

I-2024-006146 Book 4909 Pg 537  
 06/24/2024 10:05am Pg 0537-0540  
 Fee: \$26.00 Doc: \$0.00  
**POLLY IRVING - Muskogee County Clerk**  
 State of OK

# Final Plat Lopp Ranch PHASE 1

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4) OF SECTION THIRTY-SIX (36), TOWNSHIP SIXTEEN (16) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, A SUBDIVISION WITHIN MUSKOGEE COUNTY, STATE OF OKLAHOMA



Location Map  
 Scale: 1" = 200'

**OWNER:**  
**Tulsa L Dev., LLC**  
 CONTACT: DEBK KENNEDY  
 EMAIL: DEBK.KENNEDY@TULSADEV.COM  
 4058 North College  
 Suite 300 Box 9  
 Fayetteville, Arkansas 72703  
 Phone: (479) 455-9090

**ENGINEER:**  
**LTS Engineering Services, LLC**  
 BRAD REED, P.E. NO. 38648  
 OK CA NO. 6710, EXPIRES 6/30/2025  
 EMAIL: BRAD@LTS.COM  
 P.O. Box 31685  
 Edmond, Oklahoma 73003

**SURVEYOR:**  
**Tanner Consulting, L.L.C.**  
 DAN E. TANNER, P.L.S. NO. 1435  
 OK CA NO. 3661, EXPIRES 6/30/2025  
 EMAIL: DAN@TANNERCONSULTING.COM  
 5233 South Lewis Avenue  
 Tulsa, Oklahoma 74105  
 Phone: (918) 745-9929

- Notes:**
- THIS PLAT MEETS THE OKLAHOMA STATUTE REQUIREMENTS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LAND SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
  - ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPS (TANNER) AND UNLESS OTHERWISE NOTED.
  - THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT WERE OBTAINED FROM THE DATA OF THE SURVEYOR'S FIELD BOOKS AND THE DATA OF THE STATE PLAT COMMISSION. SAID BEARINGS AND DISTANCES ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
    - (A) FOUND 1" IRON PIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4-NE1/4) OF SECTION 36.
    - (B) FOUND 3/8" IRON PIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 36.
  - THE BEARINGS BETWEEN LAND MONUMENTS BEING NORTH 12°21'38" WEST. ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY MUSKOGEE COUNTY AND WERE ACCURATE AT THE TIME THE PLAT WAS FILED. THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT SHOULD NEVER BE RELIED UPON AS A BASIS FOR A LEGAL DESCRIPTION. ACCESS TO THE PLAT WAS PROVIDED BY EAST FRANKLIN STREET (STATE HIGHWAY 104) AND NORTH WICHITA AVENUE BY VIRTUE OF RIGHT-OF-WAY DESIGNATED BY THIS PLAT.

Lot Area & Address Table

AREA LABEL	AREA (SQ. FT.)	ADDRESS
BLOCK 1 LOT 1	6228	503 NORTH LOPP RANCH ROAD
BLOCK 1 LOT 2	5400	195 NORTH LOPP RANCH ROAD
BLOCK 1 LOT 3	5400	195 NORTH LOPP RANCH ROAD
BLOCK 1 LOT 4	5400	113 NORTH LOPP RANCH ROAD
BLOCK 2 LOT 1	5640	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 2	4912	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 3	4884	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 4	4884	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 5	4884	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 6	4884	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 7	4884	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 8	4884	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 9	4884	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 10	4884	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 11	4884	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 12	4884	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 13	5112	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 14	5112	1821 WEST ANGLUS DRIVE
BLOCK 2 LOT 15	11294	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 16	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 17	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 18	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 19	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 20	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 21	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 22	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 23	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 24	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 25	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 26	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 27	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 28	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 29	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 30	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 31	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 32	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 33	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 34	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 35	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 36	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 37	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 38	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 39	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 40	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 41	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 42	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 43	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 44	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 45	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 46	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 47	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 48	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 49	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 50	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 51	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 52	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 53	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 54	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 55	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 56	4884	100 NORTH CATTLE DRIVE
BLOCK 2 LOT 57	4884	100 NORTH CATTLE DRIVE

DATE OF PREPARATION: March 8, 2024



**LEGEND**

- B/L BUILDING LINE & UTILITY EASEMENT
- C/B BOOK & PAGE
- CB CHORD BEARING
- A ANGLE
- Δ DELTA ANGLE
- D/C DOCUMENT EASEMENT
- D/E DOCUMENT EASEMENT
- EMT EASEMENT
- FOUN FOUND MONUMENT
- UTL UTILITY EASEMENT
- SET SET MONUMENT (SEE NOTE 2)

**SUBDIVISION CONTAINS:**  
 FIFTY-SEVEN (57) LOTS  
 WITH TWENTY (20) COMMON AREAS  
 GRASS SUBDIVISION AREA: 16.021 ACRES

THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SUPPLY. THE PLAT IS OWNED BY THE TOWN OF HASSELL ON THE DAY OF \_\_\_\_\_, 2024.

APPROVED \_\_\_\_\_ by the Board of County Commissioners, Muskogee County, Oklahoma

Chairman \_\_\_\_\_  
 Commissioner \_\_\_\_\_  
 Commissioner \_\_\_\_\_  
 Attest: \_\_\_\_\_  
 County Clerk

ACCEPTED: \_\_\_\_\_  
 Muskogee County Floodplain Administrator

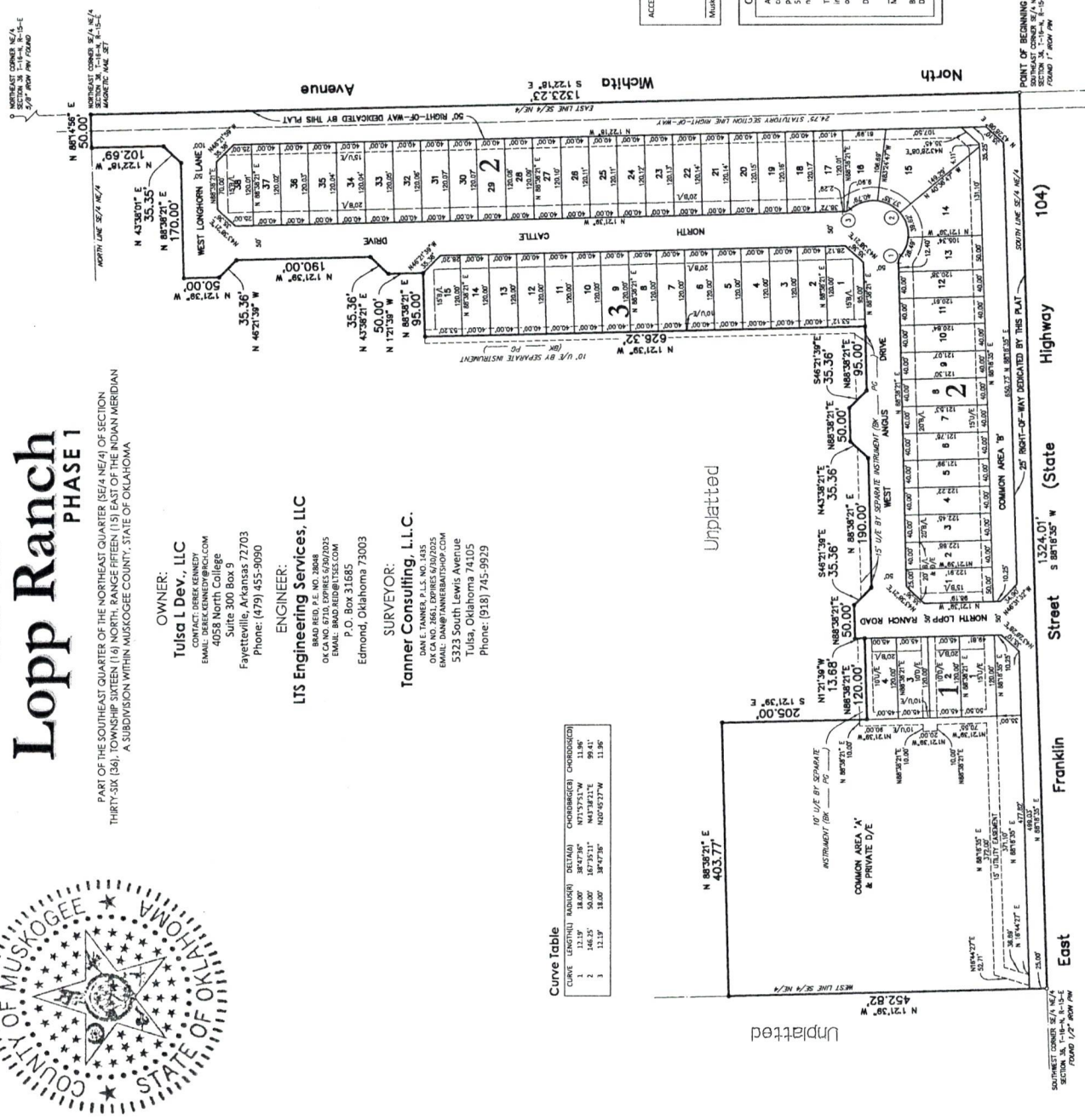
**CERTIFICATE**

As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of \$ \_\_\_\_\_ per tract receipt to \_\_\_\_\_, to be applied to said \_\_\_\_\_, which has as yet certified to me.

This certificate is NOT to be construed as payment of 20 \_\_\_\_\_ taxes in full but is given in full satisfaction of the amount of 20 \_\_\_\_\_ taxes which could exceed the amount of the security deposit.

Dated \_\_\_\_\_ 20 \_\_\_\_\_

MUSKOGEE COUNTY TREASURER \_\_\_\_\_  
 BY: \_\_\_\_\_  
 DEPUTY



**Curve Table**

CURVE LENGTH (L)	ANGLE (A)	CHORD (C)	CHORD BEARING (CB)
1	11.97	18.00	38°47'38"
2	146.35	187°51'11"	MAT 38°21'27"
3	11.97	18.00	N00°42'27"W





**Application for Acceptance of Plats of Subdivisions/Additions  
in Muskogee County, Oklahoma**

Plats located outside City or Town limits shall meet the following requirements before being presented to the Board of County Commissioners for acceptance:

I-2024-006146      Book 4909 Pg 540  
06/24/2024 10:05am      Pg 0537-0540  
Fee: \$26.00 Doc: \$0.00  
POLLY IRVING - Muskogee County Clerk  
State of OK

1. Notarized where needed.
2. Signature and seal of County Treasurer
3. Approved and signed by the Floodplain Administrator  
(A copy of the Floodplain Permit Application is attached)
4. Approved and signed by DEQ
5. Contain signature lines for the Board of County Commissioners and the County Clerk to attest
6. Developer shall guarantee the Development's storm water engineering recommendations, as submitted, be constructed per approved engineering plans and documents
7. Roads are not accepted during platting process, any acceptance of roads will be a separate process.  
(A copy of the specs to bring roads up to County Standards are attached to the application)
8. Information has been received for specs to bring roads up to County Standards before consideration of acceptance into county inventory DS  
DK  
(Please initial that you have received these specs)

9.

**AFFIDAVIT**

"As the Developer of this plat I understand that Muskogee County is not responsible now or in the future for the construction, maintenance, or repairs of roads associated with this plat. I further accept the responsibility of informing Builders, Real Estate Agents, and Prospective Buyers of this fact.

DocuSigned by:  
  
08A074A9E20C4D2  
Developer's Signature

06/05/2024  
Date

*The following are additional requirements before filing in the County Clerk's Office*

- A. Signature and seal of County Clerk
- B. For a plat to be accepted for filing in the County Clerk's Office, three MYLAR copies and two additional copies on computer CD must be presented at time of filing
- C. Filing fees are \$20.00 for one block and \$35.00 for plats containing more than one block, plus \$2.00 for the attached application page.

**Application must be filed along with plat in County Clerk's Office**