

Plat # 660 BK 1166 PG 988

CUNNINGHAM ADDITION

THE FINAL PLAT FOR AN ADDITION TO THE CITY OF BARTLESVILLE, WASHINGTON COUNTY, OKLAHOMA
ALL OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER (N/2 NE/4 NE/4 NE/4) SECTION 32, TOWNSHIP 26 NORTH, RANGE 13
EAST OF THE INDIAN MERIDIAN, WASHINGTON COUNTY, OKLAHOMA

GENERAL NOTES

1. RESTRICTIVE AND PROTECTIVE COVENANTS INCLUDING ALL SETBACKS, BUILDING CODES AND RESTRICTIONS ARE THOSE IMPOSED AND REQUIRED BY THE CITY OF BARTLESVILLE. THE DEVELOPER SHALL NOT BE LIABLE FOR APPROVAL, DISAPPROVAL OR FAILURE TO APPROVE BUILDING CODES OR RESTRICTIONS.
2. BASIS OF BEARINGS: OKLAHOMA STATE PLANE GRID, NAD 1983 (2011), NORTH ZONE.
3. DEDICATION OF UTILITY EASEMENTS:
AREAS IDENTIFIED ON THIS PLAT AS "EASEMENT" OR "UTILITY EASEMENT" OR "U/E" ARE HEREBY GRANTED TO AND RESERVED FOR USE BY THE VARIOUS UTILITY COMPANIES AND PRIVATE CORPORATIONS FOR THE PROVISION OF WATER, SANITARY SEWER, STORM SEWER, ELECTRIC, GAS, TELEPHONE, AND CABLE SERVICE TO THE STRUCTURES WITHIN THIS SUBDIVISION AS FOLLOWS:
 - 1) THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, UPGRADE, OR REBUILD ANY AND ALL OVERHEAD OR UNDERGROUND UPGRADE, OR REBUILD ANY AND ALL OVERHEAD OR UNDERGROUND UTILITIES;
 - 2) THE RIGHT OF INGRESS AND EGRESS OVER AND ALL LOTS FROM SAID EASEMENTS INDICATED AS IS NECESSARY TO CONSTRUCT, OPERATE, MAINTAIN, REPLACE, UPGRADE, OR REBUILD SUCH FACILITIES;
 - 3) THE RIGHT TO TRIM OR REMOVE ANY TREE NECESSARY TO MAINTAIN PROPER SERVICE;
 - 4) THE RIGHT TO KEEP SAID EASEMENTS FREE OF ANY STRUCTURES OR OBSTACLES THAT THE COMPANY DEEMS A HAZARD TO THE UTILITY COMPANY;
 - 5) THE RIGHT TO PROHIBIT ANY EXCAVATION WITHIN FIVE (5) FEET OF ANY UNDERGROUND UTILITY OR CHANGE OF GRADE THAT INTERFERES WITH OVERHEAD OR UNDERGROUND LINES.OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE UTILITY COMPANIES. LOT OWNERS MAY USE AND ENJOY SAID LAND INCLUDED IN THE EASEMENTS SHOWN HEREON BY THE RIGHT HEREIN GRANTED TO THE COMPANIES, INCLUDING THE USE OF THE LAND FOR PLANTING, CULTIVATING, AND MAINTENANCE OF SHRUBBERY AND OTHER SMALL PLANTS AND PLANTINGS. CONSTRUCTION AND MAINTENANCE OF HARD SURFACED STREETS, SIDEWALKS, DRIVEWAYS, ROADS, PARKING LOTS OR AREA, OR OF PRIVATE OR PUBLIC FACILITIES AND DRAINS ON, ACROSS, OR THROUGH THE ABOVE DESCRIBED EASEMENT AREAS, BUT MAY NOT CONSTRUCT ANY BUILDINGS OR SIMILAR STRUCTURES UPON THE EASEMENT AREAS.
4. LIMITS OF NO ACCESS (LNA):
THE UNDERSIGNED OWNER(S) HEREBY RELINQUISHES ANY AND ALL RIGHTS OF INGRESS AND EGRESS TO THE ABOVE-DESCRIBED PROPERTY WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" (LNA). THIS PROVISION CAN BE RELEASED, CHANGED OR ALTERED BY THE BARTLESVILLE METROPOLITAN AREA PLANNING COMMISSION OR ITS SUCCESSORS, WITH THE CONCURRING APPROVAL OF THE CITY ENGINEER OF THE CITY OF BARTLESVILLE, OKLAHOMA.
5. PROPERTY CORNERS SHALL BE MONUMENTED BY A 1/2" IRON ROD WITH AN I.D. CAP.
6. AT THE TIME OF THE FILING OF THIS PLAT, THE HEREON DESCRIBED PROPERTY IS SHOWN ON F.I.R.M. NO. 40147C D185 D, EFFECTIVE 9/26/2008 TO BE IN ZONE X WHICH IS NOT CONSIDERED A FLOOD HAZARD AREA.
7. CURRENT ZONING : "C-5/PUD, GENERAL COMMERCIAL/PLANNED UNIT DEVELOPMENT; CASE #PC-10-14-R2/PUD/SDP"
8. A SANITARY SEWER EXPANSION FEE SHALL BE PAID BY THE LOT DEVELOPER PRIOR TO ISSUANCE OF A BUILDING PERMIT ON ANY LOT WITHIN THIS SUBDIVISION.
9. ALL STREET, UTILITIES, AND OTHER IMPROVEMENTS ASSOCIATED WITH LOT 1 HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CITY OF BARTLESVILLE REGULATIONS. ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH LOT 2 SHALL BE INSTALLED IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT AS FILED IN BOOK.....PAGE(S)..... AS DULY RECORDED IN THE WASHINGTON COUNTY COURT HOUSE IN CONJUNCTION WITH THIS PLAT.
10. ACREAGE:
THE PLATTED PROPERTY CONTAINS 171,404 SQUARE FEET OR 3.94 ACRES, MORE OR LESS.
LOT 1 CONTAINS 108,010 SQUARE FEET OR 2.48 ACRES, MORE OR LESS.
LOT 2 CONTAINS 63,394 SQUARE FEET OR 1.46 ACRES, MORE OR LESS.

PROVIDED AS A COURTESY BY SOUTHERN ABSTRACT COMPANY