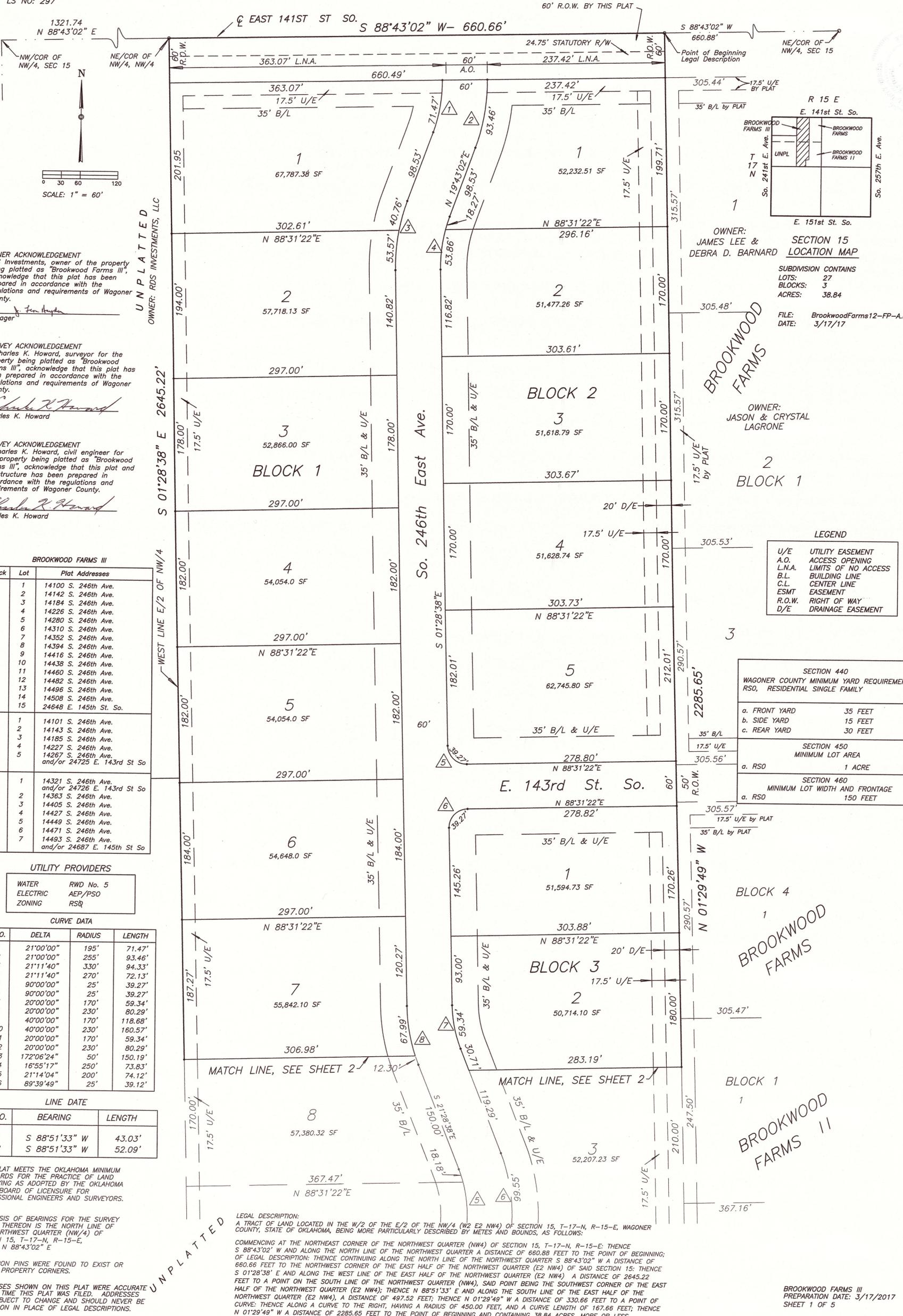


ENGINEER/SURVEYOR:
 JR DONELSON, INC.
 12820 SOUTH MEMORIAL DR.
 OFFICE 100
 BIXBY, OKLAHOMA 74008
 CONTACT: JR DONELSON
 EMAIL: JRDON@TULSACOXM.COM
 PHONE: 918-394-3030
 CA. NO. 5611 EXP. DATE: 6/30/19
 CHARLES HOWARD: SURVEYOR
 LS NO: 297

FINAL PLAT
BROOKWOOD FARMS III
 AN ADDITION TO WAGONER COUNTY, STATE OF OKLAHOMA
 SITUATED IN THE W/2 OF THE E/2 OF THE NW/4 OF
 SECTION 15, T-17-N, R-15-E.

OWNER:
 RDS INVESTMENTS, LLC
 304 NO. REDBUD
 BROKEN ARROW, OKLA. 74012
 PHONE: 918-231-7519
 CONTACT: BRIAN DAVIDSON
 EMAIL: bdauidson@KingValveusa.com



OWNER ACKNOWLEDGEMENT
 RDS Investments, owner of the property being platted as "Brookwood Farms III", acknowledge that this plat has been prepared in accordance with the regulations and requirements of Wagoner County.

SURVEY ACKNOWLEDGEMENT
 I, Charles K. Howard, surveyor for the property being platted as "Brookwood Farms III", acknowledge that this plat has been prepared in accordance with the regulations and requirements of Wagoner County.

SURVEY ACKNOWLEDGEMENT
 I, Charles K. Howard, civil engineer for the property being platted as "Brookwood Farms III", acknowledge that this plat and infrastructure has been prepared in accordance with the regulations and requirements of Wagoner County.

BROOKWOOD FARMS III

Block	Lot	Plat Addresses
1	1	14100 S. 246th Ave.
1	2	14142 S. 246th Ave.
1	3	14184 S. 246th Ave.
1	4	14226 S. 246th Ave.
1	5	14280 S. 246th Ave.
1	6	14310 S. 246th Ave.
1	7	14352 S. 246th Ave.
1	8	14394 S. 246th Ave.
1	9	14416 S. 246th Ave.
1	10	14438 S. 246th Ave.
1	11	14460 S. 246th Ave.
1	12	14482 S. 246th Ave.
1	13	14496 S. 246th Ave.
1	14	14508 S. 246th Ave.
1	15	24648 E. 145th St. So.
2	1	14101 S. 246th Ave.
2	2	14143 S. 246th Ave.
2	3	14185 S. 246th Ave.
2	4	14227 S. 246th Ave.
2	5	14267 S. 246th Ave. and/or 24725 E. 143rd St So
3	1	14321 S. 246th Ave. and/or 24726 E. 143rd St So
3	2	14363 S. 246th Ave.
3	3	14405 S. 246th Ave.
3	4	14427 S. 246th Ave.
3	5	14449 S. 246th Ave.
3	6	14471 S. 246th Ave.
3	7	14493 S. 246th Ave. and/or 24687 E. 145th St So

UTILITY PROVIDERS

WATER	RWD No. 5
ELECTRIC	AEP/PSO
ZONING	RSQ

CURVE DATA

NO.	DELTA	RADIUS	LENGTH
1	21°00'00"	195'	71.47'
2	21°00'00"	255'	93.46'
3	21°11'40"	330'	94.33'
4	21°11'40"	270'	72.13'
5	90°00'00"	25'	39.27'
6	90°00'00"	25'	39.27'
7	20°00'00"	170'	59.34'
8	20°00'00"	230'	80.29'
9	40°00'00"	170'	118.68'
10	40°00'00"	230'	160.57'
11	20°00'00"	170'	59.34'
12	20°00'00"	230'	80.29'
13	172°06'24"	50'	150.19'
14	16°55'17"	250'	73.83'
15	21°14'04"	200'	74.12'
16	89°39'49"	25'	39.12'

LINE DATE

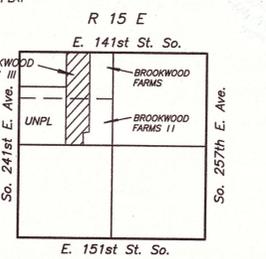
NO.	BEARING	LENGTH
1	S 88°51'33" W	43.03'
2	S 88°51'33" W	52.09'

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 SURVEYORS.

THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 15, T-17-N, R-15-E, BEING N 88°43'02" E.

3/8" IRON PINS WERE FOUND TO EXIST OR SET AT PROPERTY CORNERS.

LEGAL DESCRIPTION:
 A TRACT OF LAND LOCATED IN THE W/2 OF THE E/2 OF THE NW/4 (W/2 E2 NW/4) OF SECTION 15, T-17-N, R-15-E, WAGONER COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 15, T-17-N, R-15-E; THENCE S 88°43'02" W AND ALONG THE NORTH LINE OF THE NORTHWEST QUARTER A DISTANCE OF 660.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF THE NORTHWEST QUARTER S 88°43'02" W A DISTANCE OF 660.66 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER (E2 NW/4) OF SAID SECTION 15; THENCE S 01°28'38" E AND ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER (E2 NW/4) A DISTANCE OF 2845.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (NW/4), SAID POINT BEING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER (E2 NW/4); THENCE N 88°51'33" E AND ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER (E2 NW/4), A DISTANCE OF 497.52 FEET; THENCE N 01°29'49" W A DISTANCE OF 330.66 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 450.00 FEET, AND A CURVE LENGTH OF 167.66 FEET; THENCE N 01°29'49" W A DISTANCE OF 2285.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 38.84 ACRES, MORE OR LESS.



OWNER:
 JAMES LEE &
 DEBRA D. BARNARD

SECTION 15
 LOCATION MAP

SUBDIVISION CONTAINS
 LOTS: 27
 BLOCKS: 3
 ACRES: 38.84

FILE: BrookwoodFarms12-FP-A.DWG
 DATE: 3/17/17

LEGEND

U/E	UTILITY EASEMENT
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
B.L.	BUILDING LINE
C.L.	CENTER LINE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
D/E	DRAINAGE EASEMENT

SECTION 440
 WAGONER COUNTY MINIMUM YARD REQUIREMENTS
 RSD, RESIDENTIAL SINGLE FAMILY

a. FRONT YARD	35 FEET
b. SIDE YARD	15 FEET
c. REAR YARD	30 FEET

SECTION 450
 MINIMUM LOT AREA

a. RSD	1 ACRE
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SECTION 460
 MINIMUM LOT WIDTH AND FRONTAGE

a. RSD	150 FEET
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BROOKWOOD FARMS III
 PREPARATION DATE: 3/17/2017
 SHEET 1 OF 5

PLC5-438A-B

2017 0917 Doc# 2023 04 71
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 Fees: \$80.00 Doc. \$0.00
 Wagoner County - State of Oklahoma