



Oneta Farms Phase II 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.

PROPERTY DESCRIPTION

A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN MERIDIAN, IN WAGONER COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NE/4 OF SECTION 33, MARKED BY A FOUND MAG NAIL WITH C.A. 2421 SHINER; THENCE, ALONG THE EAST LINE OF THE NE/4, N01°09'52"W 832.96 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE EAST LINE, ALONG THE NORTHERLY LINES OF ONETA FARMS SUBDIVISION PHASE I AS DEPICTED ON WAGONER COUNTY PLAT 2019-2222, FOR THE FOLLOWING COURSES: S88°51'27"W 376.40 FEET, PASSING AT 50.00 FEET THE WEST LINE OF ONETA ROAD (S. 241st E Ave.); THENCE S66°56'21"W 194.84 FEET; THENCE S88°52'18"W 90.31 FEET; THENCE S72°58'32"W 119.61 FEET; THENCE S88°52'18"W 147.45 FEET; THENCE LEAVING THE SAID NORTHERLY LINES OF ONETA FARMS PHASE I, N01°09'52"W 160.78 FEET; THENCE N47°22'44"W 169.62 FEET; THENCE S88°43'23"W 337.51 FEET; THENCE N01°24'43"W 182.99 FEET; THENCE N88°35'17"E 10.18 FEET; THENCE N01°24'43"W 130.00 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SAID NE/4 (S/2 NE/4); THENCE, ALONG THE SAID NORTH LINE OF THE S/2 NE/4, N88°35'17"E 39.52 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SAID NE/4 (NE/4 NE/4), MARKED BY A FOUND 3/8" IRON PIN; THENCE, ALONG THE WEST LINE OF THE NE/4 NE/4, N01°11'02"W 658.95 FEET TO A FOUND 3/8" IRON PIN; THENCE, LEAVING THE WEST LINE OF THE NE/4 NE/4, N88°51'42"E 330.51 FEET TO A FOUND 3/8" IRON PIN; THENCE S01°09'39"E 659.05 FEET TO THE SAID NORTH LINE OF THE S/2 NE/4, MARKED BY A FOUND 3/8" IRON PIN WITH CAP MARKED "RLS 353"; THENCE, ALONG THE NORTH LINE OF THE S/2 NE/4, N88°51'02"E 991.38 FEET, PASSING AT 941.38 FEET THE WEST LINE OF ONETA ROAD, TO THE NORTHEAST CORNER OF THE S/2 NE/4, MARKED BY A FOUND MAG NAIL WITH C.A. 7232 SHINER; THENCE, ALONG THE EAST LINE OF THE S/2 NE/4, S01°09'52"E 485.12 FEET TO THE POINT OF BEGINNING, CONTAINING 847,946 SQUARE FEET, OR 19.466 ACRES.

SURVEYOR'S NOTES

BASIS FOR BEARINGS, AND ACCURACY STATEMENT: THIS SURVEY IS BASED ON "GRID" NORTH, NAD 83, OKLAHOMA NORTH - STATE PLANE COORDINATE SYSTEM, WITH THE EAST LINE OF THE NE/4 OF SECTION 33 BEARING N01°09'52"W. EXISTING PROPERTY MONUMENTS AS SHOWN ON THE RECORD DOCUMENTS BELOW WERE LOCATED WITH GPS CONTROLLED BY A TRIMBLE VRS NETWORK, AND FOUND TO COMPARE POSITIONALLY WITH THE RECORD DIMENSIONS WITHIN 0.06'. THIS CORRESPONDS WITH USC&GS THIRD ORDER, CLASS 1 ACCURACY STANDARDS OF 1:10,000 ACROSS THE SITE, AND STAKING WAS CONSTRAINED TO THE EXISTING MONUMENTS. COORDINATES SHOWN HERE ARE GRID; DISTANCES AND AREAS ARE GROUND.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- SURVEY PLAT BY ADAM K. HINDS, PLS 1781, DATED 12-15-16, DEPICTS OVERALL PARCEL FROM WHICH THIS SUBDIVISION WAS DEVELOPED; AND
 - PLAT OF ONETA FARMS PHASE I SUBDIVISION, RECORDED AS WAGONER COUNTY DOCUMENT 2019-2222, ADJACENT TO SOUTH.
- NO OTHER DOCUMENTS WERE PROVIDED FOR, NOR ARE REFERENCED ON THIS SURVEY.

FIELD WORK FOR THIS SURVEY WAS COMPLETED IN JUNE, 2020. ALL LOT CORNERS ARE MARKED BY A SET 1/2" REBAR WITH PLASTIC CAP. CURVE DISTANCES SHOWN ON THE PLAT ARE ARC LENGTHS.

ALL EASEMENTS KNOWN TO McCLELLAND CONSULTING ENGINEERS, INC. AT THE TIME OF THE SURVEY ARE SHOWN ON THE DRAWING. NO STATEMENT IS MADE AS TO THE COMPLETENESS OF THE EASEMENTS SHOWN. TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS.

FLOOD HAZARD - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR WAGONER COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP 40145C0275H, EFFECTIVE DATE APRIL 17, 2012, THIS PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

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'

SUBDIVISION CONTAINS 51 LOTS
IN 5 BLOCKS WITH 3 RESERVE AREAS,
TOTAL LOT AREA 9,481 ACRES,
RESERVE AREA B, C, AND D ARE
DRAINAGE AND UTILITY EASEMENT

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

BENCHMARK
1/2" Iron Pin w/ Plastic Cap
Northing 387722.21 Easting 2633650.51
Elevation = 744.84 NAVD 1988
(NOT SHOWN ON THIS 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.

CERTIFICATE OF WAGONER COUNTY CLERK

I, Lori Hendricks, the County Clerk of Wagoner County, here now state the subdivision called **Oneta Farms Phase II**, has been filed into Wagoner County Records.

Lori Hendricks
Lori Hendricks, Wagoner County Clerk

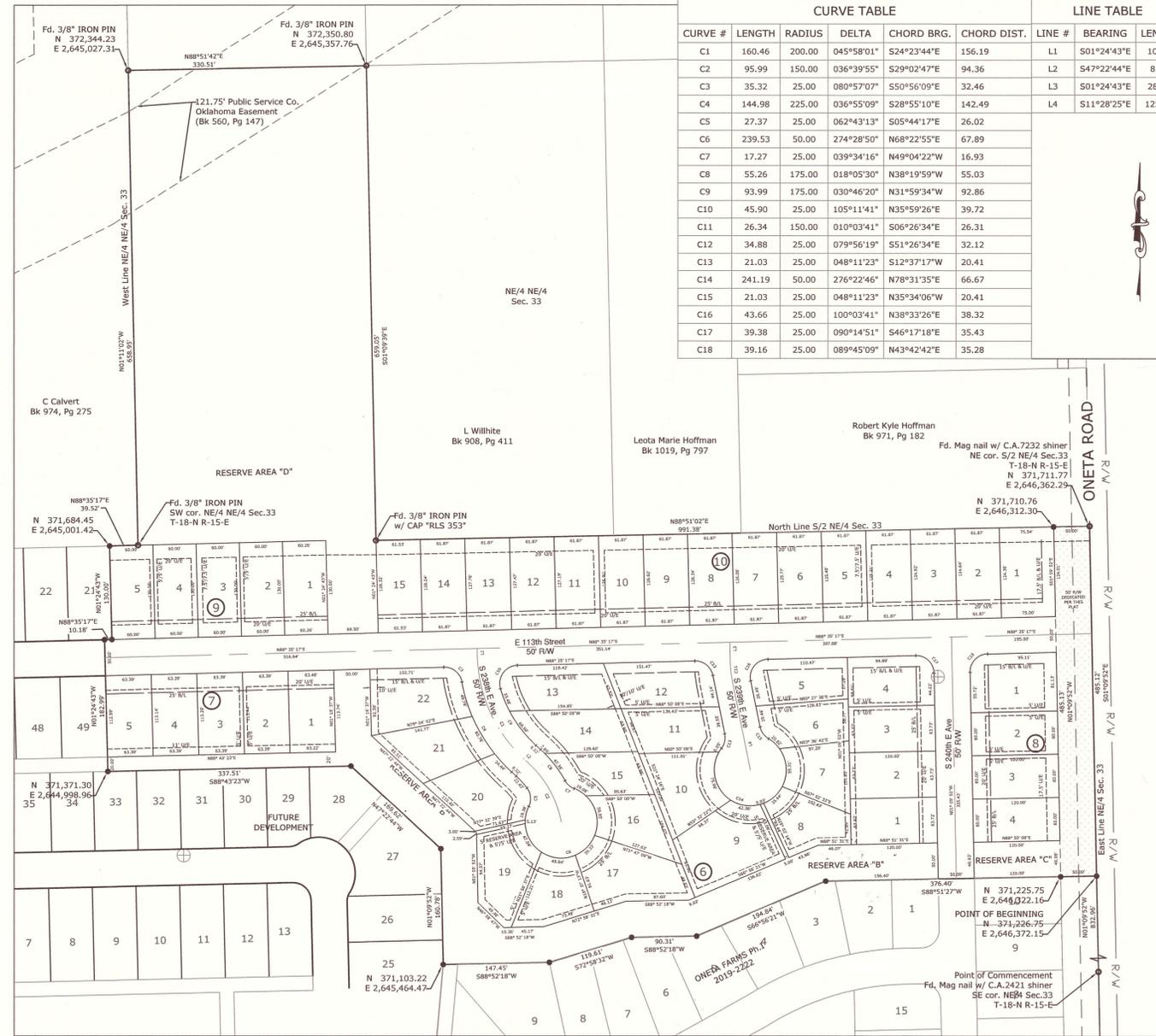


CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

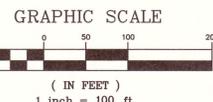
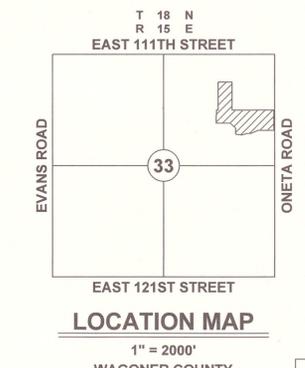
THE WAGONER COUNTY OFFICE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY HAS APPROVED THIS PLAT FOR THE USE OF WATER SYSTEM AND SEWER SYSTEM ON THE 11 DAY OF August, 2020.

[Signature]
APPROVED DATE: 8/11/20

OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY



CURVE TABLE					LINE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.	LINE #	BEARING	LENGTH
C1	160.46	200.00	045°58'01"	S24°23'44"E	156.19	L1	S01°24'43"E	10.68'
C2	95.99	150.00	036°39'55"	S29°02'47"E	94.36	L2	S47°22'44"E	8.52'
C3	35.32	25.00	080°57'07"	S50°56'09"E	32.46	L3	S01°24'43"E	28.27'
C4	144.98	225.00	036°55'09"	S28°55'10"E	142.49	L4	S11°28'25"E	125.17'
C5	27.37	25.00	062°43'13"	S05°44'17"E	26.02			
C6	239.53	50.00	274°28'50"	N68°22'55"E	67.89			
C7	17.27	25.00	039°34'16"	N49°04'22"W	16.93			
C8	55.26	175.00	018°05'30"	N38°19'59"W	55.03			
C9	93.99	175.00	030°46'20"	N31°59'34"W	92.86			
C10	45.90	25.00	105°11'41"	N35°59'26"E	39.72			
C11	26.34	150.00	010°03'41"	S06°26'34"E	26.31			
C12	34.88	25.00	079°56'19"	S51°26'34"E	32.12			
C13	21.03	25.00	048°11'23"	S12°37'17"W	20.41			
C14	241.19	50.00	276°22'46"	N78°31'35"E	66.67			
C15	21.03	25.00	048°11'23"	N35°34'06"W	20.41			
C16	43.66	25.00	100°03'41"	N38°33'26"E	38.32			
C17	39.38	25.00	090°14'51"	S46°17'18"E	35.43			
C18	39.16	25.00	089°45'09"	N43°42'42"E	35.28			



Legend

- Found Property Monument - type as noted
- Set 1/2" Rebar with Plastic Cap
- ⊕ Existing Gas Well
- B/L Building Line
- U/E (Utility) Easement
- B/L & U/E Easement / Building Line

LOT SUMMARY

BLOCK	LOT	LOT SQ. FT.	ADDRESS
6	1	7,644	11384
6	2	7,648	11380
6	3	7,648	11376
6	4	8,129	11360
6	5	7,995	11363
6	6	7,187	11379
6	7	7,075	11383
6	8	7,254	11387
6	9	12,577	11388
6	10	9,301	11382
6	11	8,084	11380
6	12	8,985	11362
6	13	9,514	11359
6	14	8,717	11375
6	15	6,979	11379
6	16	7,426	11383
6	17	10,675	11389
6	18	7,576	11388
6	19	8,854	11384
6	20	9,507	11380
6	21	8,754	11376
6	22	10,596	11360
7	1	7,201	23696
7	2	7,196	23692
7	3	7,186	23686
7	4	7,177	23680
7	5	7,167	23674

LOT SUMMARY

BLOCK	LOT	LOT SQ. FT.	ADDRESS
8	1	9,571	11361
8	2	7,200	11377
8	3	7,200	11381
8	4	7,200	11385
9	1	7,834	23693
9	2	7,800	23689
9	3	7,800	23685
9	4	7,800	23679
9	5	7,800	23671
10	1	9,347	24029
10	2	7,703	24009
10	3	7,720	24001
10	4	7,738	23929
10	5	7,755	23917
10	6	7,773	23913
10	7	7,790	23909
10	8	7,808	23823
10	9	7,825	23813
10	10	7,843	23811
10	11	7,861	23807
10	12	7,878	23801
10	13	7,896	23729
10	14	7,913	23717
10	15	7,887	23701

OWNER'S ACKNOWLEDGEMENT
OWNERS ACKNOWLEDGE, BY THEIR SIGNATURES ON THIS PLAT, THAT ALL STREETS HAVE BEEN GRADED, BASE MATERIAL APPLIED AND SURFACES PAVED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE COUNTY TO INCLUDE, WHERE APPLICABLE, CURBS AND GUTTERS. STREET NAME SIGNS ARE IN PLACE, VISUAL SCREENS, UTILITIES AND STREET LIGHTS INSTALLED, AND ALL DRAINAGE AND DETENTION FACILITIES CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS ON FILE WITH THE ENGINEERING DEPARTMENT, ALL AT THE OWNER'S EXPENSE AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE COUNTY.

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

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

DEVELOPER/OWNER:
RC WAGONER, LLC
4058 N. COLLEGE AVENUE
FAYETTEVILLE, AR 72703

COUNTY TREASURER'S CERTIFICATE
I, DANA G. PATIEN, COUNTY TREASURER OF WAGONER COUNTY, OKLAHOMA, HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS PERTAINING TO AD VALOREM TAXES ON THE TRACT DESCRIBED IN THE ACCOMPANYING PLAT AND FIND THAT ALL THE AD VALOREM TAXES HAVE BEEN PAID TO AND INCLUDING 2020.

DATED THIS 12th DAY OF August, 2020

[Signature]
Signature

BOARD OF COUNTY COMMISSIONERS CERTIFICATE
BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WAGONER COUNTY, OKLAHOMA, THAT THE DEDICATION SHOWN ON THE ATTACHED PLAT OF ONETA FARMS, PHASE II IS HEREBY ACCEPTED AND THAT THE BOARD WITH ASSUME MAINTENANCE OF DEDICATED PUBLIC ROADS PROVIDING ALL CONSTRUCTION REQUIREMENTS ARE FULFILLED PRIOR TO THEIR ACCEPTANCE OF DEDICATED ROADS BY THE BOARD OF COUNTY COMMISSIONERS. THE COUNTY COMMISSIONERS SHALL HAVE ADEQUATE ASSURANCE BY THE DEVELOPER THAT THE ROADS WILL BE BUILT ACCORDING TO THE REQUIREMENTS. THOSE ASSURANCES SHALL INCLUDE BONDS, LETTERS OF CREDIT OR OTHER ITEMS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS. THE BOARD SHALL SIGN THE PLAT AND NOTE ON THE PLAT THAT "ROADS WILL BE MAINTAINED BY THE COUNTY."

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF WAGONER COUNTY, OKLAHOMA THIS 13 DAY OF August, 2020

[Signature]
CHAIRMAN
BOARD OF COUNTY COMMISSIONER

[Signature]
COUNTY CLERK

PLANNING COMMISSION CERTIFICATE
I, LISA MILLER, CHAIRMAN / SECRETARY OF WAGONER COUNTY, OKLAHOMA PLANNING COMMISSION, HEREBY CERTIFY THAT THE COMMISSION APPROVED THE PLAT OF ONETA FARMS, PHASE II ON THE 13 DAY OF August, 2020.

[Signature]
CHAIRMAN - PLANNING COMMISSION

[Signature]
CHAIRMAN
BOARD OF COUNTY COMMISSIONER

[Signature]
COUNTY CLERK