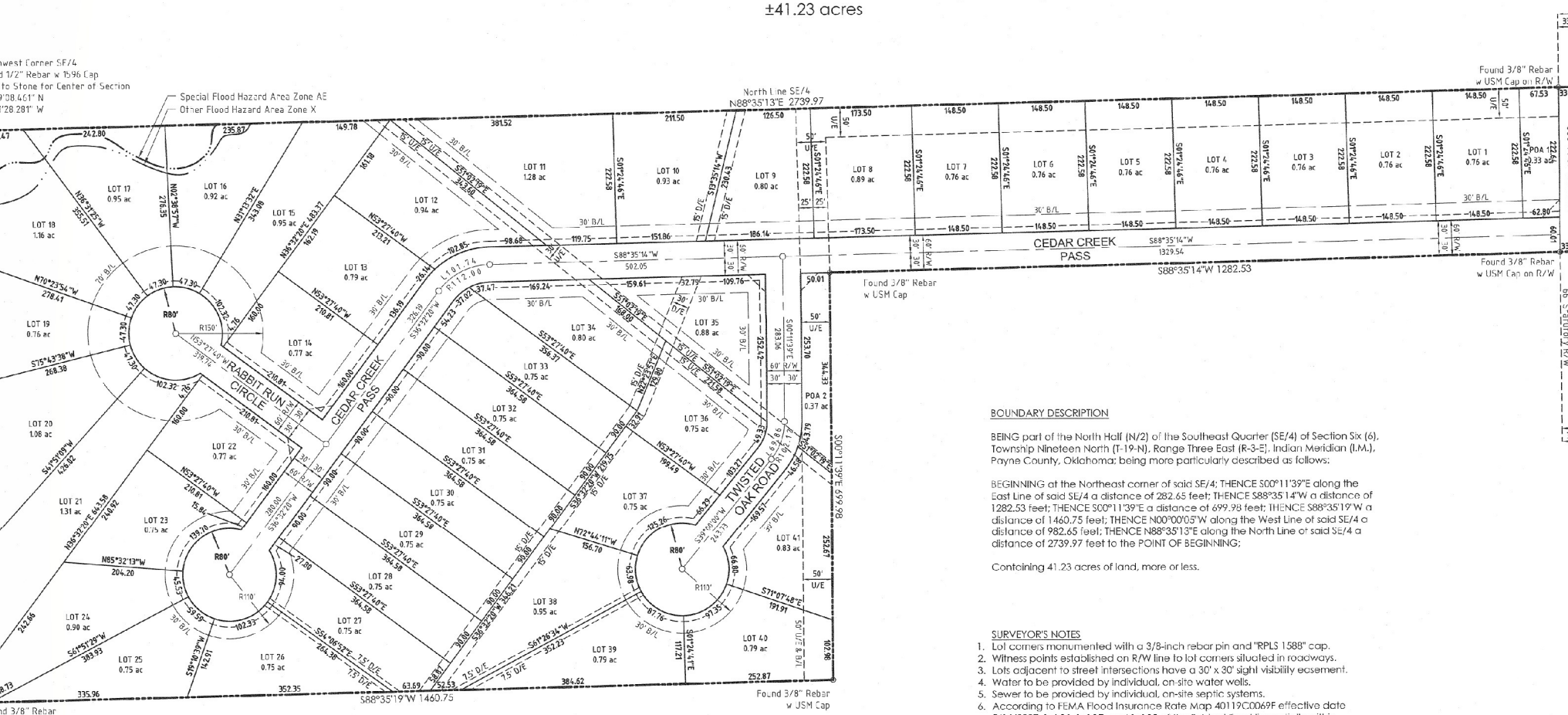
*FINAL PLAT*

# 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

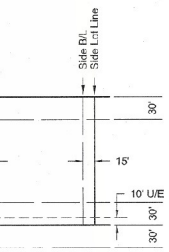
BEING part of the North Half (N/2) of the Southeast Quarter (SE/4) of Section Six (6), Township Nineteen North (T-19-N), Range Three East (R-3-E), Indian Meridian (I.M.), Payne County, Oklahoma; being more particularly described as follows:

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.

## SURVEYOR'S NOTES

1. Lot corners monumented with a 3/8-inch rebar pin and "RPLS 1588" cap.
2. Witness points established on R/W line to lot corners situated in roadways.
3. Lots adjacent to street intersections have a 30' x 30' sight visibility easement.
4. Water to be provided by individual, on-site water wells.
5. Sewer to be provided by individual, on-site septic systems.
6. 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.




CAL LOT LAYOUT
Not to Scale

TYPICAL SIGHT TRIANGLE
Not to Scale

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

0 100 200

U.S. SURVEY FT

NAD83(2011) OKLAHOMA NORTH

Brad A. Boatman

BRAD A. BOATMAN, R.P.L.S.
OKLAHOMA LICENSE NO. 1588

THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRAIRIE

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