FINAL PLAT

PECAN BEND

AN ADDITION TO WAGONER COUNTY, OKLAHOMA BEING A PART OF THE N/2 OF THE SW/4 OF SECTION 32, T–18–N, R–15–E OF THE I.B. & M.

ZONE – AG

PLC 5 - 444B

Doc # 2018-8798 B: 2444 P: 0291
07/19/2018 10:22:31 AM Pg: 1 of Pgs: 2
Fee: $ 68.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

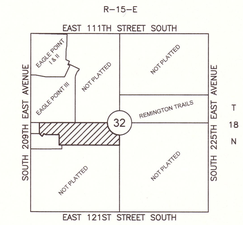
SEAL

OWNER

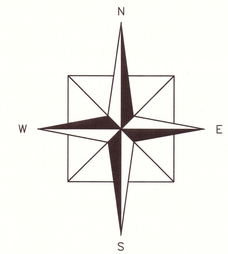
ADAM DORSEY
dba PROMISE GROUND, LLC
11631 SOUTH 209TH EAST AVEUNUE
BROKEN ARROW, OKLAHOMA 74014
PHONE: (918) 633–4150

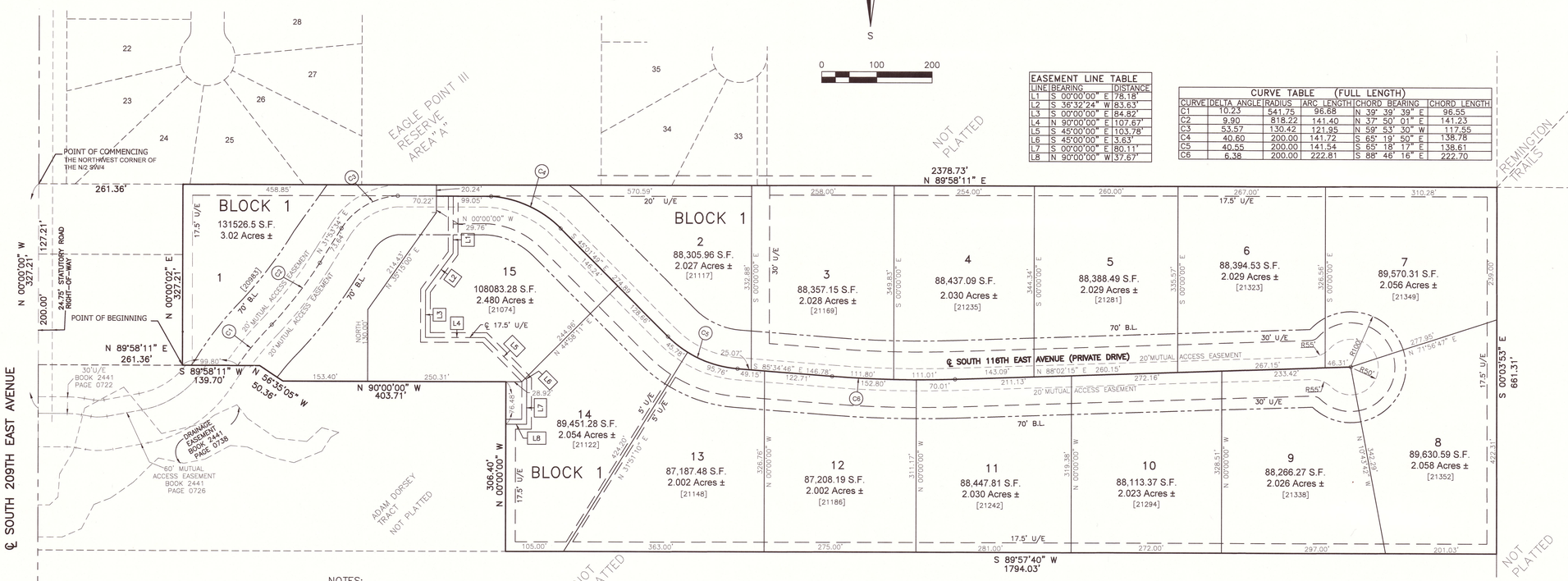
ENGINEER

TUTTLE & ASSOCIATES, INC.
9714 E. 55TH PL.
TULSA, OKLAHOMA 74146
PHONE: (918) 663–5567
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6–30–19
tuttle–associates@sbcglobal.net



LOCATION MAP
15 LOTS IN 1 BLOCK
1389802 SQUARE FEET
CONTAINING 31.91 ACRES±





EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°00'00" E	78.18'
L2	S 36°32'24" W	83.63'
L3	S 00°00'00" E	84.82'
L4	N 90°00'00" E	107.67'
L5	S 45°00'00" E	103.78'
L6	S 45°00'00" E	3.63'
L7	S 00°00'00" E	80.11'
L8	N 90°00'00" W	37.67'

CURVE TABLE (FULL LENGTH)					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	10.23	541.75	96.68	N 39° 39' 39" E	96.55
C2	9.90	818.22	141.40	N 37° 50' 01" E	141.23
C3	53.57	130.42	121.95	N 59° 53' 30" W	117.55
C4	40.60	200.00	141.72	S 65° 19' 50" E	138.78
C5	40.55	200.00	141.54	S 65° 18' 17" E	138.61
C6	6.38	200.00	222.81	S 88° 46' 16" E	222.70

BUILDING SETBACKS

FRONT	–	AS SHOWN
SIDE	–	10'
OTHER SIDE	–	15'
REAR	–	35'

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
B.L.	BUILDING LINE
U/E	UTILITY EASEMENT
L.N.A.	LIMITS OF NO ACCESS
[19619]	STREET ADDRESS

NOTES:

1. ADDRESS SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED; ADDRESS ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTIONS.

2. BASIS FOR BEARINGS IS WEST LINE OF SECTION ASSUMED N 00°00'00" E.

3. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARD FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

4. IRON PINS SET AT REAR LOTS CORNERS. FRONT PINS SET AT THE BUILDING LINE. PINS HAVE PLASTIC CAPS WITH NUMBER LS 1316.

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 INDIVIDUAL ONSITE SEWER SYSTEMS ON THE 13 DAY OF July 20 18.

BY:
ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY
STATE OF OKLAHOMA

APPROVED JUL 13 2018 DEPARTMENT OF ENVIRONMENTAL QUALITY

WAGONER COUNTY PLANNING COMMISSION

THE UNDERSIGNED DIRECTOR OF THE WAGONER COUNTY PLANNING COMMISSION DOES HEREBY CERTIFY THAT THE PLANNING COMMISSION DULY APPROVED THE PLAT OF "PECAN BEND".

PLANNING COMMISSION DIRECTOR

7-17-18
APPROVED DATE

CERTIFICATE OF WAGONER COUNTY TREASURER

I DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID OF THE YEAR 2018 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE DESIGNATED AS "PECAN BEND".

BY:
WAGONER COUNTY TREASURER

COUNTY TREASURER 46 SEAL WAGONER COUNTY, OKLAHOMA

CERTIFICATE OF FINAL PLAT APPROVAL

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

CHAIRMAN

7/17/18
APPROVED DATE

WAGONER COUNTY CLERK

I _____ WAGONER COUNTY CLERK, IN AND FOR THE COUNTY AND STATE OF OKLAHOMA ABOVE NAMED, DO HEREBY STATE THAT THE SUBDIVISION CALLED "PECAN BEND" HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

DATED THE 19 DAY OF July, 2018.

WAGONER COUNTY CLERK

DEPUTY

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY, OKLAHOMA