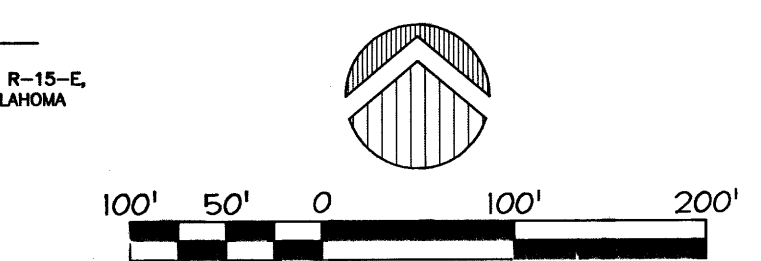


PLC4-320-G

2007.17771 Book 1718 pg. 396  
11/27/2007 11:58 AM ops: 596-397  
Fees: \$56.00 Doc: \$2.00  
Carolee M. Kusler, County Clerk  
Wagoner County - State of Oklahoma

# Ashbrook II

BEING A SUBDIVISION OF PART OF THE SE/4 NE/4 OF SECTION 21,  
TOWNSHIP 18 NORTH, RANGE 15 EAST, WAGONER COUNTY, OKLAHOMA



**Project Data**

**OWNER**  
BESS BROWN PROPERTIES L.L.C.  
5630 SOUTH 107TH EAST AVENUE  
TULSA, OKLAHOMA 74146  
918.402.4482 (VOICE) 918.252.7681 (FAX)  
CONTACT: BOB BRADY

**ENGINEER / SURVEYOR**  
COOK & ASSOCIATES ENGINEERING, INC.  
121 EAST COLLEGE  
BROOKER AVENUE, OK 74012  
918.258.9442 (VOICE) 918.258.9488 (FAX)  
CA#4479 EXPIRES JUNE 30, 2008

**MUNICIPAL AUTHORITY**  
WAGONER AREA METRO PLANNING COMMISSION  
508 EAST CHEROKEE  
WAGONER, OK 74467  
918.485.8123  
ATTN: BRENDA ROBERTSON

**LAND AREA**  
396,216 SF / 9.10 AC±  
14 LOTS / 1 BLOCK

**ADDRESSES**  
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

**BENCHMARK**  
3" ALUMINUM CAP—FLUSH—SET IN CONCRETE—STAMPED "BA 25", ON THE NORTH SIDE OF E. 91ST ST, APPROX. 0.45 MILE EAST OF SOUTH 225TH EAST AVENUE AND APPROX. 125' EAST OF HASKELL DRIVE (N 383551.518, E 2643320.153 ELEV=718.188) 14015589

**BASIS OF BEARINGS**  
ASSUMED BEARING OF S 01°18'27" E ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, T-18-N, R-15-E OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA

**MONUMENTATION**  
A 5/8" X 18" DEFORMED BAR WITH AN ORANGE PLASTIC CAP STAMPED "CA4479" TO BE SET AT ALL PLAT BOUNDARY CORNERS, PRIOR TO RECORDATION UNLESS NOTED OTHERWISE.  
A 3/8" X 18" DEFORMED BAR WITH AN ORANGE PLASTIC CAP STAMPED "CA4479" TO BE SET AT ALL LOT CORNERS AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.  
A 3/8" X 18" DEFORMED BAR WITH AN ORANGE PLASTIC CAP STAMPED "CA4479" TO BE SET AT ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF CIRCULAR CURVES AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

**Legend**

B/L BUILDING LINE  
L/E LANDSCAPE EASEMENT  
LMA LIMITS OF NO ACCESS  
TOM TRAFFIC CONTROL MEDIAN  
M/E WATERLINE EASEMENT  
R/D/E RESTRICTIVE DRAINAGE EASEMENT  
U/E UTILITY EASEMENT  
L/D/D HOUSE ADDRESS

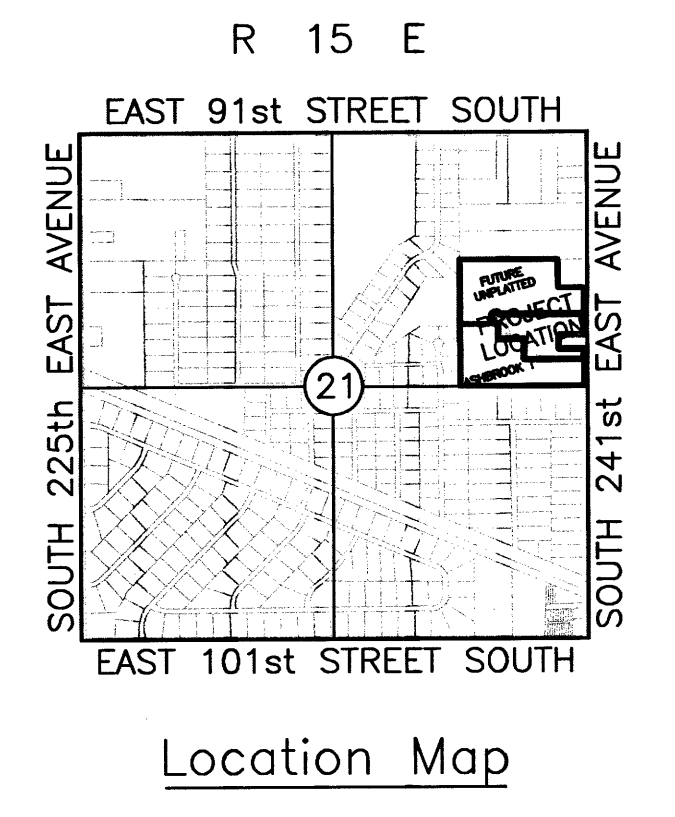
**Curve Table**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	48°11'23"	25.00'	21.03'
C2	90°00'00"	25.00'	39.27'
C3	186°22'46"	50.00'	162.65'

**FLOODPLAIN DATA FOR BLOCK 2**

LOT #	PAD ELEV.	BASE FLOOD ELEVATION	
		FEMA ZONE A*	LOMR**
9	677.35	675.35	673.92
10	677.05	675.05	673.87
11	675.74	673.51	673.74
12	675.69	670.78	673.69
13	672.53	670.53	670.11
14	672.41	670.41	670.18
15	672.31	670.31	670.18
16	672.31	670.31	670.17
17	672.30	670.30	670.14

NOTE: \*CALCULATED ELEVATIONS  
\*\*LOMR (AWAITING APPROVAL AT TIME OF PLATTING)



**FINAL PLAT**  
CERTIFICATE OF APPROVAL  
I hereby certify that this plat was approved by the Wagoner Metropolitan Area Planning Commission on 11-7-2007.

Approved by:  
Wagoner Metropolitan Area Planning Commission

APPROVED by the Board of County Commissioners, Wagoner County, Oklahoma.

Commissioner

**CERTIFICATE**  
As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of \$ 13,320.23 per tract receipt no. 07 to be applied to 20 07 taxes not as yet certified to me.

This certificate is NOT to be construed as payment of 20 07 taxes in full but is given in order that this plat may be filed of record 20 07 taxes could exceed the amount of the security deposit.

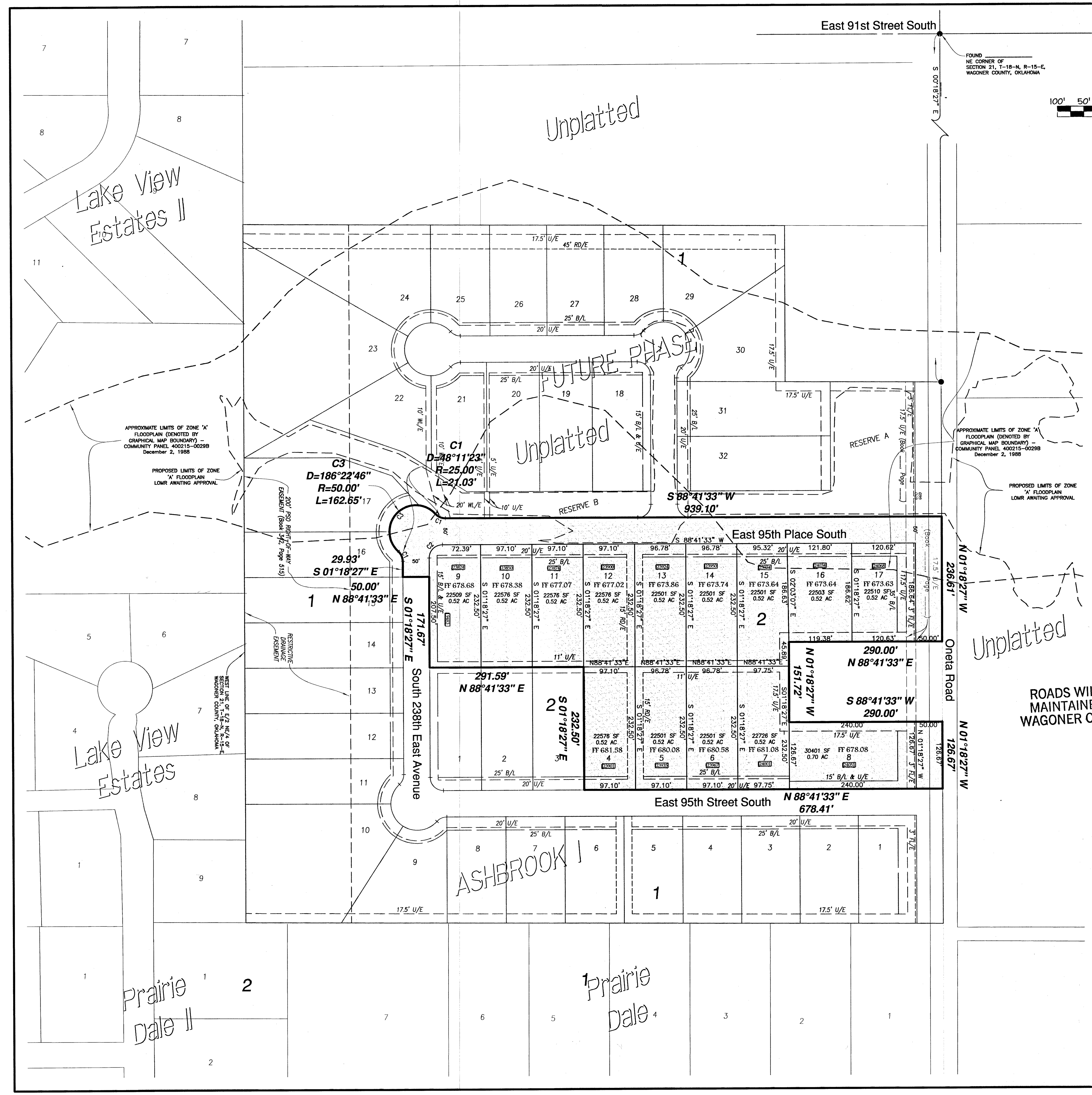
Dated 11-7-2007

GLORIA MARSHALL  
WAGONER COUNTY TREASURER

By: *Carol D. Adams*  
Deputy

Ashbrook II  
Sheet 1 of 2

Certified True Copy  
CAROLYN KUSLER, COUNTY CLERK  
Wagoner County, Okla.  
By: *Sharon E. Thomas*  
DEPUTY



Lake View Estates II

Lake View Estates

Prairie Dale II

Unplatted

Unplatted

Unplatted

ROADS WILL BE MAINTAINED BY WAGONER COUNTY

ASHBROOK I

Prairie Dale

APPROXIMATE LIMITS OF ZONE "A" FLOODPLAIN (DOTTED BY CONCEPTUAL MAP BOUNDARY) - COMPREHENSIVE PLAN, 100213-0028 December 2, 1998

PROPOSED LIMITS OF ZONE "A" FLOODPLAIN (LOW AWAITING APPROVAL)

APPROXIMATE LIMITS OF ZONE "A" FLOODPLAIN (DOTTED BY CONCEPTUAL MAP BOUNDARY) - COMPREHENSIVE PLAN, 100213-0028 December 2, 1998

PROPOSED LIMITS OF ZONE "A" FLOODPLAIN (LOW AWAITING APPROVAL)