Final Plat

Coweta Senior Villas

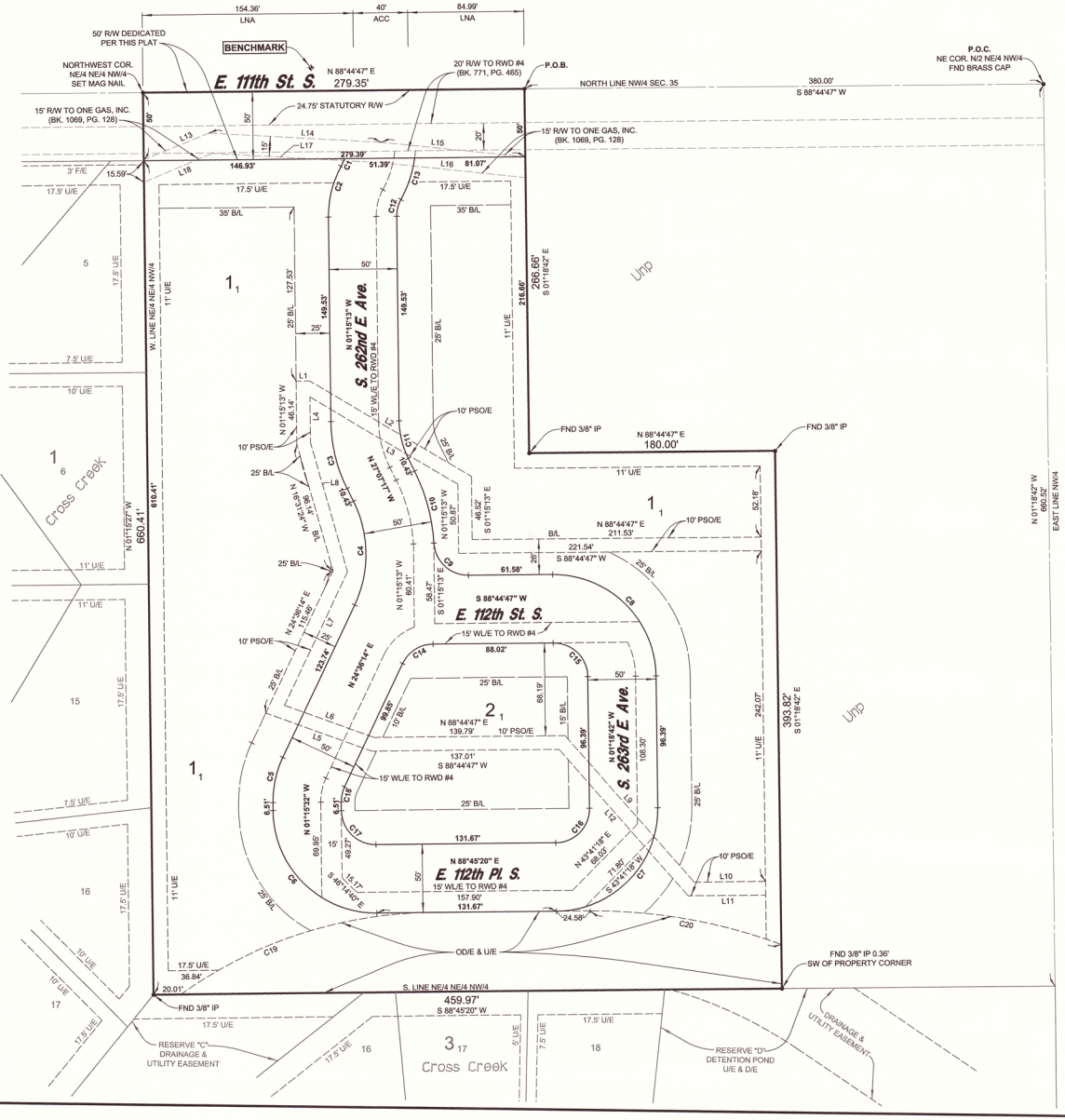
PLC5-433B

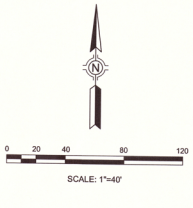
2017-2593 Book: 2343 pg: 430
3/2/2017 10:41 AM pgs: 430 - 430
Fees: $59.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

A SUBDIVISION OF PART OF THE N/2 OF THE NE/4 OF THE NW/4 OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 15 EAST,
CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

Owner:
Coweta Senior Villas, LP
A Missouri Limited Partnership
205 W. Walnut, Suite 200
Springfield, MO. 65806
Phone: (417) 447-6303
Contact: Mr. Thomas J. Carlson

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2017
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
E-mail: gweisz@sw-assoc.com





Location Map

SCALE: 1"=2000'

SCALE: 1"=40'

Subdivision Statistics:

SUBDIVISION CONTAINS TWO (2) LOTS IN TWO (2) BLOCKS

SUBDIVISION CONTAINS 5.867 TOTAL ACRES (255,581 SF)

R/W BEING DEDICATED BY PLAT CONTAINS 0.321 ACRES (13,969 SF)

Legend:

U/E	=	UTILITY EASEMENT
B/L	=	BUILDING SETBACK LINE
OD/E	=	OVERLAND DRAINAGE EASEMENT
D/E	=	DRAINAGE EASEMENT
F/E	=	FENCE EASEMENT
WL/E	=	WATER LINE EASEMENT
PSO/E	=	PUBLIC SERVICE COMPANY OF OKLAHOMA EASEMENT
ACC	=	ACCESS
LNA	=	LIMITS OF NO ACCESS
R/W	=	RIGHT-OF-WAY
RWD	=	RURAL WATER DISTRICT
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
FND	=	FOUND
IP	=	IRON PIN
BK.	=	BOOK
PG.	=	PAGE
SEC.	=	SECTION
UNP	=	UNPLATTED

Monumentation:

3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS
UNLESS OTHERWISE NOTED.

Basis of Bearing:

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE
OKLAHOMA STATE PLANE COORDINATE SYSTEM.

Benchmark:

RAILROAD SPIKE IN PP, NORTH SIDE OF E. 111TH STREET S.
NAVD 1988 DATUM
ELEVATION=699.10

Curve Table

CURVE #	LENGTH	RADIUS	DELTA (Δ)	CHORD LENGTH	CHORD BEARING
C1	6.22'	39.00	9°08'16"	6.21'	S 23°37'43" W
C2	38.55'	75.00	29°27'04"	38.13'	S 13°28'19" W
C3	51.02'	113.00	25°52'05"	50.59'	S 14°11'15" E
C4	78.54'	87.00	51°43'31"	75.90'	S 01°15'32" E
C5	33.85'	75.00	25°51'46"	33.57'	S 11°40'21" W
C6	117.79'	75.00	89°59'08"	106.05'	S 46°15'06" E
C7	117.90'	75.00	90°04'02"	106.13'	N 43°43'19" E
C8	117.73'	75.00	89°56'31"	106.01'	N 46°16'57" W
C9	38.06'	25.00	87°13'19"	34.49'	N 47°38'33" W
C10	55.21'	137.00	23°05'24"	54.84'	N 15°34'36" W
C11	28.44'	63.00	25°52'05"	28.20'	S 14°11'15" E
C12	12.85'	25.00	29°27'04"	12.71'	N 13°28'19" E
C13	32.16'	89.00	20°42'04"	31.98'	N 17°50'49" E
C14	27.99'	25.00	64°08'33"	26.55'	N 56°40'31" E
C15	39.24'	25.00	89°56'31"	35.34'	S 46°16'57" E
C16	39.30'	25.00	90°04'02"	35.38'	S 43°43'19" W
C17	39.26'	25.00	89°59'08"	35.35'	N 46°15'06" W
C18	11.28'	25.00	25°51'46"	11.19'	N 11°40'21" E
C19	196.11'	320.00	35°06'47"	193.05'	N 71°11'57" E
C20	142.89'	390.00	20°59'33"	142.09'	S 80°44'53" E

Line Table

LINE #	LENGTH	BEARING
L1	10.00'	N 88°44'47" E
L2	137.20'	S 60°11'21" E
L3	125.52'	N 60°11'21" W
L4	33.13'	S 01°15'13" E
L5	82.50'	N 70°53'19" W
L6	69.69'	S 70°53'19" E
L7	108.20'	S 24°36'14" W
L8	98.55'	S 16°31'24" E
L9	142.64'	S 42°04'41" E
L10	52.17'	N 88°41'18" E
L11	56.75'	S 88°41'18" W
L12	142.65'	N 42°04'41" W
L13	51.62'	N 66°41'51" E
L14	126.14'	S 87°33'00" E
L15	106.34'	S 84°50'13" E
L16	107.68'	N 84°50'13" W
L17	122.36'	N 87°33'00" W
L18	54.26'	S 66°41'51" W