

2017-2003 (Rev. 2/24/16) 188
 2/17/2017 11:50 AM pg. 188 - 188
 2 Line 868.08 Dec. 80.00
 Lawton/Okla. County Clerk
 Wagoner County - State of Oklahoma

PLC5-433A

PLAT No.

ENGINEER/SURVEYOR:
 JR DONELSON, INC.
 12820 SO. MEMORIAL DRIVE
 OFFICE 100
 BIXBY, OKLAHOMA 74008
 PHONE: 918-394-3030
 C.A. NO.: 5611
 EXP. DATE: 6/30/2017

OWNER:
 HIGHWAY 51 GROUP, INC.
 24700 E. 121ST STREET SO.
 BROKEN ARROW, OK. 74014
 PHONE: 918-486-6541
 EMAIL: SDES@BROKER@AOL.COM
 CONTACT: DANIEL E. SIMON

COWETA51 ADDITION
 AN ADDITION IN WAGONER COUNTY, OKLAHOMA
 A SUBDIVISION IN THE SW 1/4, SE 1/4
 SECTION 26, T-18-N, R-15-E OF THE I.B. & M.

LEGEND

⊕	CENTER LINE
U/E	UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
FND	FOUND
ESMT	EASEMENT
[14921]	ADDRESS
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
NW/4	NORTHWEST QUARTER
Δ	DELTA
B/L	BUILDING LINE
MAE	MUTUAL ACCESS EASEMENT

- NOTES:
1. THE ADDRESS SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
 2. BASIS FOR BEARINGS: THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE SOUTH LINE OF SAID SECTION 26, ON ASSUMED BEARING OF N88°47'49"W.
 3. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
 4. 3/8" IRON PINS WERE EITHER FOUND OR SET AT EACH PROPERTY CORNER.

STATE OF OKLAHOMA }
 COUNTY OF WAGONER } SS

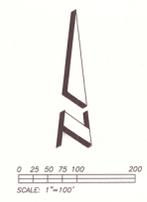
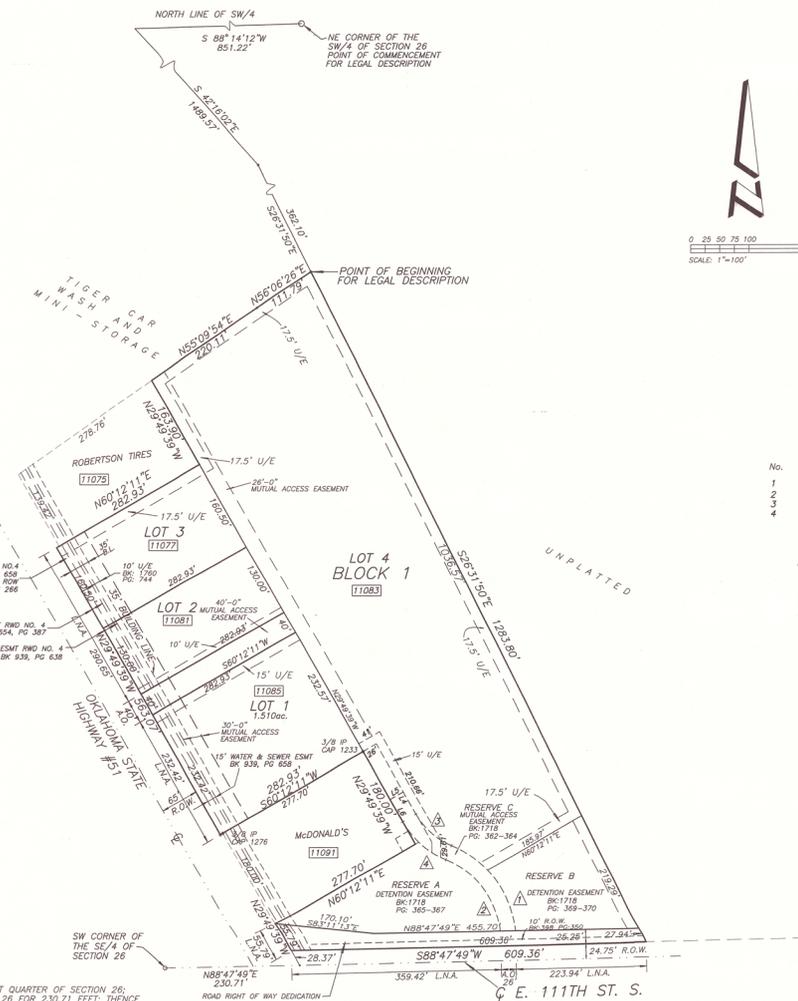
I, _____, Wagoner County Clerk, in and for the County and State of Oklahoma above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the _____ day of _____, 2017.
 Wagoner County Clerk

Deputy

ROAD RIGHT OF WAY DEDICATION, LEGAL

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26; THENCE N 88°47'49" E ALONG THE SOUTH LINE OF SECTION 26 FOR 230.71 FEET; THENCE N 29°49'39" W FOR 28.37 FEET TO THE POINT OF BEGINNING; THENCE N 29°49'39" W AND ALONG THE EAST RIGHT OF WAY LINE OF HIGHWAY 51 FOR 55.79 FEET; THENCE S 83°11'13" E FOR 170.10 FEET; THENCE N 88°47'49" E FOR 455.70 FEET; THENCE S 26°31'50" E FOR 27.94 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 111TH STREET SOUTH; THENCE S 88°47'49" W AND ALONG THE NORTH RIGHT OF WAY LINE OF EAST 111TH STREET SOUTH FOR 609.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 17,253 SQUARE FEET OR 0.396 ACRES, MORE OR LESS.



SCALE: 1"=2000'
 SUBDIVISION CONTAINS:
 AREA: 949,963.62 SQ. FT., 12.625 AC.
 NO. LOTS: 4
 NO. BLOCKS: 1
 DATE OF PREPARATION: February 10, 2017
 FILE: C:\COWETA51\COWETA51FINALPLAT021017

△ CURVE DATA

No.	RADIUS	DELTA	LENGTH
1	176.00'	63°51'21"	196.15'
2	150.00'	63°21'27"	165.87'
3	124.00'	28°19'39"	62.03'
4	150.00'	29°34'24"	77.42'

LINE DATA

No.	DELTA	LENGTH
L1	S88°47'49"W	26.00'
L2	N01°10'21"W	16.20'
L3	S01°10'21"E	16.18'
L4	S29°49'39"E	43.83'
L5	N60°12'11"E	26.00'
L6	N29°49'39"W	46.00'

COWETA51 ADDITION
 DATE OF PREPARATION: 2/10/2017
 COWETA51FINALPLAT.DWG