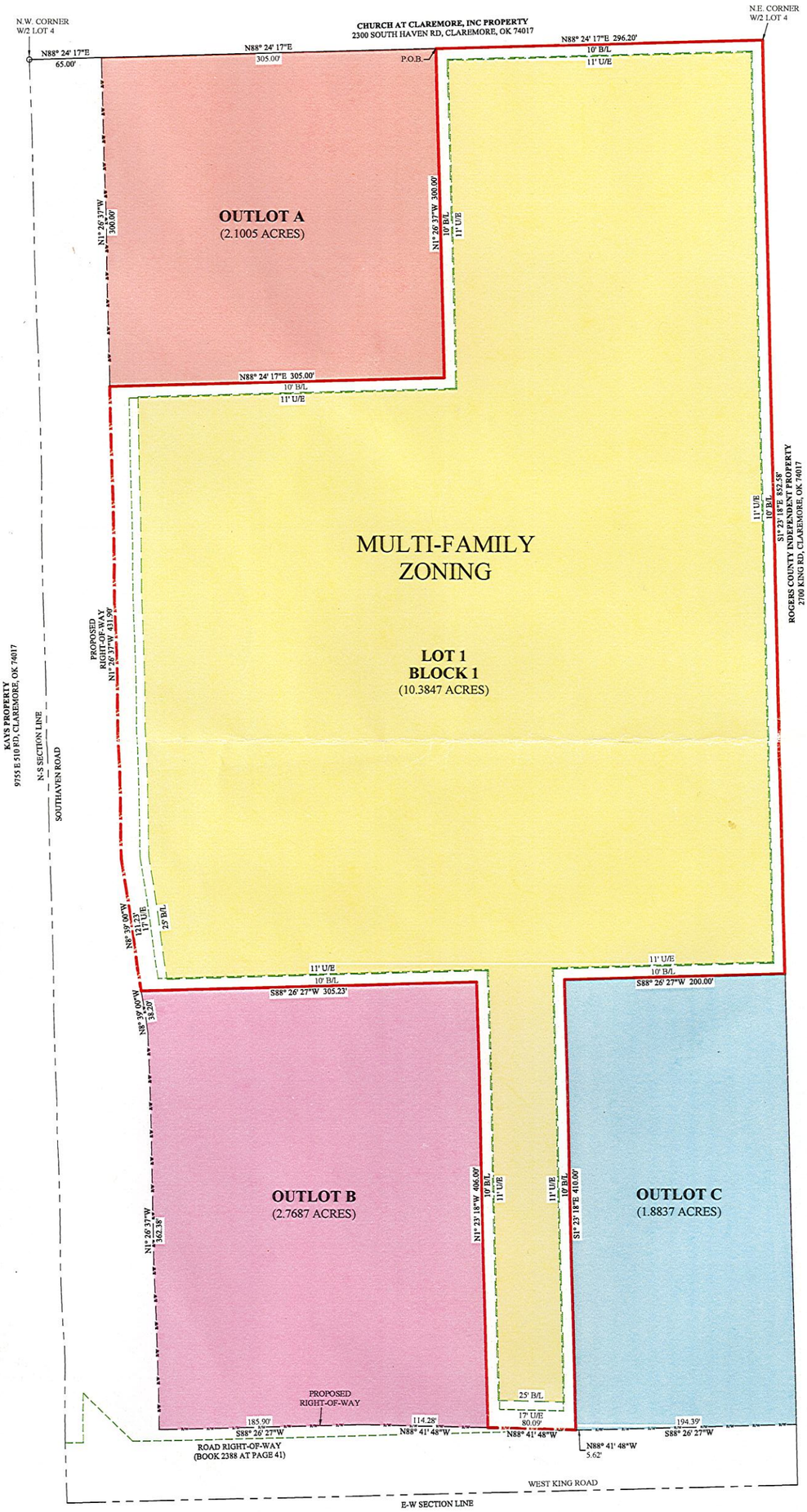
CATALAYAH HEIGHTS

PRELIMINARY PLAT

A TRACT OF LAND SITUATED IN SECTION 19, TOWNSHIP 21 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, ROGERS COUNTY, STATE OF OKLAHOMA.

SURVEYOR:
GREEN COUNTRY SURVEYING
207 S ADAIR, PRYOR, OK 74361
PHONE: (918) 825-6575
C.A. #2425 EXPIRES 6/30/24
KODY COUCH, L.S. #2032

DEVELOPER:
Brett Knapp Properties LLC
9402 E Hwy 20,
Claremore, OK 74019
(918) 261-6181



ADDITIONAL PROPOSED RIGHT-OF-WAY LEGAL DESCRIPTION

A tract of land situated in the West Half of Lot 4 of Section 19, Township 21 North, Range 16 East of the Indian Base and Meridian, Rogers County, Oklahoma, being more particularly described as follows, to-wit:

Beginning at a point 55.0 feet North of the Southwest Corner of said Lot 4;
THENCE N1°26'37"W for a distance of 1262.44 feet along the West Line of said Lot 4 to the Northwest Corner thereof;
THENCE N88°24'17"E for a distance of 65.00 feet along the North Line of said Lot 4;
THENCE S1°26'37"E for a distance of 731.90 feet;
THENCE S8°39'00"E for a distance of 159.43 feet;
THENCE S1°26'37"E for a distance of 362.38 feet;
THENCE N88°26'27"E for a distance of 185.90 feet;
THENCE S88°41'48"E for a distance of 199.99 feet to a point on the existing road right-of-way;
THENCE S88°26'27"W for a distance of 409.16 feet along said right-of-way;
THENCE N46°30'00"W for a distance of 63.57 feet along said right-of-way;
THENCE S1°26'27"E for a distance of 45.00 feet along said right-of-way;
THENCE S88°26'27"W for a distance of 16.61 feet along said right-of-way to the POINT OF BEGINNING.

NOTES:

Ordinance No. 2003-13 recorded in Book 1468 at Page 27 does not affect the subject property.

Ordinance No. 2010-05 recorded in Book 2085 at Page 737 does affect the subject property as it annexes the subject property into Rural Sewer District No. 1.

The Water Line Easement recorded in Book 472 at Page 788 does affect the subject property as a blanket easement over and across the county road right of way.

The Assignment recorded in Book 1092 at Page 687 does affect the subject property as a blanket easement over and across the county road right of way.

The Water Easement recorded in Book 2075 at Page 15 does not affect the subject property.

The Deed of Dedication recorded in Book 2109 at Page 750 does not affect the subject property.

The Deed of Dedication recorded in Book 2109 at Page 754 does not affect the subject property.

The Agreement recorded as Document No. 2018-012212 does not affect the subject property.

SUBDIVISION STATISTICS

THE SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK.
SUBDIVISION CONTAINS 10.6179ACRES

MONUMENTATION

3/8" IRON PINS WITH L.S. #2032 CAPS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS S88°26'27"W ALONG THE SOUTH LINE OF THE SE/4 OF SAID SECTION 15-24-21.

ZONING CODE

The subject property has a zoning code of Neighborhood Commercial (NC).

UTILITY PROVIDERS

Verdigris Valley Electric, Verdigris Rural Sewer, RWD #5 of Rogers County, AT&T and ONG will be the service providers for the subdivision.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
That Brett D. Knapp Properties, LLC (the "Developer"), hereinafter sometimes called "Owner" is the owner in fee simple of the real property described as follows, to-wit: A tract of land situated in the West Half of Government Lot 4 aka the West Half of the Southwest Quarter of Section 19, Township 21 North, Range 16 East of the Indian Base and Meridian, Rogers County, Oklahoma, being more particularly described as follows, to-wit:

Commencing at the Northwest Corner of said West Half of Lot 4, THENCE
N88°24'17"E for a distance of 370.00 feet along the North Line thereof to the POINT OF BEGINNING;
THENCE N88°24'17"E for a distance of 296.20 feet along said North Line to the Northeast Corner of said West Half of Lot 4;
THENCE S1°23'18"E for a distance of 852.58 feet along the East Line of said West Half of Lot 4;
THENCE S88°26'27"W for a distance of 200.00 feet;
THENCE S1°23'18"E for a distance of 410.00 feet to a point on the North Right-of-Way Line of King Road;
THENCE N88°41'48"W for a distance of 80.09 feet along said North Right-of-Way Line;
THENCE N1°23'18"W for a distance of 406.00 feet;
THENCE S88°26'27"W for a distance of 305.23 feet to a point on the East Right-of-Way Line of South 4130 Road;
THENCE N8°39'00"W for a distance of 121.23 feet along said East Right-of-Way Line;
THENCE N1°26'37"W for a distance of 431.90 feet along said East Right-of-Way Line;
THENCE N88°24'17"E for a distance of 305.00 feet;
THENCE N1°26'37"W for a distance of 300.00 feet to the POINT OF BEGINNING.
Has caused the same to be surveyed, staked, platted and subdivided into 1 Lot and 1 Block as shown by the accompanying plat and survey thereof, and which plat is made a part hereof, and has caused the same to be named Catalayah Heights, an addition in Rogers County, Oklahoma.

OWNER'S CERTIFICATE AND DEDICATION

In witness thereof Brett D. Knapp Properties, LLC being the owner of Catalayah Heights hereby approves the foregoing dedication, this _____ day of _____, 2023.

_____
Brett D. Knapp
Manager of Brett D. Knapp Properties, LLC

STATE OF OKLAHOMA)
) SS.
COUNTY OF MAYES)

Before me, a notary public in and for said state and county, on this _____ day of _____, 2023, personally appeared _____ to me known to be the identical person who as subscribed his name to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed and the free and voluntary act of such company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written,

_____
Notary Public

My commission expires:
_____
Commission No. _____:

LAND SURVEYOR'S CERTIFICATION:

I hereby certify that the hereon platted and described survey was completed under my supervision and 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 _____th day of _____, 2023.

_____
Kody Couch, R.P.L.S. #2032
C.A. #2425 6/30/2024 Copyright 2023

OWNER'S ENGINEER'S CERTIFICATION:

I, _____, a registered professional engineer licensed to practice in the State of Oklahoma, hereby certify that the design of the required improvements is or will be in conformance with the standards, requirements and provisions of the City of Claremore and the Claremore Land Development Code.

_____
OWNER'S ENGINEER

_____
APPROVAL DATE

CITY ENGINEER

I _____, City Engineer of the City of Claremore, hereby certify that the plat conforms to all city standards and specifications.

I also certify that this plat conforms to all applicable regulations concerning public infrastructures, systems and facilities, as applicable, on this _____, day of _____, 2023.

_____
City Engineer

PLANNING COMMISSION APPROVAL

I _____, Chairman of Rogers County Planning Commission, do hereby certify that said commission approved the plat of "Catalayah Heights" on _____ day of _____, 2023.

_____
Signature

_____
Chairman, Planning Commission

CERTIFICATE OF FINAL PLAT APPROVAL

I hereby certify that this plat was approved by the Claremore City Council.

_____ _____
Approval Date Mayor-Vice Mayor

This approval is void if the above signature is not endorsed by the City Clerk.

_____
City Clerk

CERTIFICATE OF COUNTY TREASURER

I, the County Treasurer of Rogers County, Oklahoma do hereby certify that I have examined the records pertaining to ad valorem taxes on the tract described in the accompanying plat and find that all the ad valorem taxes have been paid to and including 2023.

This _____ day of _____, 2023.

_____
Rogers County Treasurer

N

0 25 50 100
1"=50'
GRAPHIC SCALE - FEET

CATALAYAH HEIGHTS

CRD. FILE - WOODLAND

DWG FILE - CATLYH-H

CATALAYAH HEIGHTS

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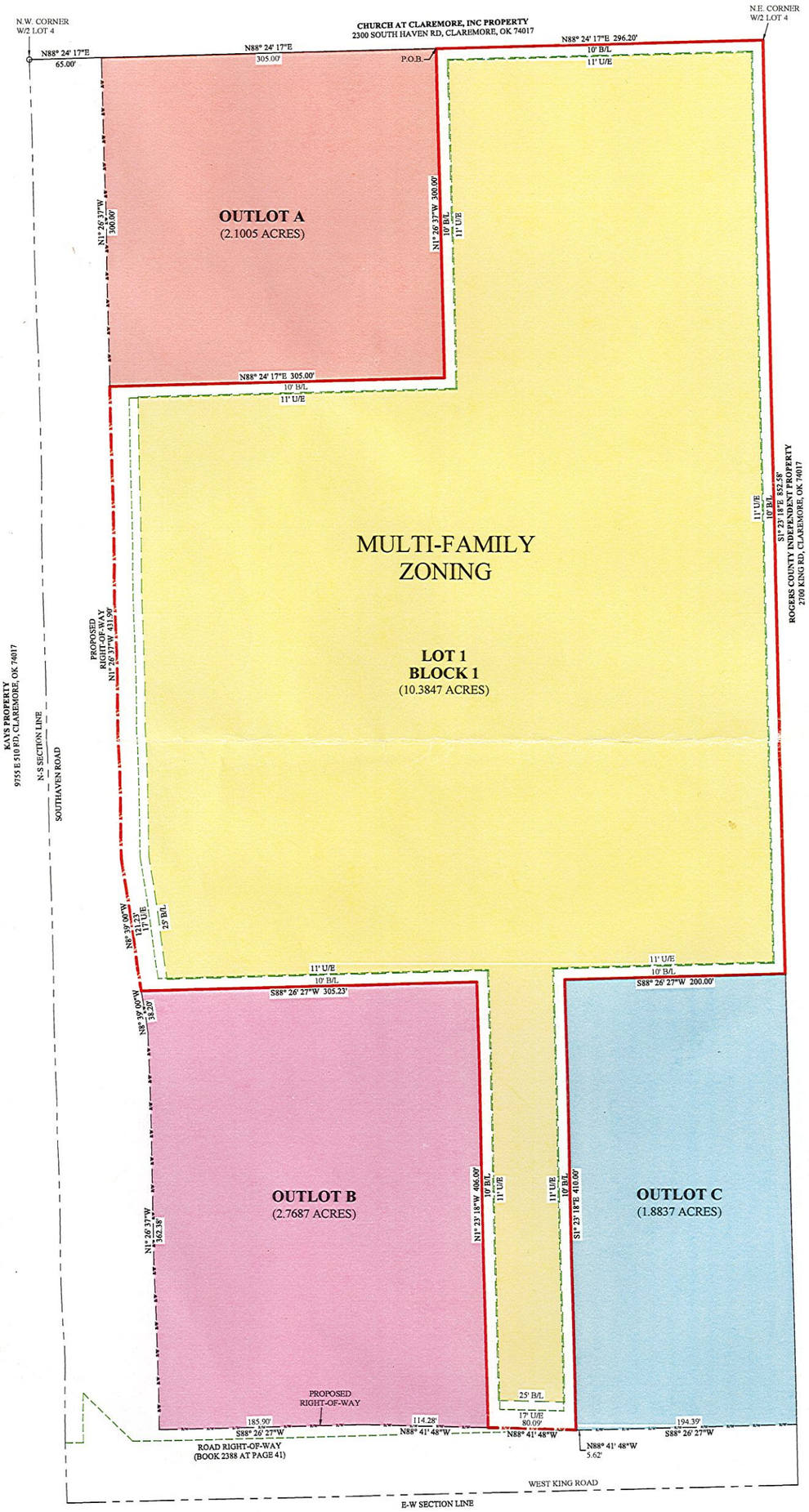

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_____
Brett D. Knapp
Manager of Brett D. Knapp Properties, LLC

STATE OF OKLAHOMA)
) SS.
COUNTY OF MAYES)

Before me, a notary public in and for said state and county, on this _____ day of _____, 2023, personally appeared _____ to me known to be the identical person who as subscribed his name to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed and the free and voluntary act of such company for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written,

_____
Notary Public

My commission expires:
_____
Commission No. _____:

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_____
City Engineer

PLANNING COMMISSION APPROVAL

I _____, Chairman of Rogers County Planning Commission, do hereby certify that said commission approved the plat of "Catalayah Heights" on _____ day of _____, 2023.

_____
Signature

_____
Chairman, Planning Commission

CERTIFICATE OF FINAL PLAT APPROVAL

I hereby certify that this plat was approved by the Claremore City Council.

_____ _____
Approval Date Mayor-Vice Mayor

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_____
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