2017-6980 Book: 2362 pg: 568
6/2/2017 2:11 PM pgs: 568 - 568
Fees: $100.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

PLC5-436A-B

FINAL PLAT

CHARLESTON COUNTRY ESTATES

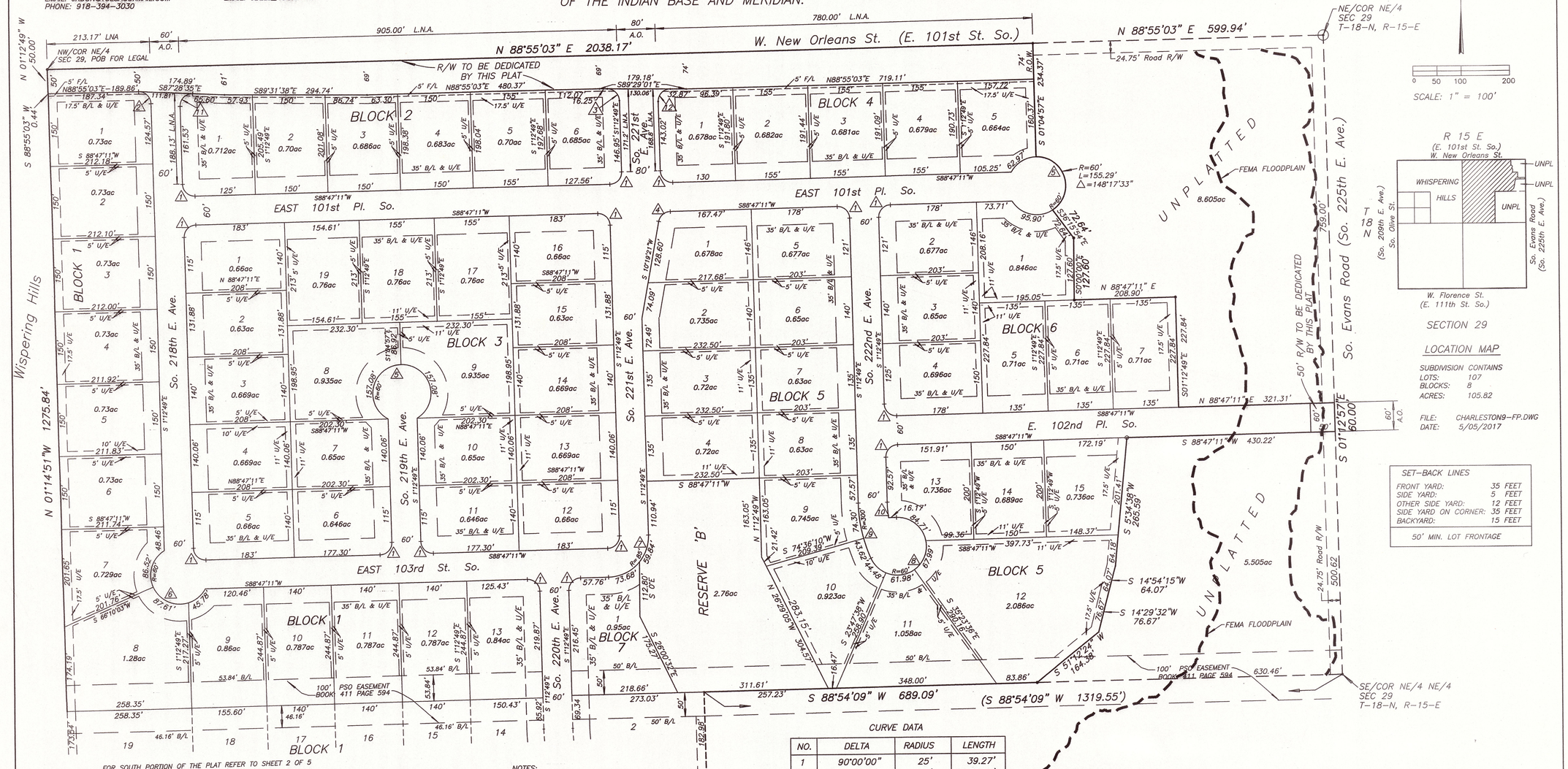
AN ADDITION TO WAGONER COUNTY, STATE OF OKLAHOMA
SITUATED IN THE NE/4 OF SECTION 29, T-18-N, R-15-E,
OF THE INDIAN BASE AND MERIDIAN.

ENGINEER/SURVEYOR:

JR DONELSON, INC.
12820 SOUTH MEMORIAL DR.
OFFICE 100
BIXBY, OKLAHOMA 74008
CONTACT: JR DONELSON
EMAIL: JRDONG@TULSACOXMAIL.COM
PHONE: 918-394-3030

OWNER:

CHARLESTON, LLC
62130 E. 313rd
GROVE, OK. 74344
PHONE: 918-787-6780
CONTACT: JESS ISABELL
EMAIL: JBELL_456@ATT.NET



SCALE: 1" = 100'

SECTION 29

LOCATION MAP

SUBDIVISION CONTAINS
LOTS: 107
BLOCKS: 8
ACRES: 105.82

FILE: CHARLESTON9-FP.DWG
DATE: 5/05/2017

SET-BACK LINES

FRONT YARD:	35 FEET
SIDE YARD:	5 FEET
OTHER SIDE YARD:	12 FEET
SIDE YARD ON CORNER:	35 FEET
BACKYARD:	15 FEET

50' MIN. LOT FRONTAGE

FOR SOUTH PORTION OF THE PLAT REFER TO SHEET 2 OF 5

LEGEND

U/E	UTILITY EASEMENT
W/E	WATER LINE 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
F/L	FENCE AND LANDSCAPE EASEMENT

NOTES:

1. 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.
2. THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SECTION 29, T-18-N, R-15-E, BEING N 88°55'03"E. USED OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3501, NORTH AMERICAN DATUM 1983 (NAD83). (SECTION 3.3 3(d))
3. 3/8" IRON PINS WERE EITHER FOUND OR SET AT EACH PROPERTY CORNER.

CURVE DATA

NO.	DELTA	RADIUS	LENGTH
1	90°00'00"	25'	39.27'
2	89°52'08"	25'	39.21'
3	88°16'12"	25'	38.52'
4	78°27'50"	25'	34.24'
5	300°00'00"	60'	314.16'
6	210°00'00"	60'	219.91'
7	90°00'00"	85'	133.52'
8	247°28'51"	60'	259.16'
9	22°31'09"	300'	117.91'
10	7°38'34"	240'	32.01'
11	93°44'14"	25'	40.90'
12	91°43'48"	25'	40.02'

CHARLESTON COUNTRY ESTATES
PREPARATION DATE: May 5, 2017
SHEET 1 OF 5