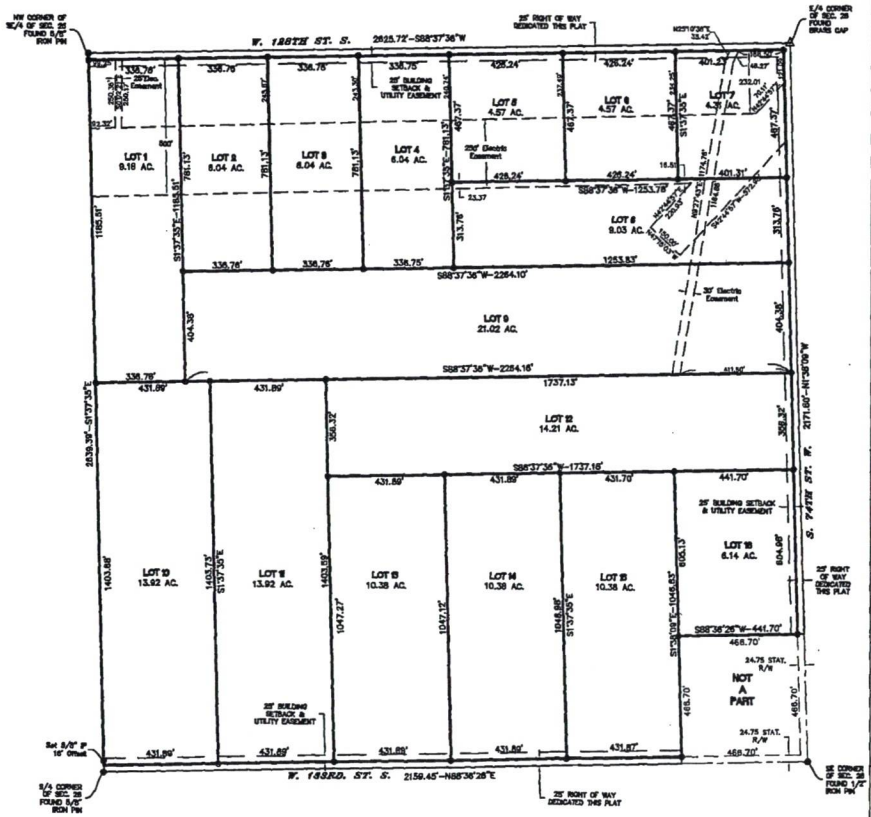
I-2025-003013 Book 4949 Pg 765
03/31/2025 9:36am Pg 0765-0765
Fee: $20.00 Doc: $0.00
POLLY IRVING - Muskogee County Clerk
State of OK

FINAL PLAT
OF
CEDARWOOD HILLS ADDITION
IN THE SE/4 OF
SECTION 26, T13N, R17E,
CITY OF MUSKOGEE
MUSKOGEE COUNTY, STATE OF OKLAHOMA

LOCATION MAP
SEC. 26 T 13 N, R 17 E

LEGEND
● =ALL LOT CORNER ARE SET 5/8" IRON PIN



BEARINGS ARE BASED ON NAD83(2011) OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, WITH GRID DISTANCES IN U.S. SURVEY FEET.

200 0 200 400
SCALE IN FEET

PREPARED FOR:
TIMBERLAND INVESTMENTS, LLC.

PREPARED BY:
Heartland Surveying & Mapping, PLLC
CA 6460
600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401
(918) 682-7798

COUNTY OF MUSKOGEE)

Know all men by these presents, that we, Timberland Investments, LLC, hereby certify that we are the owners and the person or persons having any right, title or interests to the following described tract of land, to-wit:

AS PROVIDED: THE SE/4 OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 17 EAST OF THE INDIAN BASE AND MERIDIAN, MUSKOGEE COUNTY, OKLAHOMA. LESS A TRACT OF LAND SITUATED IN THE SE/4 OF THE SE/4 OF THE SE/4 OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 17 EAST, MUSKOGEE COUNTY, STATE OF OKLAHOMA DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SE/4 OF THE SE/4 OF THE SE/4; THENCE WEST ALONG THE SOUTH BOUNDARY OF SE/4 OF THE SE/4 OF THE SE/4 FOR 468.7 FEET; THENCE NORTH PARALLEL TO THE EAST BOUNDARY OF SAID SE/4 OF THE SE/4 OF THE SE/4 FOR 468.7 FEET; THENCE EAST PARALLEL TO THE SOUTH BOUNDARY OF SAID SE/4 OF THE SE/4 OF THE SE/4 FOR 468.7 FEET; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID SE/4 OF THE SE/4 OF THE SE/4 FOR 468.7 FEET TO THE POINT OF BEGINNING.

WE FURTHER CERTIFY THAT WE HAVE CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS AND HAVE CAUSED THIS PLAT TO BE MADE OF SAID TRACT SHOWING ACCURATE DIMENSION OF LOTS. WE HEREBY DESIGNATE SAID TRACT OF LAND AS CEDARWOOD HILLS ADDITION AND DEDICATE TO PUBLIC USE ALL RIGHT OF WAYS AND UTILITY EASEMENTS AS SHOWN HEREON.

SETH KOENIG

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, PERSONALLY APPEARED SETH KOENIG TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE SET FORTH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEY
KNOW ALL MEN BY THESE PRESENTS, THAT I, TONY ROBISON, A RESIDENT OF THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED AND PLATTED INTO LOTS AND BLOCK THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF, I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

PRELIMINARY
TONY ROBISON, LAND SURVEYOR 1666

STATE OF OKLAHOMA
COUNTY OF MUSKOGEE

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, PERSONALLY APPEARED TONY ROBISON TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSE THEREIN SET FORTH.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT AS TO ALL REAL ESTATE INVOLVED IN THE PLAT, ALL TAXES HAVE BEEN PAID FOR 2024 AS REFLECTED BY THE CURRENT TAX ROLL AND THAT THERE ARE NO TAXES DUE FOR PRIOR YEARS, AND SECURITY HAS BEEN PROVIDED FOR 2025 TAXES NOT AS YET CERTIFIED TO ME.

COUNTY TREASURER

CERTIFICATE OF COUNTY CLERK
THIS PLAT HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK, MUSKOGEE COUNTY, OKLAHOMA, THIS _____ DAY OF _____, 2025. BOOK _____ PAGE _____

COUNTY CLERK

COUNTY OF MUSKOGEE STATE OF OKLAHOMA

ACCEPTANCE OF DEDICATIONS BY COUNTY COMMISSIONERS
APPROVED: _____
County Commissioner

_____
County Commissioner

_____
County Commissioner ATTEST: COUNTY CLERK

The Department of Environmental Quality office approves this plat for the use of Public water systems and individual on-site sewer systems.

Environmental Program Specialist Date

APPROVED: _____
FLOOD PLAIN ADMINISTRATOR Date

FLOOD CERTIFICATION
ACCORDING TO THE U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT INSURANCE RATE MAP, PANEL NUMBER 40101C0375F, EFFECTIVE DATE FEBRUARY 4, 2011. THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.