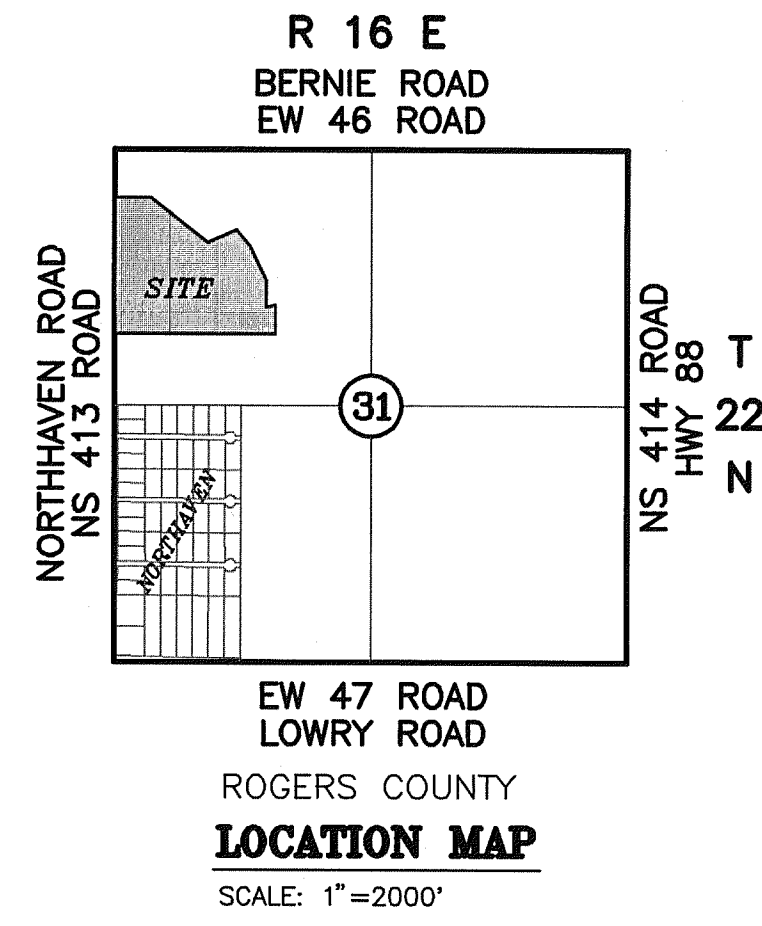
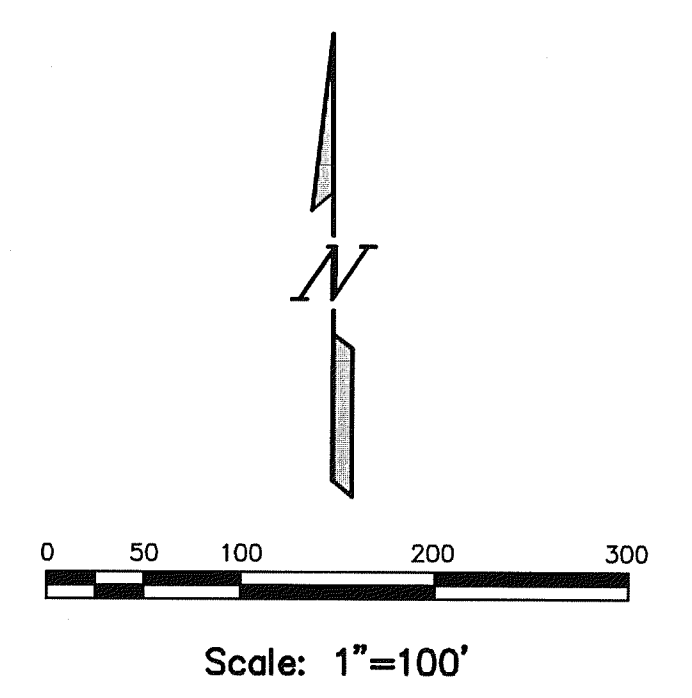
CEDAR SPRINGS

PART OF THE NW/4
SECTION 31, T-22-N, R-16-E, I.B.&M.,
ROGERS COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:
CLEAR CREEK LAND AND CATTLE CO., L.L.C.
22364 Riverwood Court
Claremore, Oklahoma 74019
(918) 341-1612

ENGINEER:
KELLOGG ENGINEERING, INC.
6755 South 4060 Road
Tulala, Oklahoma 74080
(918) 275-4080
Cert. of Authorization No. 2788
Renewal Date: June 30, 2009

SURVEYOR:
BENCHMARK SURVEYING, INC.
304 A East 5th Ave.
Owasso, Oklahoma 74055
(918) 274-9081
Cert. of Authorization No. 2235
Renewal Date: June 30, 2008



Curve Information

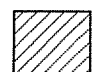
CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C 1	96.29'	36°46'43"	150.00'	94.64'	N 70°15'37" E
C 2	436.49'	83°21'46"	300.00'	398.99'	N 88°26'51" W
C 6	151.55'	43°24'57"	200.00'	147.95'	N 23°03'30" W
C 7	97.12'	13°54'39"	400.00'	96.88'	N 81°41'39" E
C 8	115.82'	26°32'37"	250.00'	114.79'	N 14°37'20" W


ZONED: RS-30
SUBDIVISION CONTAINS 40 LOTS IN 3 BLOCKS
TOTAL AREA: 40.62 ACRES
BEARING BASE: STATE PLANE GRID BEARINGS
ALL CORNERS ARE MONUMENTED WITH 3/8" IRON PINS

FLOODPLAIN NOTE:
FEMA 100 YEAR FLOODPLAIN ZONE A BOUNDARIES AS SHOWN ON INSURANCE RATE MAP, # 405379 0070D, REVISED NOVEMBER 2, 1995.

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

THE CULVERT NOTATIONS REPRESENT THE MINIMUM SIZE OF SMOOTH STEEL PIPES AND OR SMOOTH PVC OR SMOOTH HDPE PIPES REQUIRED FOR PROPER DRAINAGE. ALL DRIVEWAY CULVERTS SHALL BE IN ACCORDANCE WITH THE CURRENT ROGERS COUNTY SUBDIVISION REGULATIONS.

 FLOODPLAIN BOUNDARY
PENDING LOMR-F APPROVAL

 EFFECTIVE ZONE A FLOODPLAIN
ROGERS COUNTY FEMA FIRM 405379 0070D

LEGEND

B/L BUILDING SETBACK LINE
D/E PUBLIC DRAINAGE EASEMENT
U/E PUBLIC UTILITY EASEMENT
A/E ACCESS EASEMENT
F/E FENCE EASEMENT
R.O.W. RIGHT-OF-WAY
S.F. SQUARE FOOTAGE

