2015-14979 Book: 2257 pg: 174
12/17/2015 1:47 PM pgs: 174 - 174
Fees: $75.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

PLC5-426A

PLAT No.

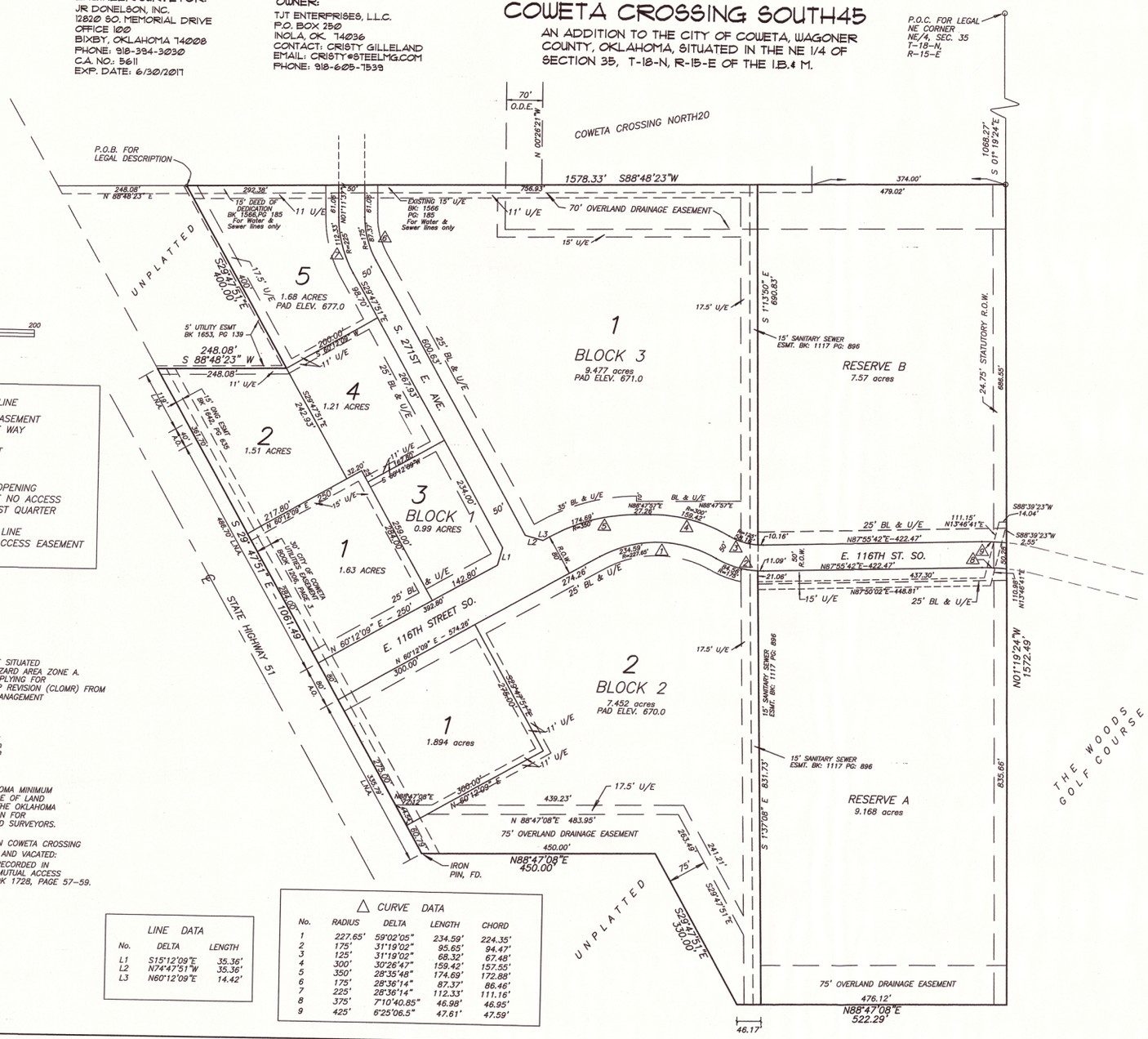
**ENGINEER/SURVEYOR:**
JR DONELSON, INC.
12820 SO. MEMORIAL DRIVE
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
C.A. NO.: 5611
EXP. DATE: 6/30/2017

**OWNER:**
TJT ENTERPRISES, L.L.C.
P.O. BOX 250
INOLA, OK. 74036
CONTACT: CRISTY GILLELAND
EMAIL: CRISTY@STEELMG.COM
PHONE: 918-605-7339

FINAL PLAT

# COWETA CROSSING SOUTH45

AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA, SITUATED IN THE NE 1/4 OF SECTION 35, 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 |
| △ | DELTA |
| B/L | BUILDING LINE |
| MAE | MUTUAL ACCESS EASEMENT |

NOTES:

1. FLOODPLAIN NOTE:

   PORTIONS OF THE PLAT ARE SITUATED IN FEMA SPECIAL FLOOD HAZARD AREA ZONE A. TJT ENTERPRISE, LLC. IS APPLYING FOR CONDITIONAL LETTER OF MAP REVISION (CLOMR) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

2. BASIS FOR BEARINGS:
   NOTE: The basis for bearings for the survey shown thereon is the East Right of Way line of State Highway 51, being S 29°47'51"E.

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.

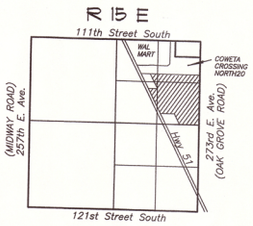
4. THE FOLLOWING EASEMENTS IN COWETA CROSSING SOUTH45 ARE BEING CLOSED AND VACATED:
   MUTUAL ACCESS EASEMENT, RECORDED IN BOOK 1728, PAGES 60-62; MUTUAL ACCESS EASEMENT, RECORDED IN BOOK 1728, PAGE 57-59.

### LINE DATA

| No. | DELTA | LENGTH |
|---|---|---|
| L1 | S15°12'09"E | 35.36' |
| L2 | N74°47'51"W | 35.36' |
| L3 | N60°12'09"E | 14.42' |

### △ CURVE DATA

| No. | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| 1 | 227.65' | 59°02'05" | 234.59' | 224.35' |
| 2 | 175' | 31°19'02" | 95.65' | 94.47' |
| 3 | 125' | 31°19'02" | 68.32' | 67.48' |
| 4 | 300' | 30°26'47" | 159.42' | 157.55' |
| 5 | 350' | 28°35'48" | 174.69' | 172.88' |
| 6 | 175' | 28°36'14" | 87.37' | 86.46' |
| 7 | 225' | 28°36'14" | 112.33' | 111.16' |
| 8 | 375' | 7°10'40.85" | 46.98' | 46.95' |
| 9 | 425' | 6°25'06.5" | 47.61' | 47.59' |




SECTION 35

LOCATION MAP

SCALE: 1"=2000'

SUBDIVISION CONTAINS:
AREA: 45 ACRES
NO. LOTS 8
NO. BLOCKS 3
DATE OF PREPARATION: OCTOBER 1, 2015
FILE: C:\COWETACROSS\FINALPLATS\COWETACROSSING-SOUTH45FP

COWETA CROSSING SOUTH45
DATE OF PREPARATION: OCTOBER 1, 2015
SHEET 1 OF 3