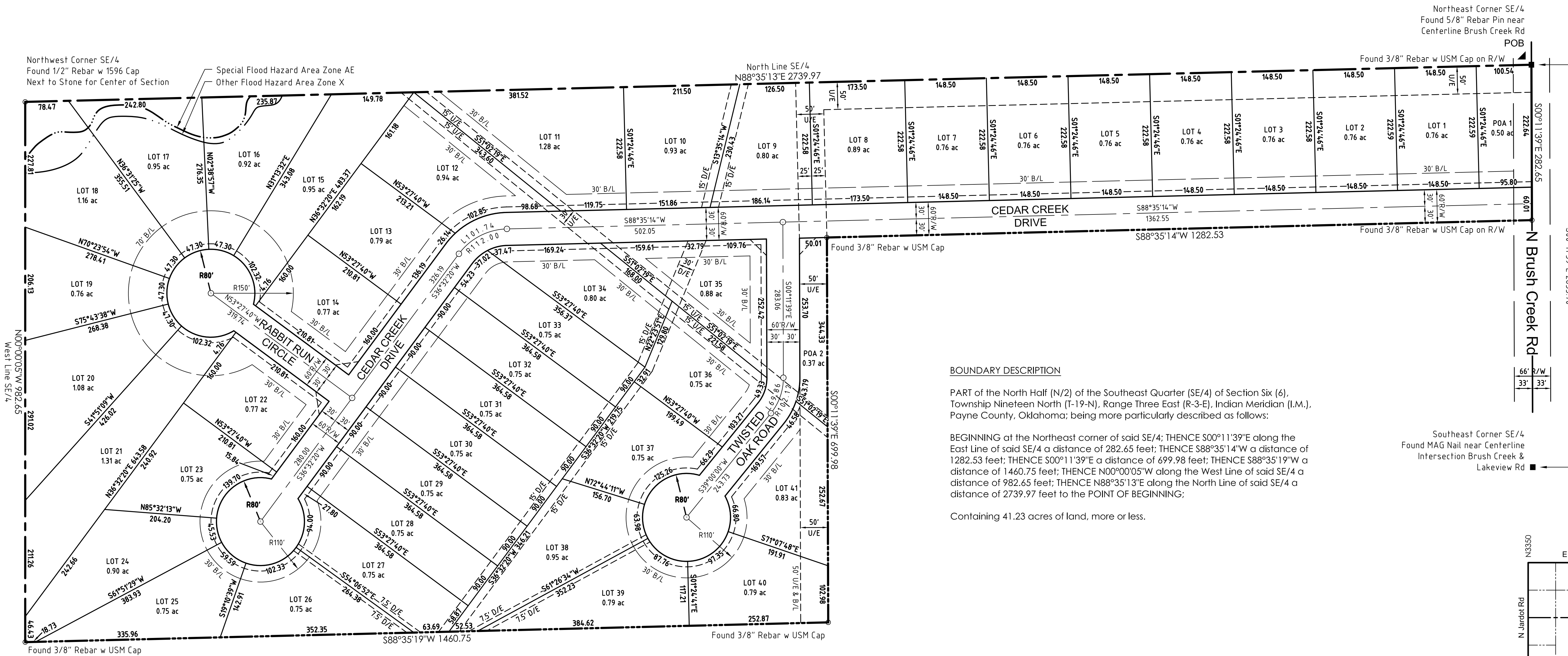


FINAL PLAT
CEDAR CREEK

Part of the N/2 of the SE/4 of Section 6, T-19-N, R-3-E, I.M., Payne County, Oklahoma
±41.23 acres

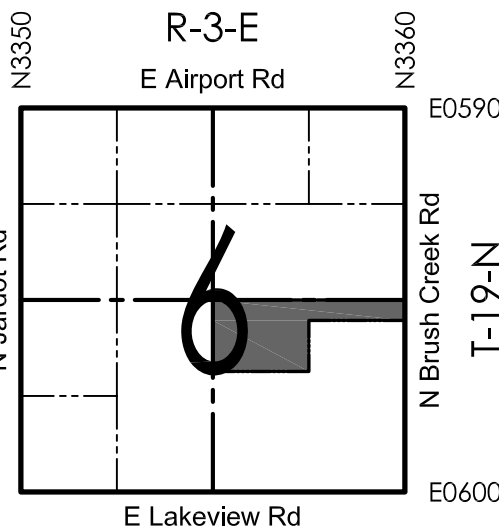


BOUNDARY DESCRIPTION

PART of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Six (6), Township Nineteen North (T-19-N), Range Three East (R-3-E), Indian Meridian (I.M.), Payne County, Oklahoma; being more particularly described as follows:

BEGINNING at the Northeast corner of said SE/4; THENCE S00°11'39"E along the East Line of said SE/4 a distance of 282.65 feet; THENCE S88°35'14"W a distance of 1282.53 feet; THENCE S00°11'39"E a distance of 699.98 feet; THENCE S88°35'19"W a distance of 1460.75 feet; THENCE N00°00'05"W along the West Line of said SE/4 a distance of 982.65 feet; THENCE N88°35'13"E along the North Line of said SE/4 a distance of 2739.97 feet to the POINT OF BEGINNING;

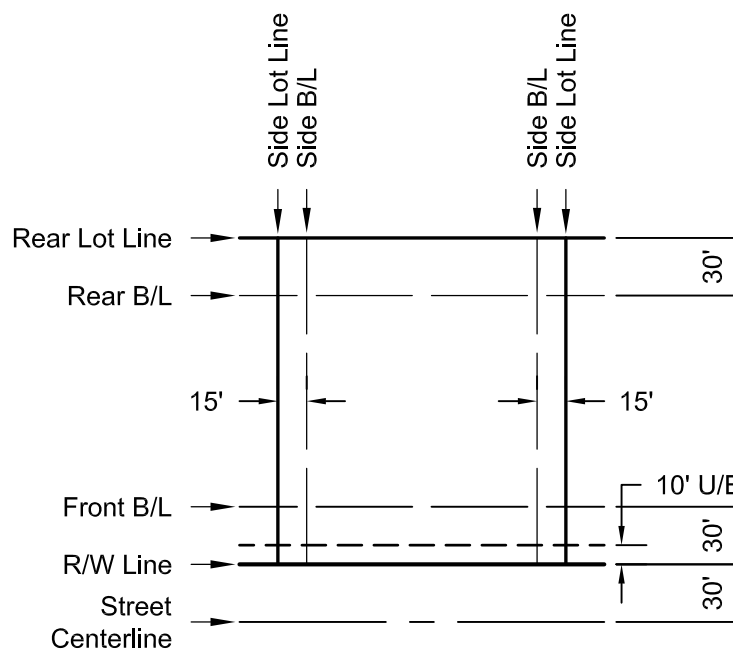
Containing 41.23 acres of land, more or less.



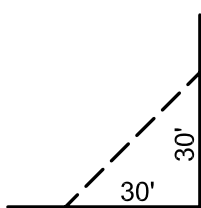
LOCATION MAP
ONE MILE

LEGEND

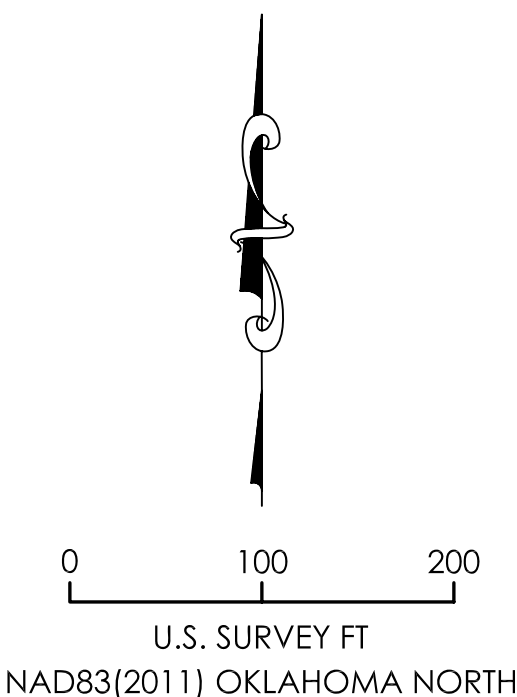
- Controlling Corner Monument
- Found rebar pin (or as noted)
- Set rebar pin (or as noted)
- ▲ Point of Beginning (POB)
- Subdivision Boundary Line
- Subdivision Street Center Line
- Subdivision Lot Line
- Building Line (B/L)
- - - Easement Line
- D/E Drainage Easement
- U/E Utility Easement



TYPICAL LOT LAYOUT
Not to Scale



TYPICAL SIGHT TRIANGLE
Not to Scale



U.S. SURVEY FT
NAD83(2011) OKLAHOMA NORTH

SURVEYOR'S NOTES

- Lot corners monumented by 3/8" rebar pins with "RPLS 1588" cap attached.
- Witness points established on R/W line to lot corners situated in roadways.
- Lots adjacent to street intersections have a 30' x 30' sight visibility easement.
- Water to be provided by individual, on-site water wells.
- Sewer to be provided by individual, on-site septic systems.
- According to FEMA Flood Insurance Rate Map 40119C0069F effective date 5/16/2007, **Lot 16**, **Lot 17**, and **Lot 18** of the Subject Tract lie partially within Zone AE, "Special Flood Hazard Areas Subject to Inundation by the 1% Annual Chance Flood" and Zone X, "Other Flood Areas." See <https://msc.fema.gov/portal/search?AddressQuery=-97.024522%2C36.152358> Flood hazard lines shown in plan view are approximate.

PREPARED FOR
PRAIRIE HOMES, LLC
6180 Boucher Dr
Edmond OK 73034
info@pioneerrealtyok.com
(405) 509-6795

March 1, 2024

PREPARED BY
BOATMAN
ENGINEERING & LAND SURVEYING
371126 US HIGHWAY 62 OKEMAH OK 74859
CA 3523 (PE LS) Expires June 30, 2024
bradb@boatman-eng.com
Tel (405) 780-7461
23411FP(2)(2).pdf