PLC5-448A

Doc # 2019-2222 B: 2484 P: 0696
02/28/2019 12:13:40 PM Pg: 1 of Pgs: 2
Fee: $ 44.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

Oneta Farms Phase I

FINAL PLAT

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, INDIAN MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA.

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-THREE (33), 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:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-THREE (33), SAID POINT BEING A FOUND MAG NAIL WITH C.A. 2421 SHINER;
THENCE S 88°54'03" W ON THE SOUTH LINE OF SAID THE NORTHEAST QUARTER (NE/4) A DISTANCE OF 895.50 FEET;
THENCE N 01°05'57" W A DISTANCE OF 119.00 FEET;
THENCE S 88°54'03" W ON A LINE PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 34.64 FEET;
THENCE N 01°09'52" W ON A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 425.05 FEET;
THENCE N 05°04'47" E A DISTANCE OF 183.88 FEET;
THENCE N 88°52'18" E A DISTANCE OF 147.45 FEET;
THENCE N 72°58'32" E A DISTANCE OF 119.61 FEET;
THENCE N 88°52'18" E A DISTANCE OF 90.31 FEET;
THENCE N 66°56'21" E A DISTANCE OF 194.84 FEET;
THENCE N 88°51'27" E A DISTANCE OF 376.40 FEET TO A POINT ON THE EAST LINE OF SAID OF SAID NORTHEAST QUARTER (NE/4);
THENCE S 01°09'52" E ON THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4) A DISTANCE OF 832.96 FEET TO THE **POINT OF BEGINNING;**

SAID TRACT CONTAINS 16.70 ACRES (727,336.83 SQ. FT.) AS DESCRIBED.

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

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 **EAST LINE OF THE NORTHEAST QUARTER WITH A BEARING OF S 01°09'52" E.**

ACKNOWLEDGEMENTS

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH ALL OF THE REGULATIONS AND REQUIREMENTS SET FORTH BY WAGONER COUNTY.

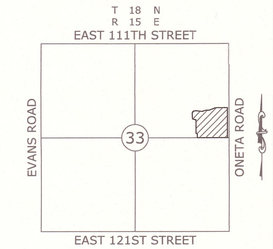
BENCHMARK

5/8" I.P. with Control Cap
Northing = 373115.5406
Easting = 2648862.0681
Elevation: = 771.77 NAVD 1988

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.

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



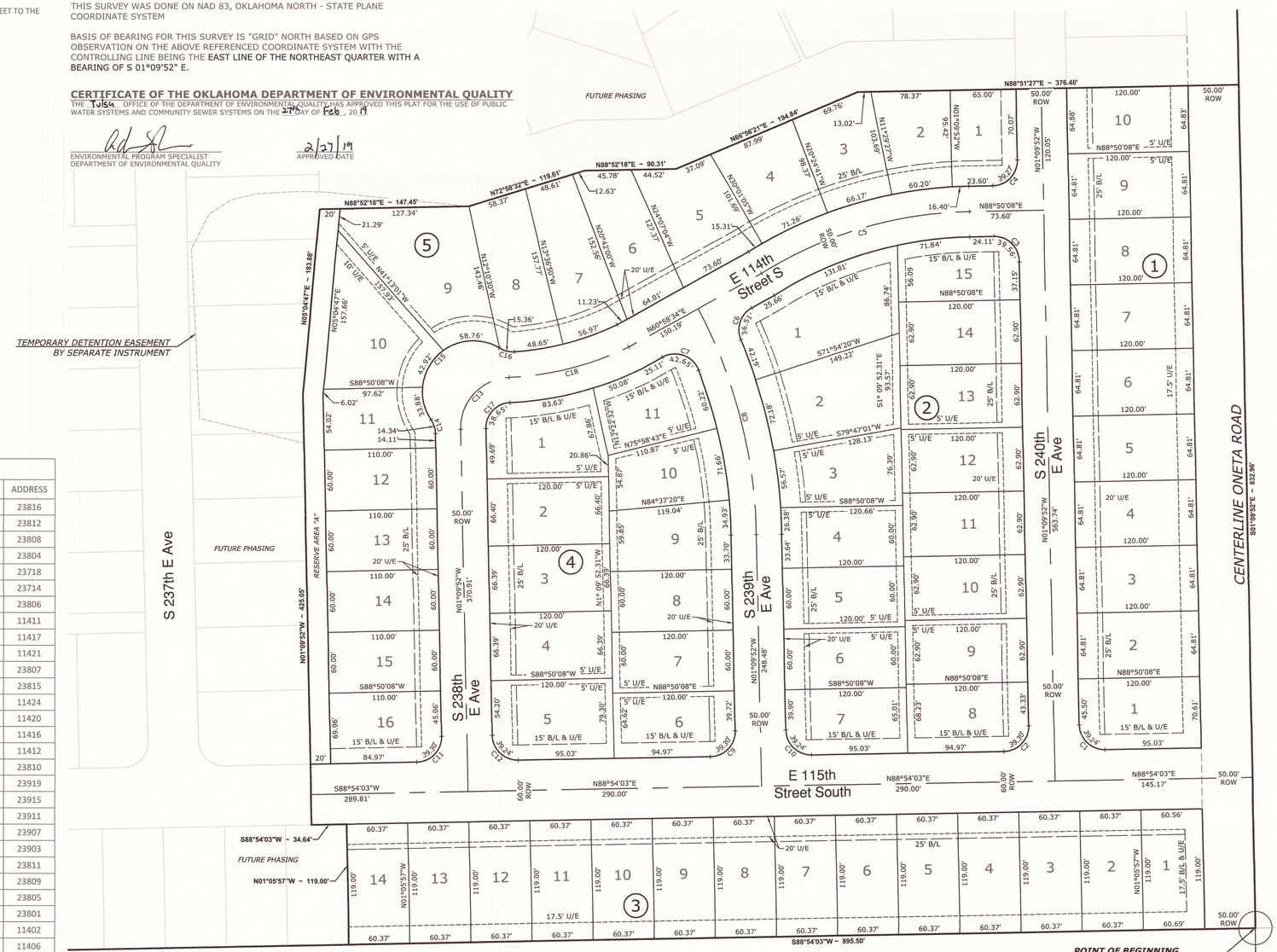
LOCATION MAP
1" = 2000'
66 Lots - 16.36 Acres
WAGONER COUNTY

CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

THE Tulsa OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF PUBLIC WATER SYSTEMS AND COMMUNITY SEWER SYSTEMS ON THE 27th DAY OF Feb, 20 19

ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY

2/27/19
APPROVED DATE



SUMMARY OF HORIZONTAL CURVE DATA

CURVE #	LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD
C1	39.24'	25.00'	89°56'04"	S46° 07' 54.64"E	35.34'
C2	39.30'	25.00'	90°03'56"	S43° 52' 05.36"W	35.38'
C3	37.58'	25.00'	86°08'00"	S44° 13' 52.14"E	34.14'
C4	39.27'	25.00'	90°00'00"	N43° 50' 07.65"E	35.36'
C5	216.50'	400.00'	31°00'40"	N73° 19' 47.67"E	213.87'
C6	36.51'	25.00'	83°40'30"	N19° 08' 19.00"E	33.35'
C7	42.65'	25.00'	97°44'18"	S70° 09' 16.96"E	37.66'
C8	232.53'	500.00'	26°38'44"	N14° 29' 14.21"W	230.44'
C9	39.30'	25.00'	90°03'55"	S43° 52' 05.40"W	35.38'
C10	39.24'	25.00'	89°56'05"	N46° 07' 54.60"W	35.34'
C11	39.30'	25.00'	90°03'55"	N43° 52' 05.40"E	35.38'
C12	39.24'	25.00'	89°56'05"	N46° 07' 54.60"W	35.34'
C13	77.31'	50.00'	88°35'16"	N43° 07' 45.61"E	69.83'
C14	14.34'	25.00'	32°51'36"	N17° 35' 40.10"W	14.14'
C15	135.56'	50.00'	155°20'37"	N43° 38' 50.54"E	97.69'
C16	15.36'	25.00'	35°12'48"	S76° 17' 14.96"E	15.12'
C17	38.65'	25.00'	88°35'16"	N43° 07' 45.61"E	34.92'
C18	122.82'	300.00'	23°27'22"	N75° 41' 42.69"E	121.96'

LOT SUMMARY

LOT	BLOCK	LOT SQ. FT.	ADDRESS
1	1	8,330.96	24007
2	1	7,777.20	11429
3	1	7,777.20	11425
4	1	7,777.20	11421
5	1	7,777.20	11417
6	1	7,777.20	11415
7	1	7,777.20	11409
8	1	7,777.20	11405
9	1	7,777.20	11401
10	1	7,777.20	11331
1	2	12,704.18	23908
2	2	11,229.41	11411
3	2	8,197.36	11415
4	2	7,205.82	11419
5	2	7,200.00	11423
6	2	7,200.00	11427
7	2	7,659.54	23909
8	2	8,060.77	23917
9	2	7,548.00	11430
10	2	7,548.00	11426
11	2	7,548.00	11422
12	2	7,548.00	11418
13	2	7,548.00	11414
14	2	7,548.00	11410
15	2	7,231.52	23916
1	3	7,214.16	24010
2	3	7,184.03	24006
3	3	7,184.03	24002
4	3	7,184.03	23918
5	3	7,184.03	23914
6	3	7,184.03	23910
7	3	7,184.03	23906
8	3	7,184.03	23820

LOT SUMMARY

LOT	BLOCK	LOT SQ. FT.	ADDRESS
9	3	7,184.03	23816
10	3	7,184.03	23812
11	3	7,184.03	23808
12	3	7,184.03	23804
13	3	7,184.03	23718
14	3	7,184.03	23714
1	4	8,932.70	23806
2	4	7,968.00	11411
3	4	7,966.80	11417
4	4	7,966.80	11421
5	4	9,374.48	23807
6	4	7,627.72	23815
7	4	7,200.00	11424
8	4	7,200.00	11420
9	4	7,697.71	11416
10	4	7,279.01	11412
11	4	8,033.30	23810
1	5	6,048.13	23919
2	5	6,806.82	23915
3	5	7,562.10	23911
4	5	7,858.88	23907
5	5	9,202.53	23903
6	5	8,392.76	23811
7	5	9,119.21	23809
8	5	9,240.33	23805
9	5	13,858.13	23801
10	5	10,621.90	11402
11	5	6,245.34	11406
12	5	6,600.00	11410
13	5	6,600.00	11414
14	5	6,600.00	11418
15	5	6,600.00	11422
16	5	7,568.54	23715

Legend

B/L	=	Building Line
D/E	=	Drainage Easement
U/E	=	Utility Easement
ROW	=	Right of Way
⊕	=	Existing Well
	=	Building Line
	=	Easement
	=	Easement / Building Line

POC= POINT OF COMMENCEMENT
POB= POINT OF BEGINNING

CURRENT ZONING: RS-3
MINIMUM LOT AREA: 6,000 SF
MINIMUM LOT WIDTH: 50 FT (AT BUILDING SETBACK)
BUILDING SETBACKS:
FRONT-25', SIDE-5',
EXTERIOR SIDE-15' NON-ARTERIAL, REAR-15'

UTILITY PROVIDERS
WATER - RURAL WATER DISTRICT WAGONER COUNTY #4
SEWER - RURAL WATER DISTRICT WAGONER COUNTY #4
NATURAL GAS - OKLAHOMA NATURAL GAS
ELECTRIC - PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE - WINDSTREAM

SUBDIVISION CONTAINS 66 LOTS
IN 5 BLOCKS WITH 1 RESERVE AREA
TOTAL AREA 16.36 ACRES
RESERVE AREA A IS DRAINAGE AND UTILITY EASEMENT

DEVELOPER/OWNER:

RC WAGONER, LLC
4058 N. COLLEGE - SUITE 300 BOX 9
FAYETTEVILLE, AR 72703

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: 6-30-2020

WAGONER COUNTY PLANNING COMMSSION

THE UNDERSIGNED DIRECTOR OF THE WAGONER COUNTY PLANNING COMMISSION DOES HEREBY CERTIFY THAT THE PLANNING COMMISION DULY APPROVED THE PLAT OF ONETA FARMS PHASE I

PLANNING COMMISSION DIRECTOR

2-27-19
APPROVED DATE

CERTIFICATE OF WAGONER COUNTY TREASURER

I DO HERE NOW STATE THAT THE TAXES DATED THIS 2nd DAY OF THE YEAR 2019 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN PLATTED TO BE DESIGNATED AS "ONETA FARMS PHASE I"

WAGONER COUNTY TREASURER

COUNTY TREASURER 46 SEAL WAGONER COUNTY, OKLA.

2/28/19
APPROVED DATE

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE WAGONER COUNTY COMMISSIONER.

CHARIMAN

2/27/19
APPROVED DATE

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

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY, OKLAHOMA

Date of Preparation: January 8, 2018
Sheet 1 of 2