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.

IVY RIDGE SECOND ADDITION AMENDED

A SUBDIVISION BEING A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 21 NORTH, RANGE 19 EAST, MAYES COUNTY.

BOOK 1547 PAGE 92

I-1096.741593 Book 1547 Pg 92
08/26/2024 10:02am Pg 0092-0092
Fee: $20.00 Doc: $0.00
Brittany True-Howard - Mayes County Clerk
State of OK

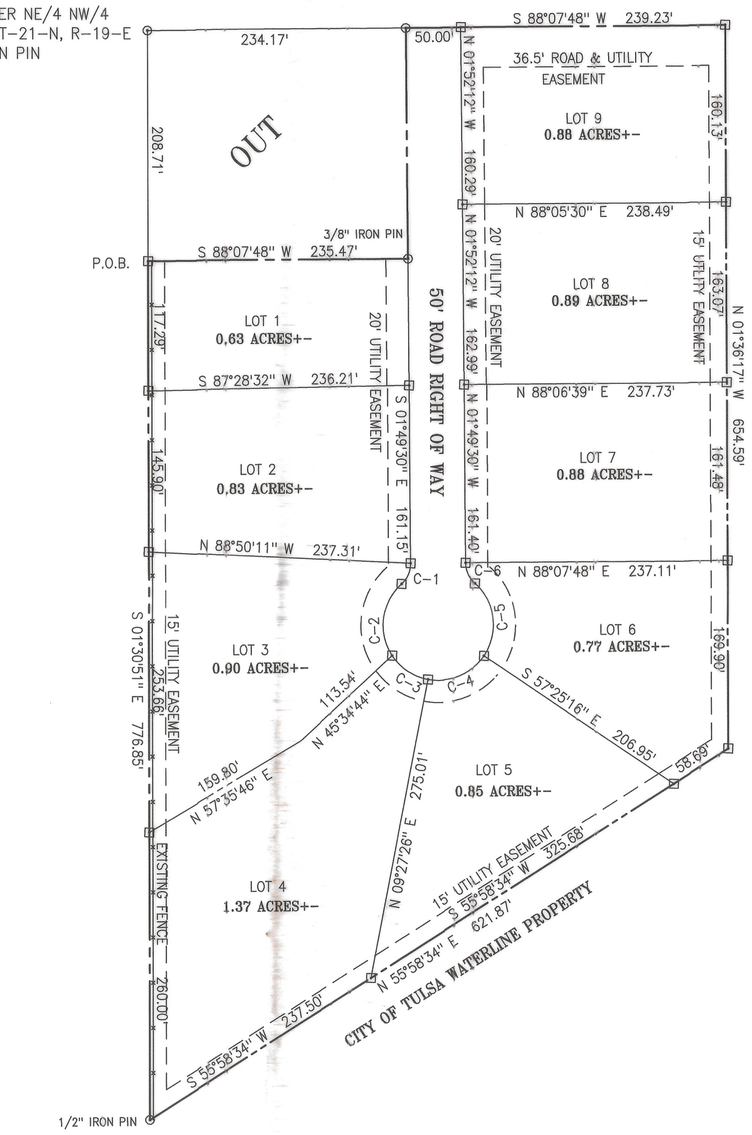
SUBDIVISION CONTAINS:

NINE (9) LOTS IN
ONE (1) BLOCK

GROSS SUBDIVISION AREA: 8.74 ACRES+-

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 1/2" RE-BAR WITH ORANGE PLASTIC CAPS UNLESS OTHERWISE NOTED.
3. THE BEARINGS ARE REFERENCED TO THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD 1983 AND ARE NOT ASTRONOMICAL.
4. ACCESS IS PROVIDED BY WAY OF E. 520 ROAD
5. PER FEMA FLOOD INSURANCE RATE MAP 40097C PANEL 0243 E DATED SEPTEMBER 16, 2011, NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE.



ACCEPTANCE OF DEDICATION BY BOARD OF COUNTY COMMISSIONERS

Be it resolved by the Board of Commissioners of Mayes County that the dedications shown on the attached plat of IVY RIDGE SECOND ADDITION AMENDED are hereby accepted.

Approved by the Board of Commissioners of Mayes County this

26th day of August, 2024

County Commissioner

County Commissioner

County Commissioner

CERTIFICATE OF COUNTY TREASURER

I, Bobbie Martin, County Treasurer of Mayes County, Oklahoma do hereby certify that I have examined the records pertaining to ad valorem taxes on the tract described in the plat and find that all ad valorem taxes have been paid for 2023 and prior years, and that statutory security has been deposited guaranteeing payment of the 2024 taxes.

Bobbie Martin by Joshua Bradshaw
County Treasurer

CERTIFICATE OF COUNTY CLERK

This instrument has been filed in the Office of the County Clerk of Mayes County, Oklahoma, this 26th day of August, 2024

Brittany True-Howard by
County Clerk

SURVEYORS CERTIFICATE

I, Brett King, the Undersigned, do hereby certify that I am by profession a Registered Land Surveyor in the State of Oklahoma and I hereby certify that the plat of IVY RIDGE SECOND ADDITION AMENDED represents a survey made under my supervision and that all monuments shown hereon exist.

Brett King

STATE OF OKLAHOMA)
)ss
COUNTY OF MAYES)

Before me the undersigned Notary Public personally appeared Brett King to me known to be the identical person who executed the above and foregoing instrument on this 21 day of August, 2024

EMILY ANN CANNADY
Notary Public - State of Oklahoma
Commission Number 21002306
My Commission Expires Feb 19, 2025

Notary Public

My Commission Expires: 02-19-2025

CERTIFICATE OF DEPARTMENT OF ENVIRONMENTAL QUALITY

This plat is approved by the Oklahoma Department of Environmental Quality for the use of a public water system and individual sewage disposal systems.

Dated this 22 day of August, 2024

Environmental Specialist
Department of Environmental Quality

STATE OF OKLAHOMA APPROVED AUG 22 2024 DEPARTMENT OF ENVIRONMENTAL QUALITY

OWNERS CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THEST PRESENTS:
That IVY RIDGE HOMES, LLC, does hereby certify that they are the owners of and the only persons, firms, or corporation having any right, title, or interest in and to the land shown on the annexed plat, and that they have caused the same to be surveyed and platted, and they hereby dedicate all the streets, and utilities for their heirs, executors, administrators, successors and asigns forever, and have caused the same to be released from all encumbrances so that the title is clear.

In Witness Whereof, we the undersigned have caused this instrument to be executed this 22 day of August, 2024

Covenants, Reservations, and Restrictions for this Addition are contained in a seperate instrument.

MEMBER MEMBER

STATE OF OKLAHOMA)
)ss
COUNTY OF MAYES)

The foregoing instrument was acknowledged before me on this 22 day of August, 2024

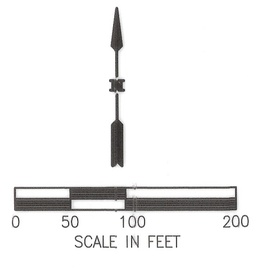
Notary Public

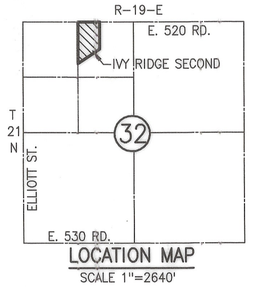
My Commission Expires: 04/23/25

FRANCISCA HOPE MOORE NOTARY PUBLIC #21005603 EXP. 04/23/25 STATE OF OKLAHOMA

LEGAL DESCRIPTION

A tract of land being a part of the East Half of the Northwest Quarter of Section 32, Township 21 North, Range 19 East of the Indian Meridian, Mayes County, Oklahoma, and being more particularly described as follows: Beginning at a point on the West line of the East Half of the Northwest Quarter and 208.71 feet South of the Northwest corner thereof, thence S 01°30'51" E 776.85 feet to a point on the Northerly line of the City of Tulsa Waterline Property; thence N 55°58'34" E along said Northerly line a distance of 621.87 feet; thence N 01°36'17" W 654.59 feet to a point on the North line of the East Half of the Northwest Quarter; thence S 88°07'48" W along said North line of the Northwest Quarter a distance of 289.23 feet; thence S 01°52'12" E 208.71 feet; thence S 88°07'48" W 235.47 feet to the point of beginning.





LOCATION MAP
SCALE 1"=2640'

CURVE TABLE			
NO.	RAD.	LENGTH	CHORD
1	25.00'	21.03'	S 22°29'25" W 20.41'
2	50.00'	70.94'	S 05°56'23" W 65.14'
3	50.00'	40.00'	S 57°37'28" E 38.94'
4	50.00'	58.36'	N 66°01'05" E 55.11'
5	50.00'	71.88'	N 08°36'29" W 65.85'
6	25.00'	21.03'	N 25°41'59" W 20.41'

DEVELOPER:
IVY RIDGE HOMES, LLC
2642 W. 520 ROAD
PRYOR, OK. 74361

SURVEYOR:
LANDMARK SURVEYING L.L.C.
245 SOUTH TAYLOR
PRYOR, OK. 74361
PHONE 918-825-2804

⊙ DENOTES FOUND IRON PIN AS NOTED
⊡ DENOTES SET 1/2" IRON PIN W/CAP
⊛ DENOTES FOUND MAG NAIL

BASIS OF BEARINGS: OKLAHOMA STATE PLANE NORTH ZONE (NAD 1983)

LANDMARK SURVEYING
245 SOUTH TAYLOR
PRYOR, OKLAHOMA 74361
PHONE: 918-825-2804 FAX: 918-825-2803
C.A. 4572 JUNE 30, 2025

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