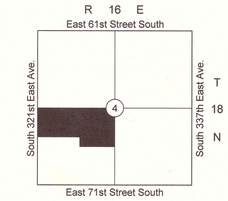
Doc # 2020-1695 B: 2557 P: 0491
02/10/2020 11:08:06 AM Pg: 1 of Pgs: 3
Fee: $ 53.00
Lori Mendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

SEAL

PLC 5 - 458B

THE FARMS ON HANSEN ROAD

AN ADDITION IN THE N1/4 SW/4
OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 16 EAST, I.B.&M.,
WAGONER COUNTY, STATE OF OKLAHOMA
47 LOTS

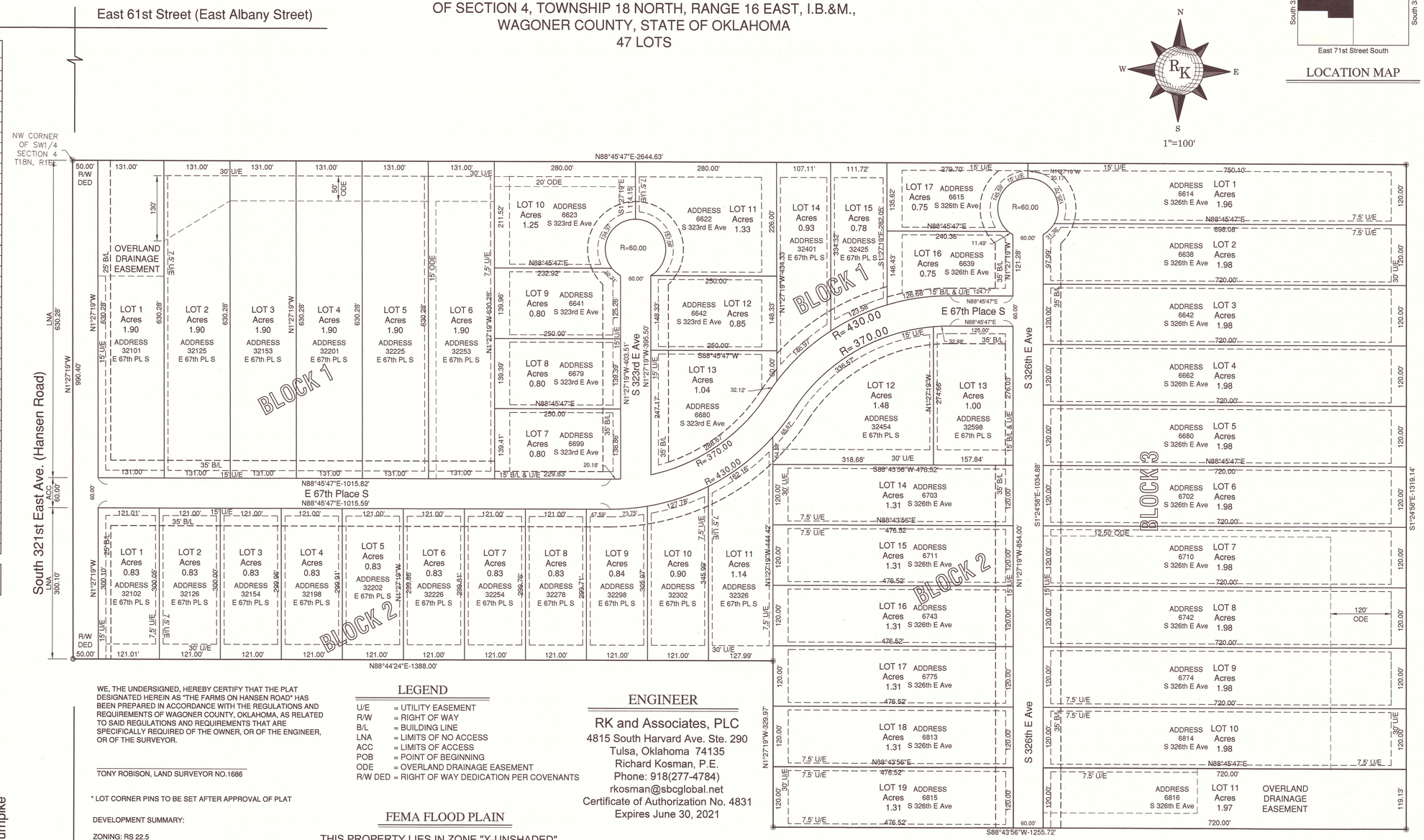


LOCATION MAP

1"=100'

STORM SEWER PIPE TABLE		
BLOCK	LOT	SIZE
1	1	12"
1	2	12"
1	3	18"
1	4	18"
1	5	18"
1	6	18"
1	7	NONE
1	8	18"
1	9	18"
1	10	18"
1	11	18"
1	12	18"
1	13	18"
1	14	18"
1	15	18"
1	16	18"
1	17	18"
2	1	12"
2	2	12"
2	3	18"
2	4	18"
2	5	18"
2	6	18"
2	7	18"
2	8	18"
2	9	NONE
2	10	18"
2	11	18"
2	12	18"
2	13	18"
2	14	2 @ 18"
2	15	18"
2	16	18"
2	17	18"
2	18	18"
2	19	18"
3	1	18"
3	2	18"
3	3	18"
3	4	18"
3	5	18"
3	6	18"
3	7	18"
3	8	18"
3	9	18"
3	10	18"
3	11	18"

ALL BOTTOM SEWER DRIVEWAY CULVERTS SHALL BE ADS HP(GRAY PIPE) OR EQUAL.



WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS "THE FARMS ON HANSEN ROAD" HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF WAGONER COUNTY, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER, OR OF THE SURVEYOR.

TONY ROBISON, LAND SURVEYOR NO.1686

* LOT CORNER PINS TO BE SET AFTER APPROVAL OF PLAT

DEVELOPMENT SUMMARY:

ZONING: RS 22.5

TOTAL ACREAGE: 69.60 ACRES

NUMBER OF LOTS: 47

LEGEND

U/E = UTILITY EASEMENT
R/W = RIGHT OF WAY
B/L = BUILDING LINE
LNA = LIMITS OF NO ACCESS
ACC = LIMITS OF ACCESS
POB = POINT OF BEGINNING
ODE = OVERLAND DRAINAGE EASEMENT
R/W DED = RIGHT OF WAY DEDICATION PER COVENANTS

FEMA FLOOD PLAIN

THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD HAZARD AREA PER F.I.R.M. WAGONER COUNTY, OKLAHOMA PANEL NO. 40145C0130H APRIL 17, 2012

ENGINEER

RK and Associates, PLC
4815 South Harvard Ave. Ste. 290
Tulsa, Oklahoma 74135
Richard Kosman, P.E.
Phone: 918(277-4784)
rkosman@sbcglobal.net
Certificate of Authorization No. 4831
Expires June 30, 2021

BENCHMARK

THE DATUM IS NAVD88

DEVELOPER

Hansen Road LLC