

FINAL PLAT of DENBO BLUFF

A Subdivision of the Northwest Quarter (NW/4), Section Twenty Nine (29), Township Twenty (20) North
Range Fifteen (15) East of the Indian Meridian, Rogers County, Oklahoma

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS: McAfee Holding Group, LLC hereby certify that they are the record owners of, and the only persons, firm or corporation having title or interest in and to the land shown on the annexed Plat of DENBO BLUFF and that the Plat represents a correct survey of the above described property made with consent, and that we hereby dedicate to the Public use all the streets as shown on said annexed plat; that the easements as shown on the annexed plat are created for the installation and maintenance of public utilities; that we hereby guarantee a clear title to all lands so dedicated from ourselves, our heirs or assigns forever and have caused the same to be released from all encumbrances so that the title is clear, except as shown in the abstractor's certificate.

Subscribed this 3rd day of April, 2023.

STATE OF Oklahoma
COUNTY OF Rogers

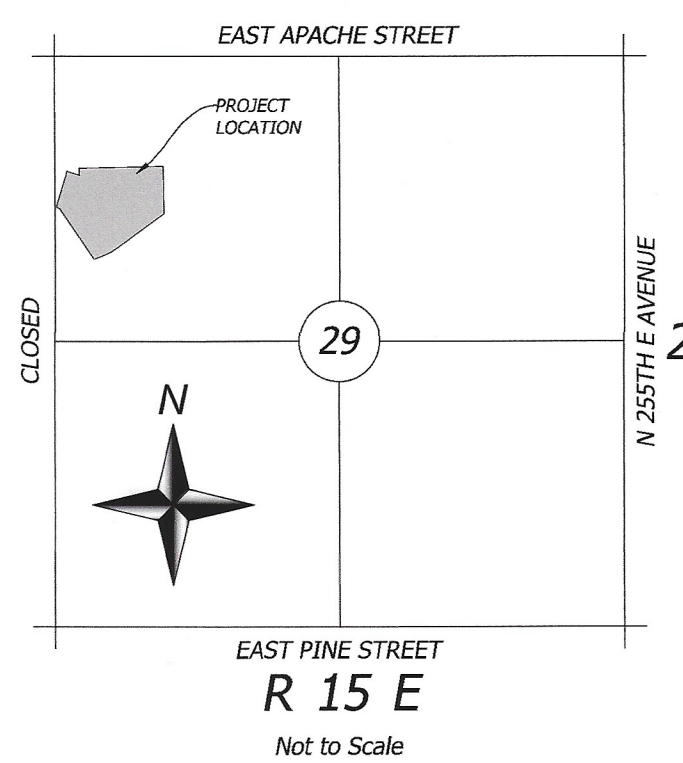
[Signature]
MCAfee HOLDING GROUP, LLC

Before me, the undersigned, a Notary Public in and for said County and State, on this 3rd day of April, 2023, personally appeared McAfee to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,
[Signature]
Notary Public

My Commission Number is, 15001173
My Commission Expires the 10th day of February, 2027.

CAITLIN BEARDEN
NOTARY PUBLIC
STATE OF OKLAHOMA
Commission # 15001173 Expires 02/06/27



LEGAL DESCRIPTION

A part of Blocks Fourteen (14) and Twenty-Four (24), Original Town of Catoosa and a part of the Northwest Quarter (NW/4) of Section Twenty-Nine (29), Township Twenty (20) North, Range Fifteen (15) East of the Indian Meridian, Rogers County, Oklahoma, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot Twelve (12) in Block 24 of said Original Town of Catoosa; Thence N 17°23'53" E along the West line of said Block 14 and 24 a distance of 440.01 feet; Thence S72°36'09"E a distance of 151.02 feet; Thence N01°18'47"W a distance of 63.97 feet; Thence N88°40'22"E a distance of 985.85 feet to a point on the West line of Lot 5 in Block 1 of the CATOOSA SHOPPING CENTER recorded in Plat Book 1713 at Page 63; Thence S01°19'39"E along said West line a distance of 556.63 feet to the Southwest corner of said CATOOSA SHOPPING CENTER, said point being on the North Right of Way line of State Highway 66; Thence S53°45'56"W along said North Right of Way line a distance of 671.09 feet; Thence along a curve to the Right having a radius of 880.40 feet and a chord bearing of S64°07'30"W and a chord length of 316.63 feet for an Arc length of 318.36 feet; Thence N34°04'58"W a distance of 720.26 feet to a point on the South Right of Way line of vacated DENBO STREET; Thence N72°36'09"W along said South Right of Way line a distance of 44.45 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

Lot One (1) in Block 24 of said Original Town of Catoosa.

Containing 969,541.41 Sq. Ft. or 22.257 Acres, more or less.

has caused the same to be engineered, surveyed, staked and platted into lots, blocks, streets and reserve areas in conformity to the accompanying plat and survey thereof, which plat is made a part hereof (the "plat"), and has caused the same to be named denbo bluff, an addition to the town of catoosa, rogers county, state of oklahoma (the "addition").

ACCEPTANCE OF DEDICATION OF CITY PLANNING COMMISSION

Be it resolved by the Planning Commission of the City of Catoosa, that the dedications shown on the attached plat of DENBO BLUFF, are hereby approved.

Adopted by the Planning Commission of the City of Catoosa, This 3rd Day of April, 2023.

[Signature]
Crystal Chapin

STATE OF OKLAHOMA)
) SS:
COUNTY OF)

Before me, the undersigned, a Notary Public in and for said County and State, on this 3rd day of April, 2023, personally appeared Crystal Chapin to me known to be the identical person who executed 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 therein set forth.

WITNESS my hand and notarial seal the day and year last above written,
VERONICA GOINS
Notary Public
State of Oklahoma
Commission #21011231 Exp. 08/29/25

My Commission Number is, 21011231
My Commission Expires the 29th day of August, 2025.

ACCEPTANCE OF DEDICATION OF CITY COUNCIL

Be it resolved by the Council of the City of Catoosa, Oklahoma, that the dedications shown on the annexed plat are hereby accepted, adopted by the Council of the City of Catoosa, Oklahoma, this 2nd day of April, 2023.

ATTEST: *[Signature]*
CITY CLERK

[Signature]
MAYOR

CERTAIN RESTRICTIONS

1. PUBLIC STREETS AND UTILITY EASEMENTS.

THE DEVELOPER DEDICATES TO THE PUBLIC, FOR PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING ANY AND ALL STREETS AND PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, STORM AND SANITARY SEWER LINES, COMMUNICATION LINES, ELECTRIC POWER LINES, CABLE TELEVISION LINES, TRANSFORMERS, PEDESTALS, GAS AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH SUCH FACILITY AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SAID EASEMENTS AND RIGHTS-OF-WAY FOR THE USES AND PURPOSES THEREOF.

2. UNDERGROUND ELECTRIC AND COMMUNICATION AND GAS SERVICE.

IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION AND GAS SERVICES THE LOT IS SUBJECT TO THE FOLLOWING:

A. OVERHEAD POLES MAY BE LOCATED ALONG THE PERIMETER OF THE LOT AS NECESSARY IF LOCATED IN UTILITY EASEMENTS FOR THE PURPOSE OF THE SUPPLY OF UNDERGROUND SERVICE. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND EXCEPT AS PROVIDED IN THE IMMEDIATELY PRECEDING SENTENCE, ALL ELECTRIC AND COMMUNICATION SUPPLY LINES SHALL BE LOCATED UNDERGROUND, IN THE EASEMENT-WAYS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS, SHOWN ON THE ATTACHED PLAT. THE OWNER DOES HEREBY RESTRICT THE UTILITY EASEMENTS SHOWN AND DESIGNATED ON THE ACCOMPANYING PLAT TO A SINGLE SUPPLIER OF ELECTRICAL SERVICE.

B. ALL SUPPLY LINES WITHIN THE LOT INCLUDING ELECTRIC, TELEPHONE, AND CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE LOT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENTS.

C. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON THE LOT AND MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON SAID LOT: PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE OR A POINT OF METERING.

D. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICES, THROUGH ITS AUTHORIZED AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENTS SHOWN ON THE PLAT TO THE LOT OR PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE FACILITIES SO INSTALLED BY IT. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION ALSO RESERVES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY: TO CUT DOWN, TRIM, OR TREAT ANY TREES AND UNDERGROWTH ON SAID EASEMENT.

E. THE OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON HIS PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES AND WILL REPLACE AND RE-BUILD ANY ASPHALT, CURBS OR OTHER STRUCTURES THAT ARE REMOVED OR DAMAGED BY SUPPLIER IN THE INSTALLATION OR MAINTENANCE OF SUPPLIER'S FACILITIES, BUT THE OWNER WILL PAY FOR DAMAGE OR RELOCATION TO SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF SUCH OWNER OR HIS AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION OR GAS SERVICES.

4. WATER, SANITARY AND STORM SEWER.

THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND SANITARY/STORM SEWER FACILITIES LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE IN EXCESS FROM THE ORIGINAL CONTOURS OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES.

A. CITY OF CATOOSA OR OTHER PROVIDER AS THE CASE MAY BE, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ITS UNDERGROUND PUBLIC UTILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. CITY OF CATOOSA SHALL HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL EASEMENT WAYS SHOWN ON THE PLAT FOR INSTALLING MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND PUBLIC UTILITIES. THE FOREGOING COVENANTS CONCERNING UNDERGROUND PUBLIC UTILITIES FACILITIES SHALL BE ENFORCEABLE BY THE CITY OF CATOOSA AND/OR THE OWNER PROVIDER AS THE CASE MAY BE AND THE OWNER AGREES TO BE BOUND HEREBY.

B. POTABLE WATER SERVICE. POTABLE WATER SHALL BE PURCHASED FROM THE CITY OF CATOOSA.

C. SANITARY SEWER SERVICE. SANITARY SEWER SERVICE SHALL BE PURCHASED FROM AND PROVIDED BY THE CITY OF CATOOSA.

5. LANDSCAPE AND PAVING REPAIR.

THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, SANITARY SEWER MAINS, STORM SEWERS, ELECTRIC, NATURAL GAS, TELEPHONE, OR CABLE TELEVISION SERVICE. THE LOT OWNER SHALL NOT PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHTS-OF-WAY WHICH WOULD POTENTIALLY ENDANGER, THREATEN, OR HARM ANY UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY. IF IT IS DETERMINED THAT ANY TREES OR SHRUBBERY LOCATED WITHIN SAID EASEMENTS OR RIGHTS-OF-WAY ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHTS-OF-WAY, THE TOWN AND OR UTILITY PROVIDER SHALL HAVE THE RIGHT TO REMOVE SAID TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNER'S EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE SAME.

6. INGRESS, EGRESS AND WALKWAYS.

THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SIDEWALKS, IN FRONT OF THE LOT, WITHIN THE PUBLIC DEDICATION ALONG EXISTING PUBLIC ROAD, AS REQUIRED BY AND IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF CATOOSA.

7. DRAINAGE AND DETENTION

B. THE OWNER OF THE DENBO BLUFF DEVELOPMENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE DETENTION FACILITY AND DRAINAGE AREA LOCATED ON THE EAST SIDE OF THE DEVELOPMENT.

COUNTY TREASURER'S CERTIFICATE

I, the undersigned, do hereby certify that I am the duly elected, qualified and acting County Treasurer of Rogers County, State of Oklahoma; that the tax records of said county show all taxes are paid for the year 2023 and prior years on the land shown on the annexed plat of DENBO BLUFF, in Rogers County, Oklahoma and that the required statutory security has been deposited in the office of the Rogers County Treasurer, guaranteeing payment of the current year's taxes.

In witness whereof, said County Treasurer has caused this instrument to be executed at Rogers County, Oklahoma, on this 27th day of April, 2023.

[Signature]
County Treasurer
Rogers County, Oklahoma

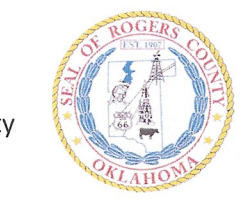
I, Jeanne M. Heidlage, County Clerk of Rogers County, Oklahoma, do hereby certify that the above and foregoing is a true and correct copy of a document as the same appears in my office.

COUNTY
Rogers, that the dedications shown on the attached plat

Jeanne M. Heidlage, County Clerk

rs, This ___ Day of

[Signature], Deputy



Date: 4/27/2023

Chairman Member Member

ATTEST:

County Clerk

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Rogers County and State of Oklahoma, hereby certifies that the records of said county show that the Title to the land shown on the plat of DENBO BLUFF, an addition to Rogers County, Oklahoma is vested in McAfee Holdings Group, LLC, on the ___ day of ___, 20___, there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said county and state against said land owners thereof, that the taxes are paid for the year of ___ and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Plat of DENBO BLUFF, except mortgages, rights of way, easements and mineral conveyances of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this ___ day of ___, 20___.

BY: _____

Title

SURVEYOR'S CERTIFICATE

I, Troy Dee, a Licensed Professional Land Surveyor No. 1745 do hereby certify that I am a Professional Land Surveyor in the State of Oklahoma, and that the Final Plat of DENBO BLUFF, an addition to Rogers County, Oklahoma, consisting of two sheets, represents a survey made under my supervision, and that the monuments shown thereon actually exist and their positions are correctly shown.

[Signature]

Troy Dee
Licensed Professional Land Surveyor, Oklahoma No. 1745
4131 NW 122nd St., Suite #100, Oklahoma City, OK. 73120
(405) 802-7883

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this 14th day of April, 2023, personally appeared Troy Dee to me known to be the identical person who executed 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 therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

[Signature]
Notary Public

My Commission Number is, 20013172.

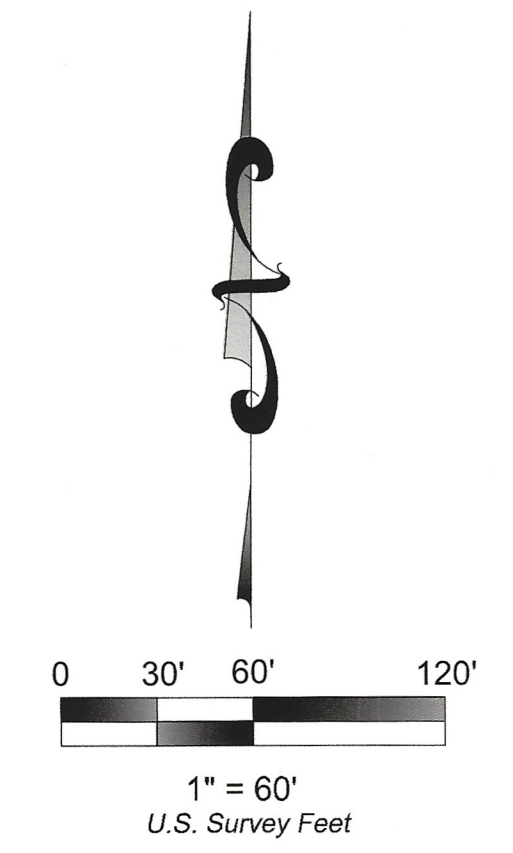
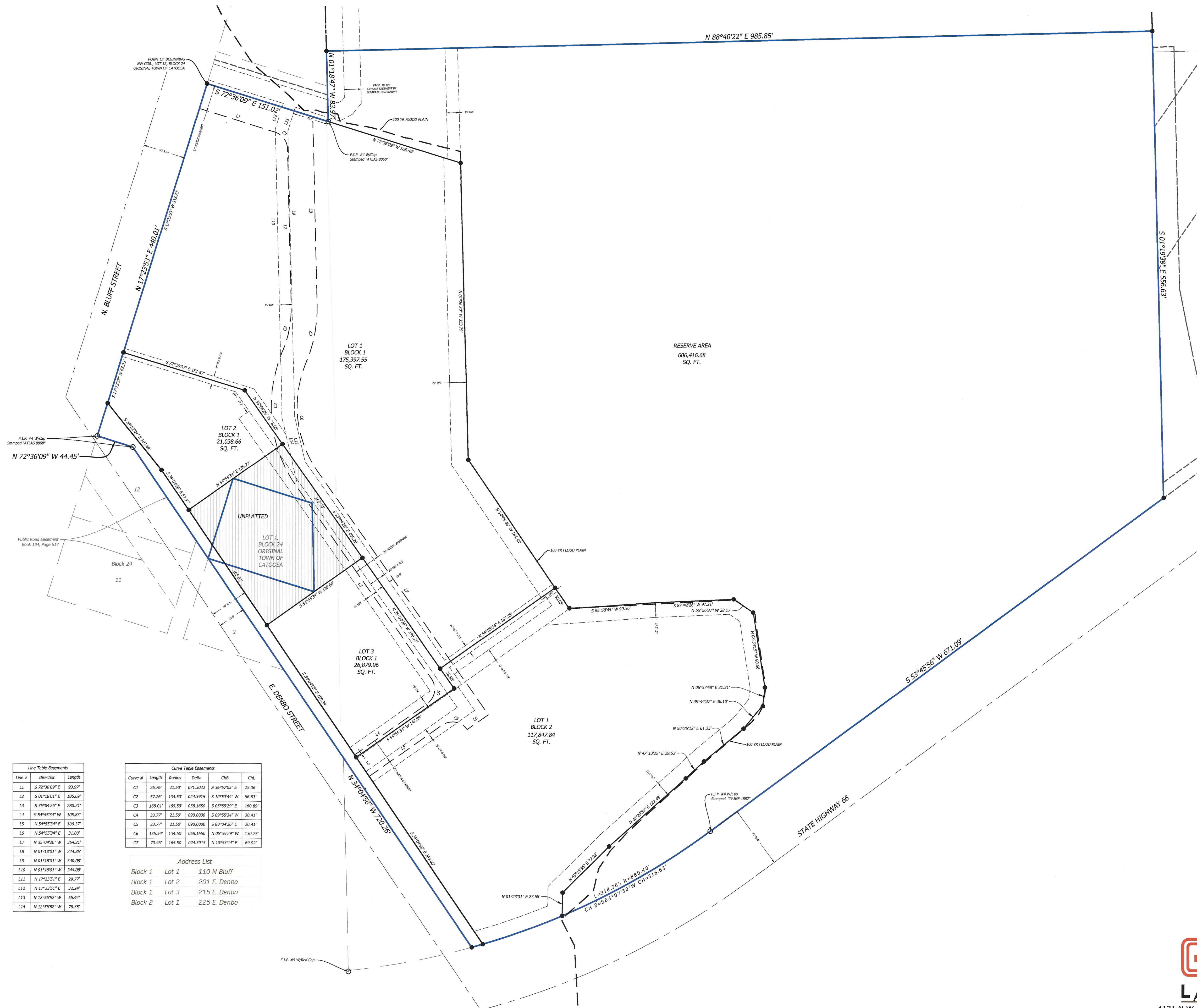
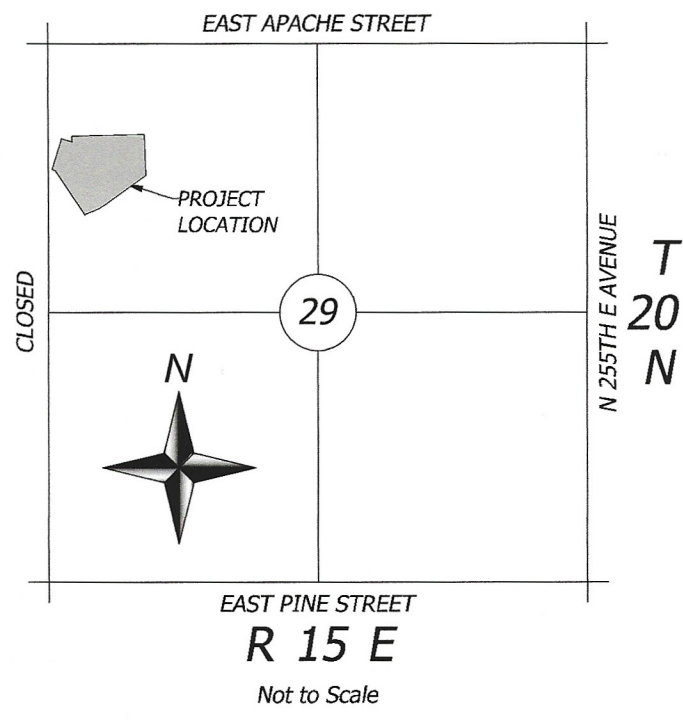
My Commission Expires the 23rd day of OCTOBER, 2024.

NOTES

- 1. This plat of survey 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, and that said Final Plat complies with the requirements of Title 11 Section 41-108 of the Oklahoma State Statutes.
- 2. Monuments set for Lot Corners and the Road Center Line shall be as follows:
Paved surfaces - A Magnetic Nail with a Washer stamped "GOLDEN CA 7263"
Unpaved surfaces - A 1/2" Iron Rod with a Plastic Cap Stamped "GOLDEN CA 7263"
- 3. The proposed roadways shown on this plat will adhere to the county standard road specifications.



Prepared By
GOLDEN
LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2024
Telephone: (405) 802-7883 Email: troy@goldens.com
Job No. 20203 Sheet 1 Of 2



Line #	Direction	Length
L1	S 72°36'09" E	93.97'
L2	S 01°18'01" E	186.69'
L3	S 35°04'26" E	280.21'
L4	S 54°55'34" E	105.83'
L5	N 54°55'34" E	106.33'
L6	N 54°55'34" E	31.00'
L7	N 35°04'26" E	354.21'
L8	N 01°18'01" E	224.35'
L9	N 01°18'01" E	340.08'
L10	N 01°18'01" E	344.08'
L11	N 12°36'52" E	28.77'
L12	N 12°36'52" E	32.34'
L13	N 12°36'52" E	55.44'
L14	N 12°36'52" E	78.33'

Curve #	Length	Radius	Delta	CHB	CNL
C1	26.76'	21.50'	071.3022	S 38°57'09" E	25.00'
L2	57.26'	134.50'	024.3915	S 10°53'44" W	56.83'
C2	168.01'	165.90'	098.1680	S 09°59'29" E	160.89'
C4	33.77'	21.50'	090.0000	S 09°59'29" W	30.41'
C5	33.77'	21.50'	090.0000	S 80°04'26" E	30.41'
C6	136.54'	134.50'	098.1680	N 09°59'29" W	130.75'
C7	70.40'	165.90'	024.3915	N 10°53'44" E	69.92'

Block	Lot	Address
Block 1	Lot 1	110 N Bluff
Block 1	Lot 2	201 E. Denbo
Block 1	Lot 3	215 E. Denbo
Block 2	Lot 1	225 E. Denbo

LEGEND

- Section Corner
- Quarter Corner
- Set 1/2" Iron Rod
- Set MAG Nail
- Plat Boundary Line
- Lot Line (This Plat)
- Easement (This Plat)
- Building Limit Line (This Plat)
- Existing Lot Line
- Existing Easement
- Existing Building Limit Line
- U/E - Utility Easement
- BL - Building Limit Line
- R/W - Right of Way

NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED 'GOLDEN CA 7203'

FINAL PLAT
of
DENBO BLUFF

Prepared By
GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
C.A.# 7263 / Exp. Date =6/30/2024
Telephone: (405) 802-7883 Email: troy@goldenls.com
Job No. 20203 Sheet 2 Of 2