



Final Plat SUNSET MEADOWS

A SUBDIVISION IN THE SE/4 OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 12 EAST, CREEK COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:
RITCHIE LAND COMPANY,
16850 SOUTH 33RD WEST AVENUE
GLENPOOL, OK 74033
PHONE: 918-629-0691

ENGINEER:
WALLACE DESIGN COLLECTIVE, PC
CERTIFICATE OF AUTHORIZATION NO. 1460
123 NORTH MARTIN LUTHER KING JR. BOULEVARD
TULSA, OK 74103
PHONE: 918-584-5858

SURVEYOR:
WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO. 1098
9936 EAST 55TH PLACE
TULSA, OKLAHOMA 74146
PHONE: 918-663-6924
whitesurvey.com email: info@whitesurvey.com

SUBDIVISION CONTAINS
FOURTEEN (14) LOTS IN BLOCK ONE (1)
GROSS SUBDIVISION AREA: 160.83 ACRES

CERTIFICATE OF OWNER
IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENT TO BE EXECUTED THIS
DAY OF _____ 2023.
RITCHIE REAL ESTATE, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

BY: _____
JIMMY RITCHIE, MANAGING MEMBER
STATE OF OKLAHOMA)
COUNTY OF CREEK)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 2023, PERSONALLY APPEARED JIMMY
RITCHIE TO ME KNOW TO THE BE IDENTICAL PERSON WHO SUBSCRIBED THE NAME AND
THE MAKER THEREOF TO THE FOREGOING INSTRUMENT, AS ITS MEMBER AND
ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT
AND DEED AND AS THE FREE AND VOLUNTARY ACT AND DEED OF SUCH COMPANY FOR
THE USES AND PURPOSES THEREIN SET FORTH. THE DAY AND YEAR LAST WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

* TERMS, CONDITIONS AND PROVISIONS OF REPORT OF COMMISSIONERS IN CREEK COUNTY DISTRICT COURT CASE NO.
606, STYLED SCHOOL DISTRICT NO. 5, CREEK COUNTY, OKLAHOMA, VS. ETTIE STEWART, ET AL., FILED SEPTEMBER
6, 1911 AS [DOCUMENT NO. 5051], AND RECORDED IN BOOK 42, PAGE 494 IN THE OFFICE OF THE CREEK
COUNTY CLERK DO AFFECT THE SUBJECT PROPERTY AS SHOWN.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (2011) AND
THE SOUTH LINE OF THE SE/4 OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 12 EAST BEING SOUTH 88°47'08" WEST.

FLOOD STATEMENT

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE X UNSHADED DEFINED AS 'AREAS DETERMINED TO
BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE A DEFINED AS 'SPECIAL FLOOD HAZARD AREAS
SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. NO BASE FLOOD ELEVATIONS DETERMINED. AS SHOWN
ON FIRM MAP PANEL NUMBER 40037C03200 WITH AN EFFECTIVE DATE OF 5/18/2009.

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

RITCHIE REAL ESTATE, LLC, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING
DESCRIBED LAND IN CREEK COUNTY, STATE OF OKLAHOMA, TO-WIT:
SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12)
EAST OF THE INDIAN BASE AND MERIDIAN, CREEK COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES
GOVERNMENT SURVEY THEREOF.

AND HAS CAUSED THE ABOVE-DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO
FOURTEEN (14) LOTS, IN ONE (1) BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER
THE "PLAT"), AND HAS ENTITLED AND DESIGNATED THE SUBDIVISION AS "SUNSET MEADOWS", A SUBDIVISION IN CREEK
COUNTY, STATE OF OKLAHOMA, (HEREINAFTER THE "SUBDIVISION" OR "PLATTED AREA" OR "SUNSET MEADOWS").

SUNSET MEADOWS RESTRICTIVE COVENANTS

- SECTION I: RESTRICTIONS
- ONLY SINGLE FAMILY CONVENTIONAL BUILT HOMES SITE CONSTRUCTED HOMES WITH A MINIMUM SQUARE FOOTAGE OF 2500 SQUARE FEET.
 - HOMES TO BE AT A MINIMUM 50% MASONRY CONSTRUCTION.
 - NO LOT SHALL BE DIVIDED INTO TWO OR MORE SEPARATE LOTS FOR THE PURPOSE OF ACCOMMODATING TWO OR MORE SEPARATE OWNERS OR DWELLINGS.
 - NO MANUFACTURED HOMES, TRAILERS OR PREFABRICATED DWELLINGS. PRIMARY HOMES CANNOT BE BARN/SHOP WITH LIVING QUARTERS BUT ALLOWED AS SECONDARY OR PRE-CONSTRUCTION DWELLINGS.
 - NO COMMERCIAL BREEDING OPERATIONS OF ANY LIVESTOCK, POULTRY, OR HOGS ALLOWED.
 - NO JUNK YARDS OR UNSIGHTLY COLLECTION OF JUNK, DEBRIS OF ANY KIND IS ALLOWED.
 - NO NON-OPERATIVE VEHICLES, TRAILERS, TRACTORS, FARMING EQUIPMENT OR MOTORHOMES CAN BE STORED FOR MORE THAN 30 DAYS.
 - NO ABOVE GROUND POOLS.
 - NO COMMERCIAL GROW OPERATIONS OF ANY KIND ARE ALLOWED.
 - ALL TRACTS AND PORTIONS OF TRACTS WITHIN THIS SUBDIVISION MUST MAINTAIN FULL COMPLIANCE WITH THE CREEK COUNTY PLANNING AND ZONING REGULATIONS AND SUBDIVISION REGULATIONS.
- SECTION II: UTILITIES
- THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF THE GAS SERVICE.
 - THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY THE ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
 - A FIVE (5) FOOT STRIP EXTENDING TWO AND ONE-HALF (2.5) FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL, OR TRANSFORMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
 - UNDERGROUND (OR OVERHEAD/TBO) ELECTRIC SERVICE LINES TO ALL STRUCTURES MAY BE LOCATED IN DEDICATED ELECTRIC UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT TO FACILITATE USE OF MAIN LINE EXTENSIONS AND EQUIPMENT FOR MULTIPLE LOTS TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT.
 - THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

- SECTION III:
- THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. EASEMENTS AND UTILITIES ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO. IF THE UNDERSIGNED OWNER OR ITS SUCCESSORS OR ASSIGNS SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I, IT SHALL BE LAWFUL FOR ANY PERSON OR PERSONS OWNING ANY LOT SITUATED WITHIN THE SUBDIVISION, OR CREEK COUNTY, TO MAINTAIN ANY ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT HIM OR THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO RECOVER DAMAGES.
 - THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL AND SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.
 - THE COVENANTS CONTAINED WITHIN SECTION I. EASEMENTS, AND UTILITIES MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE CREEK COUNTY PLANNING COMMISSION, OR ITS SUCCESSORS WITH THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS OF CREEK COUNTY, OKLAHOMA.
 - INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

FINAL PLAT CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY CREEK COUNTY.

ON _____

BY _____

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURE IS NOT ENDORSED BY THE COUNTY MANAGER OR COUNTY CLERK.

BY _____
COUNTY MANAGER OF COUNTY CLERK

CERTIFICATE OF CREEK COUNTY PLANNING COMMISSION

NAME _____

CERTIFICATE OF CREEK COUNTY BOARD OF COMMISSIONERS

I, _____ CHAIRMAN OF THE BOARD OF COMMISSIONERS OF THE CREEK COUNTY BOARD OF COMMISSIONERS, DO HERE NOW APPROVE SUNSET MEADOWS AS A SUBDIVISION OF CREEK COUNTY.

CERTIFICATE OF CREEK COUNTY CLERK

I, JENNIFER MORTAZAVI, THE COUNTY CLERK OF CREEK COUNTY, DO HERE NOW STATE THAT THE SUBDIVISION CALLED SUNSET MEADOWS HAS BEEN FILED INTO CREEK COUNTY RECORDS.

JENNIFER MORTAZAVI, CREEK COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, JOHN L. LIBBY JR., A PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED AND STAKED THE TRACT OF LAND AS DESCRIBED ON THE PLAT AND THAT MONUMENTS HAVE BEEN FOUND OR SET AT ALL LOT CORNER AND THAT THE DESCRIBED PLAT IS A TRUE REPRESENTATION OF SAID SURVEY.

CERTIFICATE OF AUTHORIZATION: NO. CA 1098.

WITNESS MY HAND AND SEAL THIS 6th DAY OF November, 2023

JOHN L. LIBBY JR., R.P.L.S., 1806.

