PLC5-441A

Doc # 2018-4602 B: 2425 P: 0755
04/10/2018 02:23:09 PM Pg: 1 of Pgs: 1
Fee: $ 50.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

SEAL

Oak Creek South Phase II

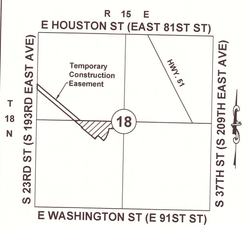
AMENDED FINAL PLAT

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER (NE/4), OF THE SOUTHWEST QUARTER (SW/4), SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, INDIAN MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA.

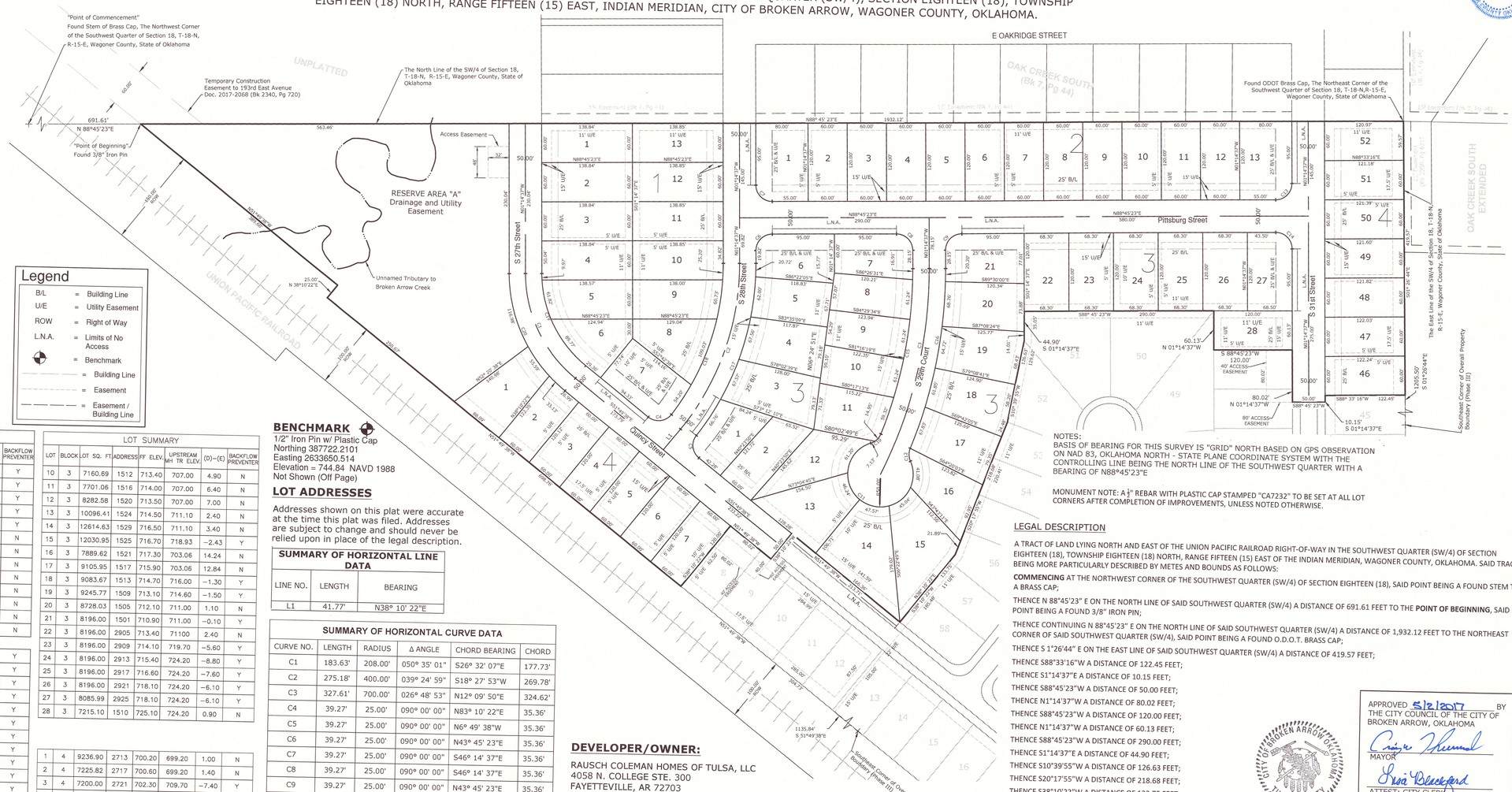
CERTIFICATE OF WAGONER COUNTY CLERK
I, Lori Hendricks, the County Clerk of Wagoner County, here now state the subdivision called _____, has been filed into Wagoner County Records.
Lori Hendricks
Lori Hendricks, Wagoner County Clerk

COUNTY CLERK'S OFFICIAL SEAL

GRAPHIC SCALE
80 0 40 80 240
(IN FEET)
1 inch = 80 ft.



LOCATION MAP
1" = 2000'



Legend

B/L	=	Building Line
U/E	=	Utility Easement
ROW	=	Right of Way
L.N.A.	=	Limits of No Access
	=	Benchmark
	=	Building Line
	=	Easement
	=	Easement / Building Line

BENCHMARK

1/2" Iron Pin w/ Plastic Cap
Northing 387722.2101
Easting 2633650.514
Elevation = 744.84 NAVD 1988
Not Shown (Off Page)

LOT ADDRESSES

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

SUMMARY OF HORIZONTAL LINE DATA

LINE NO.	LENGTH	BEARING
L1	41.77'	N38° 10' 22"E

SUMMARY OF HORIZONTAL CURVE DATA

CURVE NO.	LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD
C1	183.63'	208.00'	050° 35' 01"	S26° 32' 07"E	177.73'
C2	275.18'	400.00'	039° 24' 59"	S18° 27' 53"W	269.78'
C3	327.61'	700.00'	026° 48' 53"	N12° 09' 50"E	324.62'
C4	39.27'	25.00'	090° 00' 00"	N83° 10' 22"E	35.36'
C5	39.27'	25.00'	090° 00' 00"	N6° 49' 38"W	35.36'
C6	39.27'	25.00'	090° 00' 00"	N43° 45' 23"E	35.36'
C7	39.27'	25.00'	090° 00' 00"	S46° 14' 37"E	35.36'
C8	39.27'	25.00'	090° 00' 00"	S46° 14' 37"E	35.36'
C9	39.27'	25.00'	090° 00' 00"	N43° 45' 23"E	35.36'
C10	33.61'	37.00'	052° 02' 28"	S46° 36' 59"W	32.46'
C11	194.73'	50.00'	278° 55' 44"	S66° 49' 39"E	51.99'
C12	30.50'	37.00'	047° 13' 53"	N2° 40' 34"W	29.64'
C13	39.27'	25.00'	090° 00' 00"	N43° 45' 23"E	35.36'
C14	39.27'	25.00'	090° 00' 00"	S46° 14' 37"E	35.36'
C15	259.95'	675.00'	022° 04' 12"	N9° 47' 21"E	258.35'
C16	283.36'	775.00'	022° 23' 36"	N9 57' 11"E	281.56'
C17	284.60'	425.00	038° 22' 06"	N17° 56' 27"E	279.32'
C18	249.16'	375.00'	038° 04' 08"	N17° 56' 27"E	244.60'
C19	161.56'	183.00'	50° 35' 01"	S26° 32' 07"E	156.37'
C20	205.70'	233.00'	50° 35' 01"	S26° 32' 07"E	199.09'

LOT SUMMARY

LOT	BLOCK	LOT SQ. FT.	ADDRESS	FF ELEV.	UPSTREAM MH TR ELEV.	(D)–(E)	BACKFLOW PREVENTER
1	1	9465.87	1405	697.40	700.80	–3.40	Y
2	1	7200.00	1409	696.90	700.80	–3.90	Y
3	1	7200.00	1501	696.90	700.90	–4.00	Y
4	1	7200.00	1505	697.80	700.90	–3.10	Y
5	1	7200.00	1509	699.10	700.90	–1.80	Y
6	1	7200.00	1513	700.10	699.20	0.90	N
7	1	7200.00	1516	702.90	699.20	3.70	N
8	1	7200.00	1512	704.00	699.20	4.80	N
9	1	7200.00	1508	704.20	700.90	3.30	N
10	1	7200.00	1504	704.10	700.90	3.20	N
11	1	7200.00	1500	707.10	700.90	6.20	N
12	1	7200.00	1408	704.10	700.80	3.30	N
13	1	9465.99	1404	704.60	700.80	3.80	N
1	2	7434.27	2802	707.70	709.30	–1.60	Y
2	2	7568.40	2806	708.10	713.98	–5.88	Y
3	2	7568.40	2810	708.50	713.98	–5.48	Y
4	2	7568.40	2814	709.00	713.98	–4.98	Y
5	2	7568.40	2818	709.90	713.98	–4.08	Y
6	2	7568.40	2902	710.70	713.98	–3.28	Y
7	2	7568.40	2906	712.10	718.50	–6.40	Y
8	2	7568.40	2910	713.00	718.50	–5.50	Y
9	2	7568.40	2914	714.10	718.50	–4.40	Y
10	2	7568.40	2918	715.10	718.50	–3.40	Y
11	2	7568.40	2922	716.20	718.50	–2.30	Y
12	2	7568.40	2926	717.30	721.95	–4.65	Y
13	2	7445.19	2930	718.00	721.95	–3.95	Y
1	3	7484.89	2800	706.00	704.40	1.60	N
2	3	8025.63	2804	707.90	711.10	–3.20	Y
3	3	9998.89	1517	705.40	707.00	–1.60	Y
4	3	8924.20	1513	705.70	707.00	–1.30	Y
5	3	7624.63	1507	706.10	707.00	–0.90	Y
6	3	8335.70	1505	706.10	707.00	–0.90	Y
7	3	7669.46	1500	709.70	707.00	2.70	N
8	3	7243.39	1504	710.80	707.00	3.80	N
9	3	7136.94	1508	711.40	707.00	4.90	N

LOT SUMMARY

LOT	BLOCK	LOT SQ. FT.	ADDRESS	FF ELEV.	UPSTREAM MH TR ELEV.	(D)–(E)	BACKFLOW PREVENTER
10	3	7160.69	1512	713.40	707.00	4.90	N
11	3	7701.06	1516	714.00	707.00	6.40	N
12	3	8282.58	1520	713.50	707.00	7.00	N
13	3	10096.41	1524	714.50	711.10	2.40	N
14	3	12614.63	1529	716.50	711.10	3.40	N
15	3	12030.95	1525	716.70	718.93	–2.43	Y
16	3	7889.62	1521	717.30	703.06	14.24	N
17	3	9105.95	1517	715.90	703.06	12.84	N
18	3	9083.67	1513	714.70	716.00	–1.30	Y
19	3	9245.77	1509	713.10	714.60	–1.50	Y
20	3	8728.03	1505	712.10	711.00	1.10	N
21	3	8196.00	1501	710.90	711.00	–0.10	Y
22	3	8196.00	2905	713.40	71100	2.40	N
23	3	8196.00	2909	714.10	719.70	–5.60	Y
24	3	8196.00	2913	715.40	724.20	–8.80	Y
25	3	8196.00	2917	716.60	724.20	–7.60	Y
26	3	8196.00	2921	718.10	724.20	–6.10	Y
27	3	8085.99	2925	718.10	724.20	–6.10	Y
28	3	7215.10	1510	725.10	724.20	0.90	N
1	4	9236.90	2713	700.20	699.20	1.00	N
2	4	7225.82	2717	700.60	699.20	1.40	N
3	4	7200.00	2721	702.30	709.70	–7.40	Y
4	4	7200.00	2725	703.00	709.70	–6.70	Y
5	4	7200.00	2729	704.60	709.70	–5.10	Y
6	4	7200.00	2801	706.40	709.70	–3.30	Y
7	4	7200.00	2805	708.00	706.60	1.40	N
46	4	7340.63	1517	728.60	729.20	–0.60	Y
47	4	7327.93	1513	726.60	729.20	–2.60	Y
48	4	7315.22	1509	723.70	729.20	–5.50	Y
49	4	7302.52	1505	721.50	729.20	–7.70	Y
50	4	7289.81	1501	719.90	724.47	–4.57	Y
51	4	7277.13	1405	719.40	724.47	–5.07	Y
52	4	7238.58	1409	720.50	724.47	–3.97	Y

DEVELOPER/OWNER:

RAUSCH COLEMAN HOMES OF TULSA, LLC
4058 N. COLLEGE STE. 300
FAYETTEVILLE, AR 72703
P: 479.455.9090

ENGINEER:

MCCLELLAND CONSULTING ENGINEERS, INC.
4606 S. GARNETT ROAD, STE. 401
TULSA, OK 74146
P: 918.619.6803
CA# 5917 EXP: 06/30/2019

SURVEYOR:

FRONTIER LAND SURVEYING
600 W 18th STREET
EDMOND, OK 73013
P: 405.285.0433
CA: 7232
EXP: 6-30-2018

CURRENT ZONING: RS-3
MINIMUM LOT AREA: 7,000 SF
MINIMUM LOT WIDTH: 60 FT (AT BUILDING SETBACK)
BUILDING SETBACKS:
FRONT-25', SIDE-5',
EXTERIOR SIDE-25' NON-ARTERIAL, REAR-20'
UTILITY PROVIDERS
WATER - CITY OF BROKEN ARROW
SEWER - CITY OF BROKEN ARROW
NATURAL GAS - OKLAHOMA NATURAL GAS
ELECTRIC - PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE - WINDSTREAM
SUBDIVISION CONTAINS 68 LOTS
IN 4 BLOCKS WITH 1 RESERVE AREA
TOTAL AREA 19.23 ACRES
RESERVE AREA A IS DRAINAGE AND UTILITY EASEMENT

NOTES:
BASIS OF BEARING FOR THIS SURVEY IS "GRID" NORTH BASED ON GPS OBSERVATION ON NAD 83, OKLAHOMA NORTH - STATE PLANE COORDINATE SYSTEM WITH THE CONTROLLING LINE BEING THE NORTH LINE OF THE SOUTHWEST QUARTER WITH A BEARING OF N88°45'23"E

MONUMENT NOTE: A ½" REBAR WITH PLASTIC CAP STAMPED "CA7232" TO BE SET AT ALL LOT CORNERS AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

LEGAL DESCRIPTION

A TRACT OF LAND LYING NORTH AND EAST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY IN THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), SAID POINT BEING A FOUND STEM TO A BRASS CAP;

THENCE N 88°45'23" E ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 691.61 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND 3/8" IRON PIN;

THENCE CONTINUING N 88°45'23" E ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1,932.12 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW/4), SAID POINT BEING A FOUND O.D.O.T. BRASS CAP;

THENCE S 1°26'44" E ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 419.57 FEET;

THENCE S88°33'16"W A DISTANCE OF 122.45 FEET;

THENCE S1°14'37"E A DISTANCE OF 10.15 FEET;

THENCE S88°45'23"W A DISTANCE OF 50.00 FEET;

THENCE N1°14'37"W A DISTANCE OF 80.02 FEET;

THENCE S88°45'23"W A DISTANCE OF 120.00 FEET;

THENCE N1°14'37"W A DISTANCE OF 60.13 FEET;

THENCE S88°45'23"W A DISTANCE OF 290.00 FEET;

THENCE S1°14'37"E A DISTANCE OF 44.90 FEET;

THENCE S10°39'55"W A DISTANCE OF 126.63 FEET;

THENCE S20°17'55"W A DISTANCE OF 218.68 FEET;

THENCE S38°10'22"W A DISTANCE OF 133.75 FEET;

THENCE N51°49'38"W A DISTANCE OF 213.71 FEET;

THENCE S38°10'22"W A DISTANCE OF 50.00 FEET;

THENCE N51°49'38"W A DISTANCE OF 80.02 FEET;

THENCE S38°10'22"W A DISTANCE OF 120.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE N51°49'38"W ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF 698.76 FEET TO A SET 1/2" IRON PIN WITH C.A. 7232 CAP;

THENCE N38°10'22"E ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF 25.00 FEET TO A SET 1/2" IRON PIN WITH C.A. 7232 CAP;

THENCE N51°49'38"W ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF 389.60 FEET BACK TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 19.23 ACRES (837,732.49 SQ. FT.) AS DESCRIBED.

APPROVED 5/2/2017 BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA
MAYOR
ATTEST: CITY CLERK

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY

PT16-113 Sheet 1 of 2
Detention Determination # DD-102816-16
Date of Preparation: Apr 4, 2018