Doc # 2020-1162 B: 2555 P: 0035
01/29/2020 01:17:18 PM Pg: 1 of Pgs: 2
Fee: $ 50.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

PLC 5 - 458A

Oak Creek South Phase III

FINAL PLAT

A SUBDIVISION OF A PART 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.

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR OAK CREEK SOUTH PHASE III

A TRACT OF LAND LYING 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 NORTHEAST CORNER (NE/C) OF THE SAID SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN. THENCE S 01°26'44"E ALONG THE EAST LINE OF SAID SW/4 OF SECTION 18 A DISTANCE OF 419.57 FEET TO THE SOUTHEAST CORNER OF LOT 46, BLOCK 4, OAK CREEK SOUTH PHASE II, ALSO KNOWN AS THE "POINT OF BEGINNING."

THENCE CONTINUING S 01°26'44"E ALONG THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 18 A DISTANCE OF 1,205.50 FEET TO A POINT ON THE NORTH LINE OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE ON A LINE FOLLOWING THE UNION PACIFIC RAILROAD RIGHT-OF-WAY N 51°49'38"W A DISTANCE OF 1,440.57 FEET;

THENCE N 38°10'22"E A DISTANCE OF 120.00 FEET;
THENCE S 51°49'38"E A DISTANCE OF 80.02 FEET;
THENCE N 38°10'22"E A DISTANCE OF 50.00 FEET;
THENCE S 51°49'38"E A DISTANCE OF 213.71 FEET;
THENCE N 38°10'22"E A DISTANCE OF 133.75 FEET;
THENCE N 20°17'55"E A DISTANCE OF 218.68 FEET;
THENCE N 10°39'55"E A DISTANCE OF 126.63 FEET;
THENCE N 01°14'37"W A DISTANCE OF 44.90 FEET;
THENCE N 88°45'23"E A DISTANCE OF 290.00 FEET;
THENCE S 01°14'37"E A DISTANCE OF 60.13 FEET;
THENCE N 88°45'23"E A DISTANCE OF 120.00 FEET;
THENCE S 01°14'37"E A DISTANCE OF 80.02 FEET;
THENCE N 88°45'23"E A DISTANCE OF 50.00 FEET;
THENCE N 01°14'37"W A DISTANCE OF 10.15 FEET;
THENCE N 88°33'16"E A DISTANCE OF 122.45 FEET TO THE POINT OF BEGINNING,
SAID TRACT CONTAINS 754,048 SQ. FT., OR 17.31 ACRES, MORE OR LESS AS DESCRIBED.

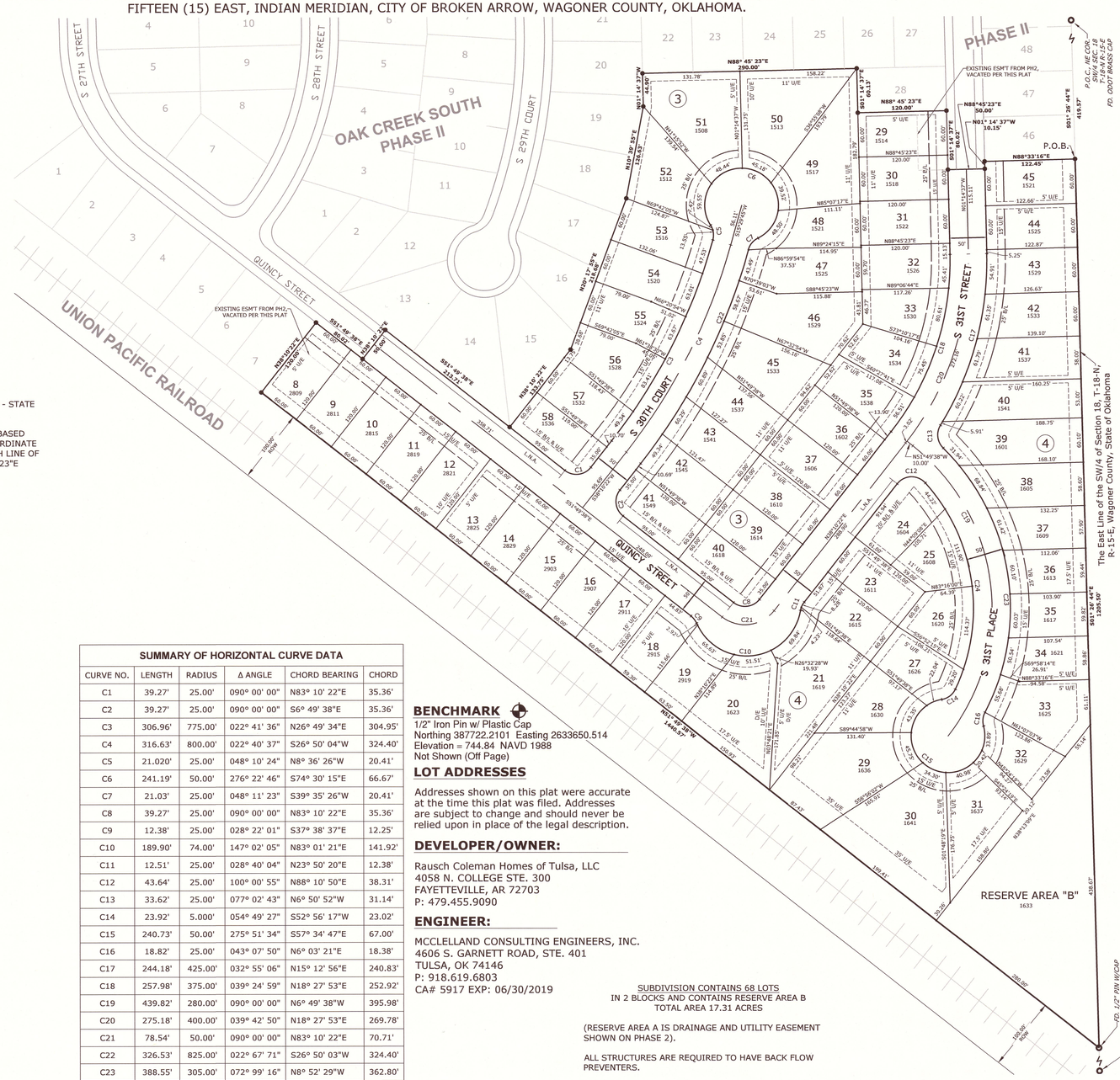
CURRENT ZONING: RS-3
MINIMUM LOT AREA: 7,000 SF
MINIMUM LOT WIDTH: 60 FT (AT BUILDING SETBACK)
BUILDING SETBACKS:
FRONT-25', SIDE-5',
EXTERIOR SIDE-25' NON-ARTERIAL, REAR-20'

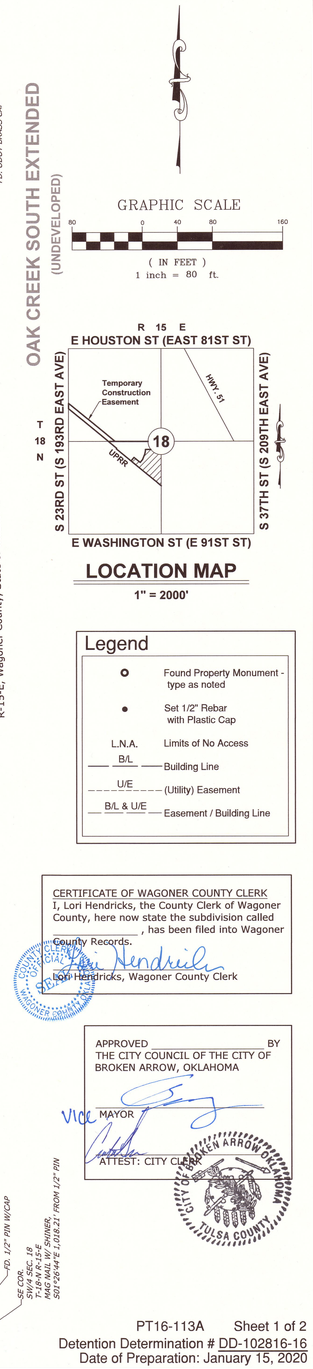
UTILITY PROVIDERS
WATER - CITY OF BROKEN ARROW
SEWER - CITY OF BROKEN ARROW
NATURAL GAS - OKLAHOMA NATURAL GAS
ELECTRIC - PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE - WINDSTREAM

BASIS OF BEARINGS:

THIS SURVEY WAS DONE ON NAD 83, OKLAHOMA NORTH - STATE PLANE COORDINATE SYSTEM

BASIS OF BEARING FOR THIS SURVEY IS "GRID" NORTH BASED ON GPS OBSERVATION ON THE ABOVE REFERENCED COORDINATE SYSTEM WITH THE CONTROLLING LINE BEING THE NORTH LINE OF THE SOUTHWEST QUARTER WITH A BEARING OF N88°45'23"E





LOT SUMMARY				
LOT	BLOCK	LOT SQ.FT.	ADDRESS	FF ELEV.
29	3	7200.00	1514	726.70
30	3	7200.00	1518	727.00
31	3	7200.00	1522	727.00
32	3	7167.25	1526	726.10
33	3	7032.47	1530	723.60
34	3	7035.12	1534	724.00
35	3	7327.13	1538	722.10
36	3	7200.00	1602	720.50
37	3	7200.00	1606	719.10
38	3	7200.00	1610	717.50
39	3	7200.00	1614	716.10
40	3	7065.87	1618	715.50
41	3	7065.87	1549	717.40
42	3	7224.23	1545	718.70
43	3	7440.31	1541	720.00
44	3	7922.19	1537	720.90
45	3	10693.55	1533	722.10
46	3	13037.55	1529	723.10
47	3	9305.11	1525	724.20
48	3	7084.94	1521	725.40
49	3	12952.69	1517	726.30
50	3	14441.14	1513	724.30
51	3	14603.09	1508	724.30
52	3	10184.61	1512	723.50
53	3	7822.07	1516	722.60
54	3	7994.44	1520	722.40
55	3	7788.29	1524	721.50
56	3	8375.17	1528	720.50
57	3	7174.21	1532	718.90
58	3	7065.55	1536	717.60

LOT SUMMARY				
LOT	BLOCK	LOT SQ.FT.	ADDRESS	FF ELEV.
8	4	7200.00	2809	710.00
9	4	7200.00	2811	711.30
10	4	7200.00	2815	713.40
11	4	7200.00	2819	714.10
12	4	7200.00	2821	715.50
13	4	7200.00	2825	716.00
14	4	7200.00	2829	716.00
15	4	7200.00	2903	716.40
16	4	7200.00	2907	716.00
17	4	7200.00	2911	715.50
18	4	7093.34	2915	715.30
19	4	7006.66	2919	715.00
20	4	14125.15	1623	714.50
21	4	15681.13	1619	715.50
22	4	7196.83	1615	716.30
23	4	7200.00	1611	717.10
24	4	7475.67	1604	720.00
25	4	7043.26	1608	720.00
26	4	7218.22	1620	718.50
27	4	7039.91	1626	716.90
28	4	13291.00	1630	715.70
29	4	15482.85	1636	716.30
30	4	14911.64	1641	715.50
31	4	7200.00	1637	715.60
32	4	7125.69	1629	718.10
33	4	7000.36	1625	720.00
34	4	7004.39	1621	722.00
35	4	7000.36	1617	723.30
36	4	7003.84	1613	723.30
37	4	7009.35	1609	723.60
38	4	8711.10	1605	723.50
39	4	11266.10	1601	723.60
40	4	9205.65	1541	724.70
41	4	8634.89	1537	726.00
42	4	7926.55	1533	727.20
43	4	7443.33	1529	728.70
44	4	7366.04	1525	729.30
45	4	7353.34	1521	728.60

SUMMARY OF HORIZONTAL CURVE DATA					
CURVE NO.	LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD
C1	39.27'	25.00'	090° 00' 00"	N83° 10' 22"E	35.36'
C2	39.27'	25.00'	090° 00' 00"	S6° 49' 38"E	35.36'
C3	306.96'	775.00'	022° 41' 36"	N26° 49' 34"E	304.95'
C4	316.63'	800.00'	022° 40' 37"	S26° 50' 04"W	324.40'
C5	21.020'	25.00'	048° 10' 24"	N8° 36' 26"W	20.41'
C6	241.19'	50.00'	276° 22' 46"	S74° 30' 15"E	66.67'
C7	21.03'	25.00'	048° 11' 23"	S39° 35' 26"W	20.41'
C8	39.27'	25.00'	090° 00' 00"	N83° 10' 22"E	35.36'
C9	12.38'	25.00'	028° 22' 01"	S37° 38' 37"E	12.25'
C10	189.90'	74.00'	147° 02' 05"	N83° 01' 21"E	141.92'
C11	12.51'	25.00'	028° 40' 04"	N23° 50' 20"E	12.38'
C12	43.64'	25.00'	100° 00' 55"	N88° 10' 50"E	38.31'
C13	33.62'	25.00'	077° 02' 43"	N6° 50' 52"W	31.14'
C14	23.92'	5.000'	054° 49' 27"	S52° 56' 17"W	23.02'
C15	240.73'	50.00'	275° 51' 34"	S57° 34' 47"E	67.00'
C16	18.82'	25.00'	043° 07' 50"	N6° 03' 21"E	18.38'
C17	244.18'	425.00'	032° 55' 06"	N15° 12' 56"E	240.83'
C18	257.98'	375.00'	039° 24' 59"	N18° 27' 53"E	252.92'
C19	439.82'	280.00'	090° 00' 00"	N6° 49' 38"W	395.98'
C20	275.18'	400.00'	039° 42' 50"	N18° 27' 53"E	269.78'
C21	78.54'	50.00'	090° 00' 00"	N83° 10' 22"E	70.71'
C22	326.53'	825.00'	022° 67' 71"	S26° 50' 03"W	324.40'
C23	388.55'	305.00'	072° 99' 16"	N8° 52' 29"W	362.80'
C24	299.69'	255.00'	067° 33' 76"	S8° 08' 34"E	282.74'

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.

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

SUBDIVISION CONTAINS 68 LOTS
IN 2 BLOCKS AND CONTAINS RESERVE AREA B
TOTAL AREA 17.31 ACRES

(RESERVE AREA A IS DRAINAGE AND UTILITY EASEMENT SHOWN ON PHASE 2).

ALL STRUCTURES ARE REQUIRED TO HAVE BACK FLOW PREVENTERS.

LOT 34 BLOCK 4 SHALL BE USED FOR EMERGENCY ACCESS AS APPROVED BY THE CITY OF BROKEN ARROW

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, Wagoner County Clerk

APPROVED _____ BY
THE CITY COUNCIL OF THE CITY OF
BROKEN ARROW, OKLAHOMA

_____ MAYOR

ATTEST: CITY CLERK

PT16-113A Sheet 1 of 2
Detention Determination # DD-102816-16
Date of Preparation: January 15, 2020

Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By Amanda Olsp
DEPUTY