2014-14400 Book: 2189 pg: 341
12/5/2014 8:44 AM pgs: 341 - 341
Fees: $42.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

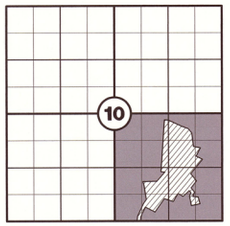
PLC5-420B

FINAL PLAT OF ONE-SIXTY ESTATES AN ADDITION IN THE SE1/4 OF SECTION 10, T17N, R15E, WAGONER COUNTY, STATE OF OKLAHOMA

SHEET 1 OF 2

R 15 E

T 17 N



LOCATION MAP
NOT TO SCALE

CURVE TABLE				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	83.91	50.00	N23°52'02"E	74.40
C2	72.86	50.00	N65°57'18"W	66.58
C3	64.66	50.00	S35°15'09"W	60.25

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N3°43'17"E	125.75
L2	N34°45'47"E	111.08
L3	N15°38'33"W	98.48
L4	S40°47'00"E	136.10
L5	S8°03'53"E	113.68
L6	N84°50'16"E	127.98
L7	S39°34'08"E	138.78
L8	S20°41'53"W	116.27
L9	S85°41'29"E	133.35
L10	S16°01'46"E	173.09
L11	N20°41'53"E	93.36
L12	N39°34'29"W	68.50
L13	N60°00'05"W	140.82
L14	S3°43'17"W	103.94
L15	S34°45'47"W	37.45
L16	S42°46'58"W	88.09
L17	S44°05'41"W	390.00
L18	N50°20'49"W	133.47
L19	N44°15'40"E	185.05
L20	N34°47'38"E	122.00
L21	S50°20'31"E	137.90
L22	N31°53'22"E	100.89
L23	N40°33'41"E	78.66
L24	N45°30'08"E	139.01
L25	N52°13'02"E	124.06
L26	N45°32'19"E	73.34
L27	N39°07'04"E	121.84
L28	N35°04'30"E	62.86
L29	S65°57'18"E	47.68
L30	S5°08'32"E	189.56
L31	N35°04'30"E	56.73
L32	N38°51'21"E	138.08
L65	N81°14'39"W	144.42
L66	S65°57'18"E	101.92

LINE TABLE		
LINE#	BEARING	DISTANCE
L33	N45°32'19"E	71.74
L34	N39°38'05"W	131.01
L35	N39°38'05"W	137.27
L36	S39°34'29"E	204.99
L37	S40°02'25"E	42.85
L38	S62°58'41"E	184.54
L39	S87°29'47"E	54.04
L40	N70°09'16"E	118.14
L41	N31°52'48"E	110.35
L42	N43°34'22"E	176.87
L43	N50°47'07"E	157.59
L44	S38°40'06"E	111.36
L45	S40°25'19"E	124.80
L46	S55°35'55"E	57.66
L47	S62°56'07"E	110.49
L48	S87°29'47"E	19.21
L49	N67°15'12"E	44.51
L50	N72°59'07"E	171.19
L51	S66°39'52"E	253.42
L52	S50°50'13"E	273.79
L53	N44°15'40"E	120.07
L54	N44°15'40"E	90.91
L55	N53°39'33"W	158.13
L56	N22°22'32"E	182.13
L57	S72°57'49"E	252.48
L58	S44°15'40"W	262.72
L59	S43°10'55"W	171.50
L60	N59°04'14"W	270.80
L61	S34°45'47"W	96.71
L62	S30°19'44"W	59.99
L63	S26°13'36"W	38.71
L64	N30°58'54"E	226.02

* PINS TO BE SET AFTER APPROVAL OF PLAT

HORIZONTAL DATUM IS BASED ON NAD 83(93) OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE.

VERTICAL DATUM IS BASED ON NAVD 88.

THIS PLAT MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH ALL THE REGULATIONS & REQUIREMENTS OF WAGONER COUNTY.

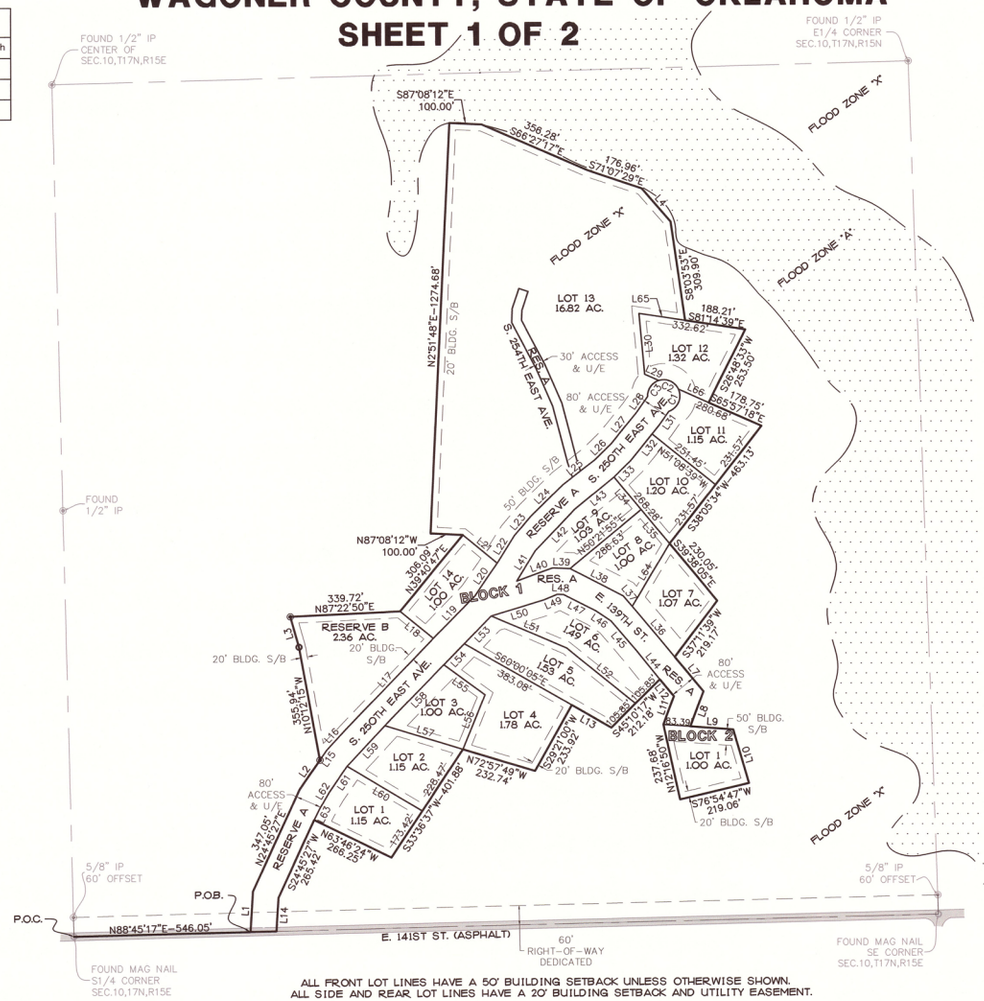
WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS "ONE-SIXTY ESTATES" HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF WAGONER COUNTY, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER,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

ROY ENTZ, PROFESSIONAL ENGINEER NO.5617

REGISTERED PROFESSIONAL ENGINEER ROY W. ENTZ 5617 OKLAHOMA

EDWARD R. SEATON, LAND SURVEYOR NO.1353

LICENSED PROFESSIONAL LAND SURVEYOR EDWARD R. SEATON L.S. 1353 OKLAHOMA



ALL FRONT LOT LINES HAVE A 50' BUILDING SETBACK UNLESS OTHERWISE SHOWN.
ALL SIDE AND REAR LOT LINES HAVE A 20' BUILDING SETBACK AND UTILITY EASEMENT.

200 0 200 400
SCALE IN FEET

Certified True Copy
LORI HENDRICKS, COUNTY CLERK
(Wagoner County, Okla.)
By _____ Deputy

OWNER'S CERTIFICATE AND DEDICATION

STATE OF OKLAHOMA)
)ss
COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS, that we, 2010 STURGEON FAMILY TRUST, AND ROY STURGEON, hereby certify that we are the Owners and the person or persons having any right, title or interests to the following described tract of land, to-Wit:

A tract of land in the SE1/4 of Section 10, T17N, R15E of the Indian Base and Meridian, Wagoner County, State of Oklahoma being more particularly described as follows: Commencing at the S1/4 Corner of Section 10; thence N88°45'17"E along the south line of the Section 10 a distance of 546.05 feet to the Point of Beginning; thence N3°43'17"E a distance of 125.75 feet; thence N24°45'27"E a distance of 347.05 feet; thence N34°45'47"E a distance of 111.08 feet; thence N10°12'15"W a distance of 355.94 feet; thence N15°38'33"W a distance of 98.48 feet; thence N87°22'50"E a distance of 339.72 feet; thence N39°40'47"E a distance of 306.09 feet; thence N87°08'12"W a distance of 100.00 feet; thence N2°51'48"W a distance of 1274.68 feet; thence S87°08'12"E a distance of 100.00 feet; thence S66°27'17"E a distance of 356.28 feet; thence S71°07'29"E a distance of 176.96 feet; thence S40°47'00"E a distance of 136.10 feet; thence S8°03'53"E a distance of 309.90 feet; thence S81°14'39"E a distance of 188.21 feet; thence S26°48'33"W a distance of 253.50 feet; thence S65°57'18"E a distance of 178.75 feet; thence S38°05'34"W a distance of 463.13 feet; thence S39°38'05"E a distance of 230.05 feet; thence S37°11'39"W a distance of 219.17 feet; thence S39°34'08"E a distance of 138.78 feet; thence S20°41'53"W a distance of 116.27 feet; thence S85°41'29"E a distance of 133.35 feet; thence S16°01'46"E a distance of 173.09 feet; thence S76°54'47"W a distance of 219.06 feet; thence N12°16'50"W a distance of 237.68 feet; thence N20°41'53"E a distance of 93.36 feet; thence N39°34'29"W a distance of 68.50 feet; thence S45°10'17"W a distance of 212.18 feet; thence N60°00'05"W a distance of 140.82 feet; thence S29°21'00"W a distance of 233.92' feet; thence N72°57'49"W a distance of 232.74 feet; thence S33°36'37"W a distance of 401.88 feet; thence N63°46'24"W a distance of 266.25 feet; thence S24°45'27"W a distance of 265.42 feet; thence S3°43'17"W a distance of 103.94 feet to a point on the South line of Section 10; thence S88°45'17"W a distance of 80.30 feet to the Point of Beginning. Containing 41.21 Acres, more or less.

We further certify that we have caused said tract of land to be platted into lots and have caused this plat to be made of said tract showing accurate dimension of lots and streets. We hereby designate said tract of land as ONE-SIXTY ESTATES and dedicate to public use all utility easements as shown hereon, the streets thereof which are retained to private use and maintenance.

LEON HAYDEN, TRUSTEE

ROY STURGEON

STATE OF OKLAHOMA
COUNTY OF WAGONER

Before me, the undersigned, a notary public in and for the State of Oklahoma, personally appeared LEON HAYDEN AND ROY STURGEON, to me known to be the identical persons who signed the name of 2010 STURGEON FAMILY TRUST, AND ROY STURGEON, to the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purpose set forth.

WITNESS my hand and seal this 4th day of November, 2014.

Notary Public

My Commission expires: 8/22/2018

LaWida Hogan NOTARY PUBLIC No. 02014428 EXP. 8/22/2018 IN AND FOR STATE OF OKLAHOMA

CERTIFICATE OF SURVEY

KNOW ALL MEN BY THESE PRESENTS, that I, Edward R. Seaton, a resident of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and platted into lots the above described property and that this plat is a true and correct representation thereof, I further certify that this plat meets the minimum standards for the practice of land surveying.

WITNESS my hand and seal this 4th day of Nov., 2014.

Edward R. Seaton, Land Surveyor 1353

TREASURER'S CERTIFICATE

I hereby certify that as to all real estate involved in the plat, all taxes have been paid for 2013 as reflected by the current tax roll and that there are no taxes due for prior years, and security has been provided for 2014 taxes not as yet certified to me.

County Treasurer

COUNTY TREASURER 46 WAGONER COUNTY, OKLAHOMA SEAL

CERTIFICATE OF COUNTY CLERK

This plat has been filed in the office of the County Clerk, Wagoner County, Oklahoma, this 5 day of December, 2014. Book 2189, Page 341

County Clerk

LORI HENDRICKS COUNTY CLERK WAGONER COUNTY, OKLAHOMA SEAL

APPROVED:

11-3-14

County Commissioner

APPROVED:

Wagoner County Planning Commission

The Tulsa Office of the Department of Environmental Quality has approved this plat for the use of Public Water systems and Individual On-Site Sewer Systems on the 12th day of Nov 20 14

Environmental Program Specialist

STATE OF OKLAHOMA APPROVED NOV 12 2014 DEPARTMENT OF ENVIRONMENTAL QUALITY

FLOOD CERTIFICATION
According to the U.S. Department of Housing & Urban Development Insurance Rate Map, Panel Number 40145C0275H, Effective Date April 17, 2012 The subject property is located in Zone "A", Special flood hazard areas subject to inundation by the 1% annual chance flood, No base flood elevations determined: and in Zone "X", Areas determined to be outside the 0.2% annual chance floodplain.

Heartland Surveying & Mapping, PLLC
CA #6849
600 Emporia St., Ste."C"
Muskogee, Oklahoma 74401
(918) 682-7796

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Oct 15, 2014 - 1:42pm
Amanda