2008-7738 Book: 1757 pg: 271
5/29/2008 10:44 AM pgs: 271 - 271
Fees: $46.00 Doc: $0.00
Carolyn M. Kusler, County Clerk
Wagoner County - State of Oklahoma

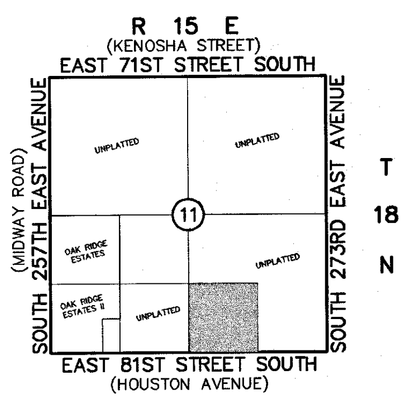
PLC5-403B

Final Plat

Kensington Ridge

A PART OF THE SW/4 OF THE SE/4 OF SECTION 11, T-18-N, R-15-E
AN ADDITION TO WAGONER COUNTY, OKLAHOMA

ROADS WILL BE MAINTAINED BY WAGONER COUNTY



Location Map
SCALE: 1"=2000'

SUBDIVISION CONTAINS:
55 LOTS IN 5 BLOCKS
AND 2 RESERVE AREAS

TOTAL AREA: 39.89 ACRES

BEARING BASE: STATE PLANE GRID BEARINGS

SURVEYOR:
Benchmark Surveying & Land Services, Inc.
P.O. Box 1078
Owasso, Oklahoma 74055
Phone: (918) 274-9081

OWNER/DEVELOPER
Green Property Management, L.L.C.
17211 S. 4170 Rd.
Claremore, Ok. 74017
Phone: (918) 342-0840

ENGINEER
2HE Group, L.L.C.
1520 West Dogwood Street
Rogers, Arkansas 72756
Phone: (479) 621-7837

Scale: 1"=100'

0 50 100 200 300

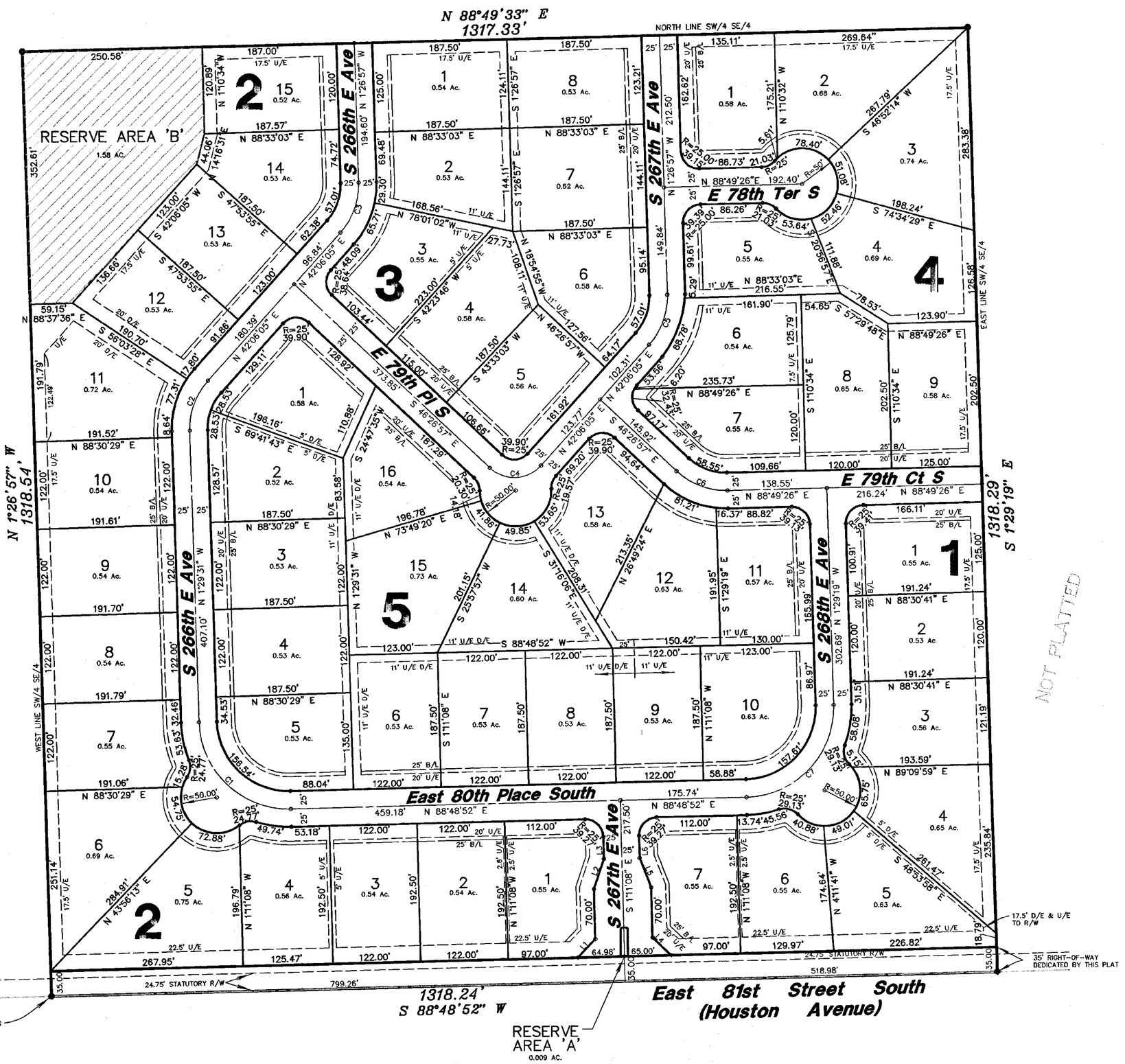
ACC	ACCESS PERMITTED
B/L	BUILDING SETBACK LINE
D/E	DRAINAGE EASEMENT
L/E	LANDSCAPE EASEMENT
LNA	LIMITS OF NO ACCESS
PR/E	PUBLIC ROADWAY EASEMENT
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

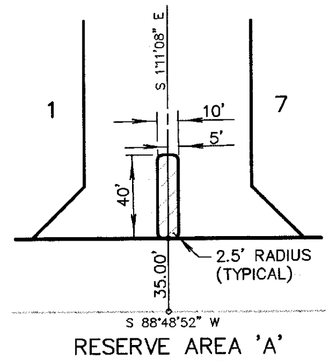
Line Table

LINE #	LENGTH	BEARING
L1	35.36'	N 43°48'52" E
L2	44.16'	N 18°40'19" E
L3	30.97'	N 01°11'08" W
L4	35.36'	N 46°11'07" W
L5	44.16'	S 21°02'35" E
L6	30.97'	N 01°11'08" W

Curve Information

CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	195.68'	89°41'37"	125.00'	176.30'	N 46°20'20" W
C2	76.08'	43°35'36"	100.00'	74.26'	N 20°18'17" E
C3	76.01'	43°33'03"	100.00'	74.19'	N 20°19'34" E
C4	79.80'	91°26'57"	50.00'	71.60'	N 87°49'34" E
C5	76.01'	43°33'03"	100.00'	74.19'	N 20°19'34" E
C6	78.06'	44°43'37"	100.00'	76.10'	S 68°48'46" E
C7	197.01'	90°18'11"	125.00'	177.24'	S 43°39'47" W





RESERVE AREA 'A'
NOT TO SCALE

Legal Description

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF THE OF SECTION ELEVEN (11) OF TOWNSHIP EIGHTEEN (18) NORTH AND RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, WAGONER COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF THE SE/4 OF SAID SEC. 11; THENCE N 01°26'57" W A DISTANCE OF 1318.54 FEET TO THE NW CORNER OF SAID SW/4 SE/4; THENCE N 88°49'26" E A DISTANCE OF 1317.33 FEET TO THE NE CORNER OF SAID SW/4 SE/4; THENCE S 01°29'19" E A DISTANCE OF 1318.33 FEET TO THE SE CORNER OF SAID SW/4 SE/4; THENCE S 88°48'52" W A DISTANCE OF 1318.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING 39.89 ACRES , MORE OR LESS.

BASIS OF BEARING IS OKLAHOMA STATE PLANE GRID BEARINGS.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, WAGONER COUNTY, OKLAHOMA UNINCORPORATED AREAS, COMMUNITY PANEL NO. 400215 0031 B, EFFECTIVE DECEMBER 2, 1988, AND CITY OF BROKEN ARROW, OKLAHOMA, TULSA AND WAGONER COUNTIES, COMMUNITY PANEL NO. 400236 0006C, EFFECTIVE DATE AUGUST 17, 1981, SHOW THAT 'RIDGEVIEW' IS LOCATED IN ZONES "X UNSHADED" AND "C" WHICH ARE CLASSIFIED AS AREAS OUTSIDE THE LIMITS OF THE 500-YEAR FLOOD

Addresses

Block 1
- Corner Lot1 — 26828 E 79th Ct S; 8039 S 268th East Ave
- Lot 2 — 8065 S 268th East Ave
- Lot 3 — 8085 S 268th East Ave
- Lot 4 — 8097 S 268th East Ave
- Lot 5 — 26788 E 80th Place S
- Lot 6 — 26772 E 80th Place S
- Corner Lot 7 — 26728 E 80th Place S; 8073 S 267th East Ave

Block 2
- Corner Lot 1 — 26682 E 80th Place S; 8072 S 267th East Ave
- Lot 2 — 26606 E 80th PL S
- Lot 3 — 26638 E 80th PL S
- Lot 4 — 26616 E 80th PL S
- Lot 5 — 26604 E 80th PL S
- Lot 6 — 7998 S 266th East Ave
- Lot 7 — 7990 S 266th East Ave
- Lot 8 — 7974 S 266th East Ave
- Lot 9 — 7958 S 266th East Ave
- Lot 10 — 7942 S 266th East Ave
- Lot 11 — 7932 S 266th East Ave
- Lot 12 — 7981 S 266th East Ave
- Lot 13 — 7904 S 266th East Ave
- Lot 14 — 7872 S 266th East Ave
- Lot 15 — 7842 S 266th East Ave

Block 3
- Lot 1 — 7843 S 266th East Ave
- Lot 2 — 7863 S 266th East Ave
- Corner Lot 3 — 7885 S 266th East Ave; 26615 E 79th Place S
- Lot 4 — 26636 E 79th Place S
- Lot 5 — 26677 E 79th Place S
- Lot 6 — 7854 S 267th East Ave
- Lot 7 — 7794 S 267th East Ave
- Lot 8 — 7772 S 267th East Ave

Block 4
- Corner Lot 1 — 7781 S 267th East Ave; 26729 E 78th Terrace S
- Lot 2 — 26759 E 78th Terrace S
- Lot 3 — 26767 E 78th Terrace S
- Lot 4 — 26764 E 78th Terrace S
- Corner Lot 5 — 7821 S 267th East Ave; 26730 E 78th Terrace S
- Lot 6 — 7867 S 267th East Ave
- Lot 7 — 26743 E 79th Court S
- Lot 8 — 26807 E 79th Court S
- Lot 9 — 26847 E 79th Court S

Block 5
- Corner Lot — 7915 S 266th East Ave; 26616 E 79th Place S
- Lot 2 — 7941 S 266th East Ave
- Lot 3 — 7959 S 266th East Ave
- Lot 4 — 7975 S 266th East Ave
- Lot 5 — 26615 E 80th Place S; 7991 S 266th East Ave
- Lot 6 — 26643 E 80th Place S
- Lot 7 — 26665 E 80th Place S
- Lot 8 — 26687 E 80th Place S
- Lot 9 — 2672 E 80th Place S
- Lot 10 — 8092 S 268th East Ave
- Corner Lot 11 — 26776 E 79th Court S; 8044 S 268th East Ave
- Lot 12 — 26750 E 79th Court S
- Corner Lot 13 — 26684 E 79th Place S; 26720 E 79th Court S
- Lot 14 — 26674 E 79th Place S
- Lot 15 — 26670 E 79th Place S
- Lot 16 — 26648 E 79th Place S

Note:

Addresses shown on this plat are accurate at the time the plat was filed. Addresses are subject to change and should not be relied upon in place of the legal description.

Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
By: Kristy Grones
DEPUTY

Kensington R
May 15, 2
SHEET 1