

JUNIPER RIDGE SECTION TWO

A PART OF THE E/2 NE/4 OF SECTION 8, T-19-N, R-2-E I.M.

PAYNE COUNTY, OKLAHOMA PRELIMINARY PLAT

OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA }
COUNTY OF PAYNE } SS

KNOW ALL MEN BY THESE PRESENTS, that James A. Rutledge, Trustee of James A. Rutledge Trust, hereby certifies that he is the owner and has all rights, title and interest in and to:

A TRACT OF LAND IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 2 EAST I.M., PAYNE COUNTY, OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS WEST ALONG THE WEST LINE THEREOF 2643.88 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 51 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHEAST QUARTER 688.32 FEET TO THE SOUTHWEST CORNER OF JUNIPER RIDGE, SECTION ONE; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF JUNIPER RIDGE, SECTION ONE A DISTANCE OF 281.77 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 10 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF JUNIPER RIDGE, SECTION ONE A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST ALONG THE EAST LINE OF JUNIPER RIDGE, SECTION ONE A DISTANCE OF 76.34 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF JUNIPER RIDGE, SECTION ONE A DISTANCE OF 847.58 FEET TO THE NORTHEAST CORNER OF JUNIPER RIDGE, SECTION ONE; THENCE SOUTH 89 DEGREES 49 MINUTES 36 SECONDS EAST 174.01 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 24 SECONDS EAST 317.56 FEET TO THE SOUTHWEST CORNER OF LOT 21 IN VALLEY VIEW SUBDIVISION, FIRST SECTION; THENCE NORTH 60 DEGREES 11 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE OF LOT 21 IN VALLEY VIEW SUBDIVISION, FIRST SECTION 315.00 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF LOT 21 IN VALLEY VIEW SUBDIVISION, FIRST SECTION AROUND A 173.16 FEET RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 97.35 FEET WITH A CHORD BEARING OF NORTH 76 DEGREES 18 MINUTES 09 SECONDS EAST 96.07 FEET; THENCE SOUTH 87 DEGREES 35 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF LOT 21 IN VALLEY VIEW SUBDIVISION, FIRST SECTION 40.00 FEET TO THE SOUTHWEST CORNER OF LOT 21; THENCE SOUTH 87 DEGREES 35 MINUTES 27 SECONDS EAST 92.92 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS EAST 348.96 FEET; THENCE SOUTH 01 DEGREE 16 MINUTES 29 SECONDS WEST 175.06 FEET; THENCE SOUTH 09 DEGREES 15 MINUTES 06 SECONDS WEST 162.63 FEET; THENCE SOUTH 12 DEGREES 06 MINUTES 55 SECONDS WEST 149.31 FEET; THENCE SOUTH 07 DEGREES 41 MINUTES 17 SECONDS WEST 115.84 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS WEST 150.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST 270.00 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 24 SECONDS WEST 144.87 FEET; THENCE AROUND A 130.00 FEET RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 204.20 FEET WITH A CHORD BEARING OF SOUTH 45 DEGREES 10 MINUTES 24 SECONDS WEST 183.85 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 36 SECONDS WEST 123.48 FEET TO THE POINT OF BEGINNING.

The owner certifies that he caused this said tract of land to be surveyed and has caused this plat to be made showing accurate dimensions of blocks, lots, setback lines, rights of way and easements.
The owner further designates said tract of land as JUNIPER RIDGE, SECTION TWO, and hereby dedicates to public use all the rights of way within the subdivision and grants for the installation and maintenance of public utilities, all easements and rights of way as shown on this plat free and clear of all encumbrances. (Restrictive covenants are filed separately.)

Subscribed this _____ day of _____, 2018.

James A. Rutledge, Trustee of James A. Rutledge Trust

OWNER'S NOTARY

STATE OF OKLAHOMA }
COUNTY OF PAYNE } SS

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, personally appeared James A. Rutledge, to me known to be the identical person who executes the within and foregoing instrument and acknowledged to me to me that he executed the same as his free and voluntary act and deed for the uses and purposes herein set forth.

Witness my hand and seal on this _____ day of _____, 2018.

My commission expires: _____

Notary Public

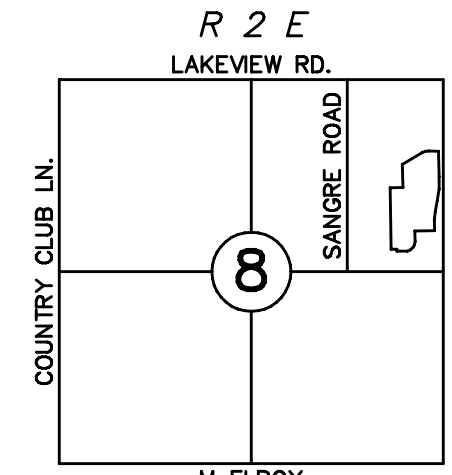
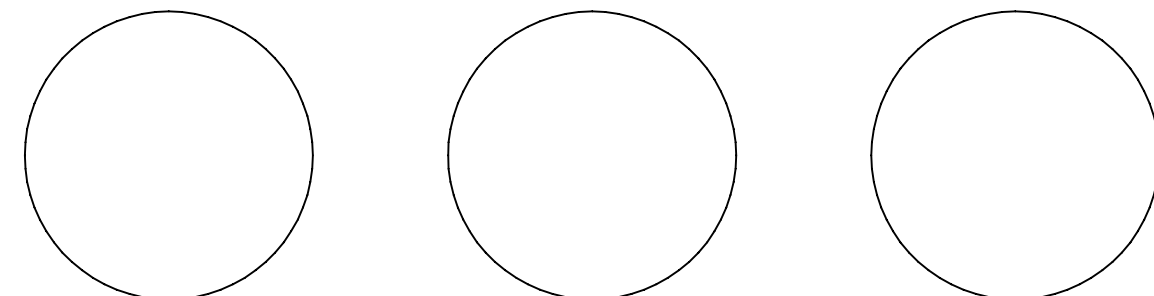
COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Payne County, Oklahoma, that the tax record of said county shows all taxes are paid for the year of 2018 and all prior years on the land shown as JUNIPER RIDGE, SECTION TWO in Payne County, Oklahoma, and required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the year's current taxes.

In witness thereof, said Treasurer has caused this instrument to be executed at Stillwater,

Oklahoma on this _____ day of _____, 2018.

County Treasurer
OWNER'S NOTARY COUNTY TREASURER COUNTY CLERK

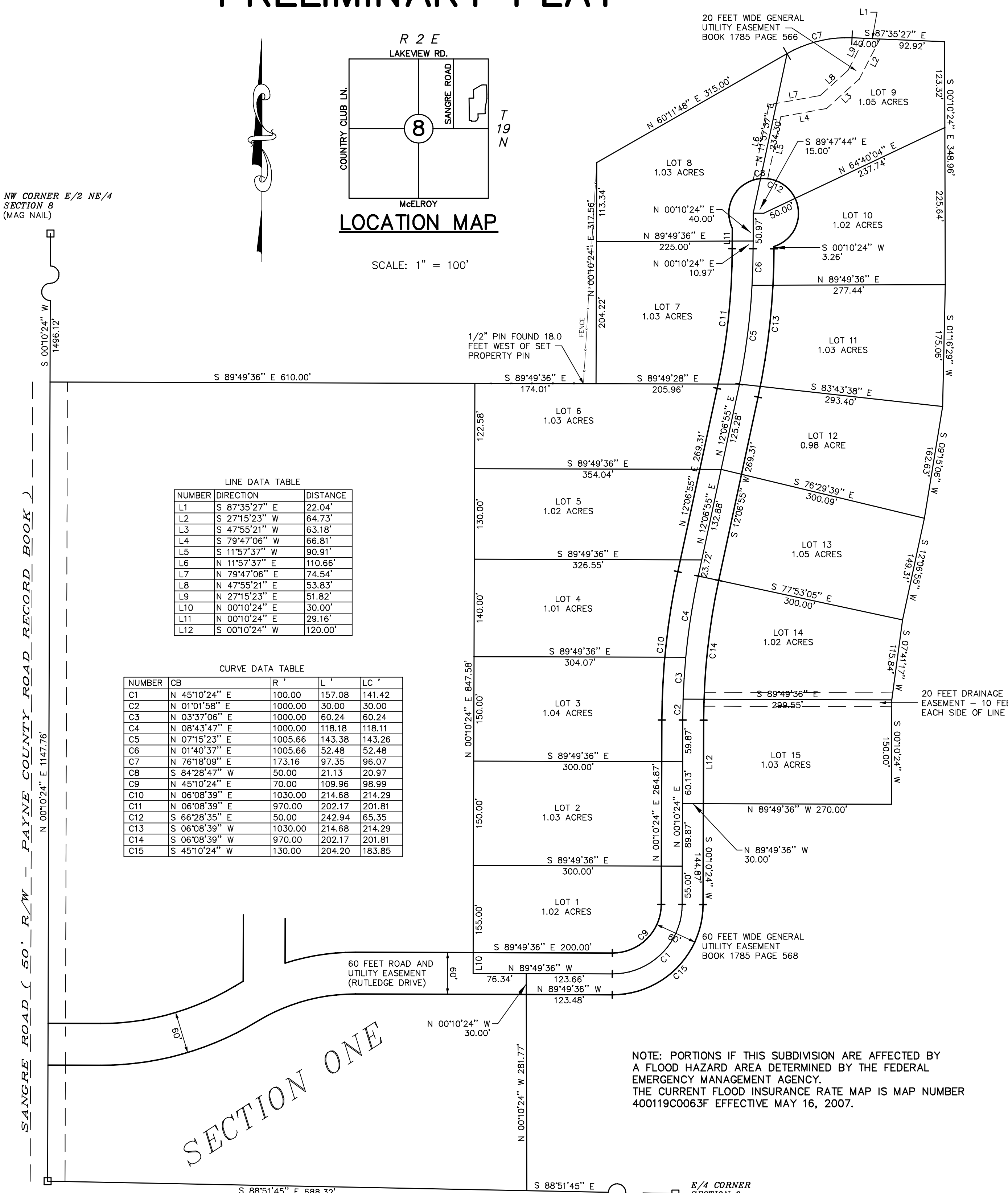


LOCATION MAP

SCALE: 1" = 100'

NUMBER	DIRECTION	DISTANCE
L1	S 87°35'27" E	22.04'
L2	S 27°15'23" W	64.73'
L3	S 47°55'21" W	63.18'
L4	S 79°47'06" W	66.81'
L5	S 11°57'37" W	90.91'
L6	N 11°57'37" E	110.66'
L7	N 79°47'06" E	74.54'
L8	N 47°55'21" E	53.83'
L9	N 27°15'23" E	51.82'
L10	N 00°10'24" E	30.00'
L11	N 00°10'24" E	29.16'
L12	S 00°10'24" W	120.00'

NUMBER	CB	R'	L'	LC'
C1	N 45°10'24" E	100.00	157.08	141.42
C2	N 01°01'58" E	1000.00	30.00	30.00
C3	N 03°37'06" E	1000.00	60.24	60.24
C4	N 08°34'37" E	1000.00	118.18	118.11
C5	N 07°15'23" E	1005.66	143.38	143.26
C6	N 01°40'37" E	1005.66	52.48	52.48
C7	N 76°18'09" E	173.16	97.35	96.07
C8	S 84°28'47" W	50.00	21.13	20.97
C9	N 45°10'24" E	70.00	109.96	98.99
C10	N 06°08'39" E	1030.00	214.68	214.29
C11	N 06°08'39" E	970.00	202.17	201.81
C12	S 66°28'35" E	50.00	242.94	65.35
C13	S 06°08'39" W	1030.00	214.68	214.29
C14	S 06°08'39" W	970.00	202.17	201.81
C15	S 45°10'24" W	130.00	204.20	183.85



SW CORNER E/2 NE/4 SECTION 8 (#4 REBAR)

SECTION ONE

GROUND'S PROFESSIONAL SURVEYING, INC.
BRENT GROUNDS
R.P.L.S. 1576
C.A. No. 4689
P.O. Box 224
Perkins, OK 74059
(405) 547-1233

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

DUPLICATE ORIGINAL (____) OF (____)

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE E/2 NE/4 OF SECTION 8 T-19-N, R-2-E I.M. PAYNE COUNTY, OKLAHOMA N 00°10'24" E - DEED RECORD

SURVEYOR'S CERTIFICATE

STATE OF OKLAHOMA }
COUNTY OF PAYNE } SS

I, Brent Grounds, Licensed Land Surveyor #1576, hereby certify that at the request of the owner mentioned hereon that I have performed this survey and that this plat is a correct representation of said tract as surveyed and subdivided by me.

Witness my hand and seal this _____ day of _____, 2018.

Brent Grounds
Licensed Land Surveyor
Oklahoma #1576

SURVEYOR'S NOTARY

STATE OF OKLAHOMA }
COUNTY OF PAYNE } SS

Before me, the undersigned, a Notary Public in and for the State of Oklahoma, personally appeared Brent Grounds, to me known to be the identical person who executes the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes herein set forth.

Witness my hand and seal on this _____ day of _____, 2018.

My commission expires: _____

Notary Public

ACCEPTANCE OF DEDICATION COUNTY OF PAYNE

Be it resolved by the Board of Commissioners of the County of Payne that dedications shown on the attached plat of JUNIPER RIDGE, SECTION TWO are hereby accepted.

Accepted by the Board of Commissioners this _____ day of _____, 2018.

Chairman _____ Member _____

Attested by: County Clerk _____ Member _____

Roads will not be maintained by the county.

DEPARTMENT OF ENVIRONMENTAL QUALITY APPROVAL

The Stillwater Office of the Oklahoma Department of Environmental Quality has approved this plat for the use of a public water system and on-site sewage systems. This property is served by public water supply.

this _____ day of _____, 2018.

Environmental Specialist
Oklahoma Department of Environmental Quality

DEPARTMENT OF ENVIRONMENTAL QUALITY SURVEYOR'S SEAL SURVEYOR'S NOTARY

