

**OWNER'S CERTIFICATE AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: That REMINGTON PROPERTIES, LLC, does hereby certify that they are the owners of and the only persons, firms having any rights, 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 that they hereby dedicate utility easements shown hereon to the public, for the purposes of utilities; and that the streets shown as private streets shall be reserved for private streets maintained by the homeowners within BUFFALO CREEK; for its heirs, executors, administrators, successors, and assign 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.

Every deed must clearly acknowledge: "Said roadways are private and not maintained by McClain County."

Prior to the sale of any parcel in this subdivision, a conspicuous sign shall be posted and maintained at the entrance. Said sign shall read: "Private Roadways – Not Maintained by McClain County."

The streets and drives have not been dedicated to the public, and said streets shall be maintained by the private property owners within the subdivision, but said streets shall always be open to police, fire and other official vehicles of all City, County, State and Federal agencies.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ Covenants, reservations, and restrictions for this addition are contained in a separate instrument.

REMINGTON PROPERTIES, LLC

\_\_\_\_\_  
Daniel Remington, Managing Member

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF          )

Before me, the undersigned Notary Public, in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared Daniel Remington, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

\_\_\_\_\_  
NOTARY PUBLIC, # \_\_\_\_\_

**LEGAL DESCRIPTION**

A tract of land situated within the Northeast Quarter (NE/4) of Section Nineteen (19), Township Seven North (T7N), Range Four West (R4W) of the Indian Meridian (I.M.), McClain County, Oklahoma, said tract being more particularly described by metes and bounds as follows:

COMMENCING at the Northeast corner of said NE/4; thence S00°03'25"W along the East line of said NE/4 a distance of 202.00 feet to the POINT OF BEGINNING; thence continuing

S00°03'25"W along said East line a distance of 112.99 feet; thence N90°00'00"W a distance of 358.00 feet; thence S00°03'25"W a distance of 160.00 feet; thence N90°00'00"E a distance of 289.39 feet; thence S00°06'05"E a distance of 1570.55 feet; thence S89°31'13"W a distance of 471.51 feet; thence S00°02'29"W a distance of 600.02 feet to the South line of said NE/4; thence S89°31'12"W along said South line a distance of 787.64 feet; thence N00°02'26"E a distance of 2443.18 feet; thence N89°31'38"E a distance of 1323.96 feet to the POINT OF BEGINNING.

Said tract contains 2,750,536 Sq Ft or 63.14 Acres, more or less.

Basis of Bearing: East line of the NE/4 of Section 19, T7N, R4W, I.M. = S00°03'25"W

**LAND SURVEYOR'S CERTIFICATE**

I, LEE ALLEN SCHROEDER, do hereby certify that I am a PROFESSIONAL LAND SURVEYOR, and that the annexed plat represents a survey made under my direction, and that the monuments noted hereon actually exist and their positions are correctly shown.

\_\_\_\_\_  
LEE ALLEN SCHROEDER, PLS 1502

STATE OF OKLAHOMA )  
                                  )SS:  
COUNTY OF OKLAHOMA )

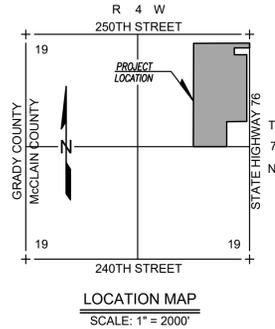
Before me, the undersigned Notary Public, in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared LEE ALLEN SCHROEDER, to me known to be the identical person who executed the within and foregoing instrument, as a free and voluntary act and deed, for the uses and purposes herein set forth.

MY COMMISSION EXPIRES:

March 28, 2027

\_\_\_\_\_  
NOTARY PUBLIC, #03005138

FINAL PLAT  
OF  
**BUFFALO CREEK**  
A PART OF THE NE/4 OF SECTION 19, T7N, R4W, I.M.  
McCLAIN COUNTY, OKLAHOMA



**McCLAIN COUNTY 911 TRUST AUTHORITY**

\_\_\_\_\_  
COORDINATOR



**BONDED ABSTRACTOR'S CERTIFICATE**

The undersigned, a duly qualified and lawful bonded abstractor of titles, in and for the County of McClain, State of OKLAHOMA, hereby certifies that the records of said county show that the title to the land on the annexed plat is vested in REMINGTON PROPERTIES, LLC, that on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ there are no actions pending or judgements of any nature in any court or on file with the clerk of any court in said county and state against said land, or the owners thereof, and that the taxes are paid for the year \_\_\_\_\_, and prior years, that there are no outstanding tax sales certificates against said land, and no tax deeds are issued to any one person, that there are no liens, mortgages or other encumbrances of any kind against the land included in the annexed plat, except mortgages, mineral rights, water rights, and easements of record previously reserved, excepted or granted.

IN WITNESS WHEREOF, said bonded abstractor has caused this instrument to be executed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
GUARANTY ABSTRACT COMPANY

\_\_\_\_\_  
AUTHORIZED SIGNER

**COUNTY TREASURER'S CERTIFICATE**

I, \_\_\_\_\_, do hereby certify that I am the duly elected, qualified and acting County Treasurer of McClain County, STATE OF OKLAHOMA, that the tax records of said County show all taxes are paid for the year \_\_\_\_\_, and prior years on the land shown on the annexed plat, that the required statutory security has been deposited in the office of the county treasurer, guaranteeing payment of the current years taxes.

IN WITNESS WHEREOF, said County Treasurer has caused this instrument to be executed at the CITY of \_\_\_\_\_, OKLAHOMA, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
COUNTY TREASURER

**COUNTY COMMISSIONER'S APPROVAL**

I, \_\_\_\_\_, Chairman of the Board of County Commissioners of McClain County, Oklahoma, hereby certify that the said County Commissioners duly approved this plat in McClain County, Oklahoma, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Further, the roads will not be maintained by the County, provided however, that the County may agree to maintain the roads at some future date.

Signature: \_\_\_\_\_ Attest: \_\_\_\_\_

**DEPARTMENT OF ENVIRONMENTAL QUALITY**

The \_\_\_\_\_ Office of the Department of Environmental Quality has approved this plat for the use of Individual water systems and Individual On-Site sewer systems on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

RESTRICTIONS TO APPROVAL:

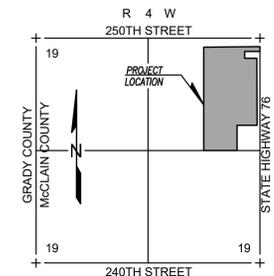
DATE: \_\_\_\_\_ DEPARTMENT OF ENVIRONMENTAL QUALITY

**NOTES**

- This plat of survey 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 and that said Final Plat complies with the requirements of Title 11, Section 41-108 of the Oklahoma State Statutes.
- Monuments shall be as follows:  
Magnetic Nail with Washer stamped "CTA CA973" for all Paved Surfaces  
or  
3/8" Iron Rod with a Plastic Cap stamped "CTA CA973"
- Maintenance of private drainage easements and islands/medians in street rights-of-way shall be the responsibility of the Property Owners Association and/or Property Owners within all phases of BUFFALO CREEK.
- The roads and storm sewer are private and shall not be maintained by McClain County.
- Any addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of legal description.

<b>FINAL PLAT BUFFALO CREEK</b>	
300 Points Parkway Blvd. Yukon, Oklahoma 73099	
	<b>Crafton Tull</b> architecture   engineering   surveying 405.787.6270   405.787.6276   www.craftontull.com
	SHEET NO.: 1 OF 2 DATE: 09/11/25 PROJECT NO.: 25607500
CERTIFICATE OF AUTHORIZATION CA 913 (PE&S) EXPIRES 6/30/2026	

**FINAL PLAT**  
OF  
**BUFFALO CREEK**  
A PART OF THE NE/4 OF SECTION 19, T7N, R4W, I.M.  
McCLAIN COUNTY, OKLAHOMA

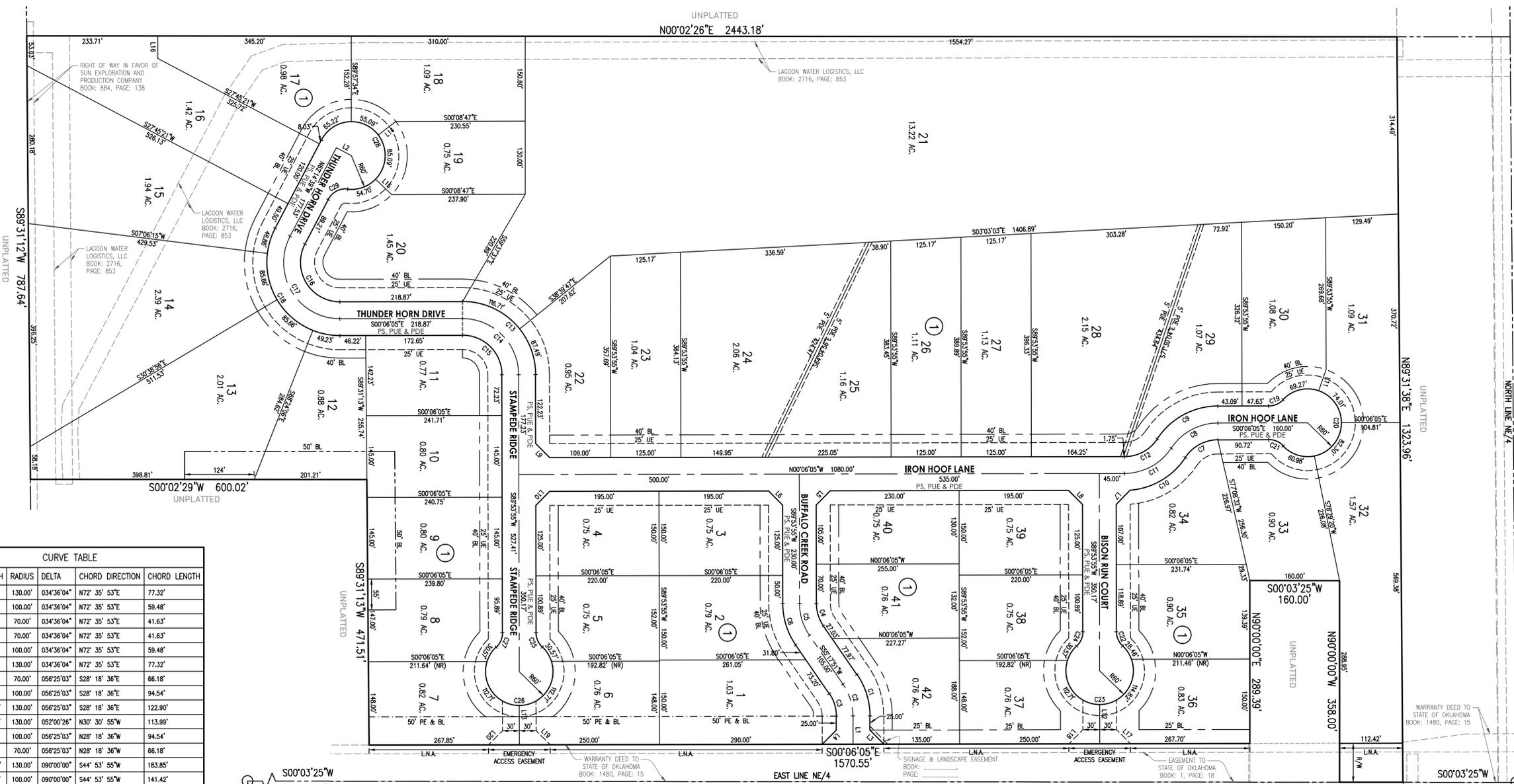
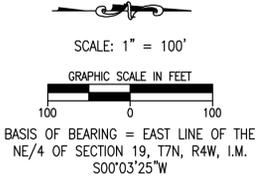


LOCATION MAP  
SCALE: 1" = 2000'

LINE #	LENGTH	DIRECTION
L1	50.00'	N89° 53' 55"E
L2	30.00'	S27° 45' 21"W
L3	35.36'	N44° 53' 55"E
L4	35.36'	S45° 06' 05"E
L5	35.36'	S45° 06' 05"E
L6	35.36'	S44° 53' 55"W
L7	35.63'	N45° 32' 33"W
L8	35.36'	N44° 53' 55"E
L9	35.36'	S44° 53' 55"W
L10	35.36'	N45° 06' 05"W
L11	40.00'	S70° 46' 37"E
L12	69.83'	N89° 53' 55"E
L13	69.83'	N89° 53' 55"E
L14	40.00'	S37° 21' 11"E
L15	40.00'	S43° 54' 20"W
L16	40.00'	N89° 57' 34"W
L17	35.36'	N44° 53' 55"E
L18	35.36'	N45° 06' 05"W
L19	35.36'	N44° 53' 55"E
L20	35.36'	N45° 06' 38"W

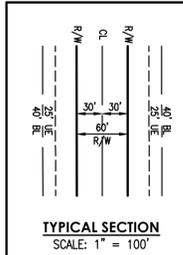
**LEGEND**

P.O.B.	POINT OF BEGINNING
EX.	EXISTING
R/W	RIGHT-OF-WAY
BL	BUILDING LIMIT LINE
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
PE	PIPELINE EASEMENT
PS	PRIVATE STREET
PUE	PUBLIC UTILITY EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
(NR)	NON-RADIAL
L.N.A.	LIMITS OF NO ACCESS



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	78.51'	130.00'	034°36'04"	N72° 35' 53"E	77.32'
C2	60.39'	100.00'	034°36'04"	N72° 35' 53"E	59.48'
C3	42.27'	70.00'	034°36'04"	N72° 35' 53"E	41.63'
C4	42.27'	70.00'	034°36'04"	N72° 35' 53"E	41.63'
C5	60.39'	100.00'	034°36'04"	N72° 35' 53"E	59.48'
C6	78.51'	130.00'	034°36'04"	N72° 35' 53"E	77.32'
C7	68.93'	70.00'	056°25'03"	S28° 18' 36"E	66.18'
C8	98.47'	100.00'	056°25'03"	S28° 18' 36"E	94.54'
C9	128.01'	130.00'	056°25'03"	S28° 18' 36"E	122.90'
C10	118.00'	130.00'	052°00'26"	N30° 30' 55"W	113.99'
C11	98.47'	100.00'	056°25'03"	N28° 18' 36"W	94.54'
C12	68.93'	70.00'	056°25'03"	N28° 18' 36"W	66.18'
C13	204.20'	130.00'	090°00'00"	S44° 53' 55"W	183.85'
C14	157.08'	100.00'	090°00'00"	S44° 53' 55"W	141.42'
C15	109.96'	70.00'	090°00'00"	S44° 53' 55"W	98.99'
C16	143.99'	70.00'	117°51'26"	N58° 49' 38"E	119.91'
C17	205.70'	100.00'	117°51'26"	N58° 49' 38"E	171.30'
C18	267.41'	130.00'	117°51'26"	N58° 49' 38"E	222.70'
C19	28.60'	35.00'	046°49'35"	N23° 30' 52"W	27.82'
C20	286.57'	60.00'	273°39'10"	S89° 53' 55"W	82.11'
C21	28.60'	35.00'	046°49'35"	S23° 18' 43"W	27.82'
C22	28.60'	35.00'	046°49'35"	N66° 29' 08"E	27.82'
C23	286.57'	60.00'	273°39'10"	N00° 06' 05"W	82.11'
C24	28.60'	35.00'	046°49'35"	N66° 41' 17"W	27.82'
C25	28.60'	35.00'	046°49'35"	N66° 29' 08"E	27.82'
C26	286.57'	60.00'	273°39'10"	N00° 06' 05"W	82.11'
C27	28.60'	35.00'	046°49'35"	N66° 41' 17"W	27.82'
C28	260.10'	60.00'	248°22'54"	S61° 56' 48"W	99.28'
C29	41.77'	35.00'	068°22'54"	S28° 03' 12"E	39.34'

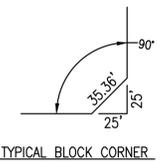
S00°03'25"W  
2330.03'  
SE CORNER OF NE/4 OF SECTION 19, T7N, R4W, I.M.



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**BUFFALO CREEK**

300 Points Parkway Blvd.  
Yukon, Oklahoma 73099

**Crafton Tull**  
architecture | engineering | surveying  
405.787.6270 | 405.787.6276.1  
www.craftontull.com

SHEET NO.: 2 OF 2  
DATE: 09/11/25  
PROJECT NO.: 25607500

CERTIFICATE OF AUTHORIZATION  
CA 973 (P&S) EXPIRES 6/30/2026