Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By _____ Deputy

FINAL SUBDIVISION PLAT
SPRING CREEK II

PART OF THE SE/4 OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 15 EAST AN ADDITION TO WAGONER COUNTY, OKLAHOMA.

PLC 5- 422A

2015-5124 Book, 2214 pg: 888
5/6/2015 2:21 PM pgs: 888 - 888
Fees: $75.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

OWNER:
ARMORY, LLC
DAVE COCOLIN, MANAGER
4500 SOUTH GARNETT ROAD, SUITE 600
TULSA, OK 74146
PHONE (918) 665-1900
E-MAIL: RECEPT@PARADIGMTULSA.COM

ENGINEER:
IMPACT ENGINEERING AND PLANNING, PLC
KEVIN VANOVER, P.E. NO. 20876
OK C.A. No. 5798, EXPIRES 06/30/2015
109 N. BIRCH STREET, SUITE 200
OWASSO, OK 74055
PHONE (918) 376-4294
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SURVEYOR:
BENCHMARK SURVEYING AND LAND SERVICES, INC.
KEVIN NEWLUN, P.L.S. NO. 1289
OK C.A. No. 2235, EXPIRES 06/30/2016
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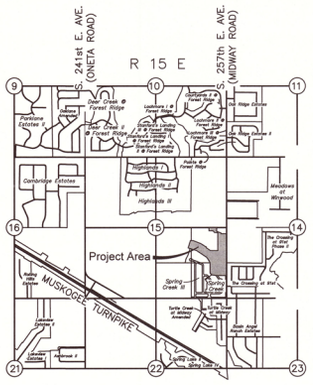
E-MAIL: BENCHMARK@ATLASOK.COM



LOCATION MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

ARMORY, LLC, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND IN WAGONER COUNTY, STATE OF OKLAHOMA.

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION FIFTEEN (15) OF TOWNSHIP EIGHTEEN (18) NORTH AND RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, WAGONER COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE/4 OF SEC. 15, T-18-N, R-15-E, OF THE I.B.&M.; THENCE N 1°16'32" W ALONG THE EAST LINE OF SAID SE/4 A DISTANCE OF 849.09 FEET TO THE POINT OF BEGINNING; THENCE N 01°16'32" W A DISTANCE OF 1560.46'; THENCE S 88°43'28" W A DISTANCE OF 215.00'; THENCE N 01°16'32" W A DISTANCE OF 20.12'; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 8.40', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 10°53'48" W, WITH A CHORD LENGTH OF 8.36'; THENCE N 70°14'28" W A DISTANCE OF 164.94'; THENCE N 01°16'32" W A DISTANCE OF 138.68' TO THE NORTH LINE OF SAID SE/4; THENCE S 88°43'35" W ALONG THE NORTH LINE OF SAID SE/4 A DISTANCE OF 287.20'; THENCE S 01°16'32" E A DISTANCE OF 115.13'; THENCE N 88°43'28" E A DISTANCE OF 107.55'; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 123.23', WITH A RADIUS OF 100.00', WITH A CHORD BEARING OF S 55°58'26" E, WITH A CHORD LENGTH OF 115.58'; THENCE N 88°43'28" E A DISTANCE OF 85.42'; THENCE S 70°14'28" E A DISTANCE OF 43.13'; THENCE S 01°16'32" E A DISTANCE OF 659.46'; THENCE S 88°43'28" W A DISTANCE OF 277.98'; THENCE N 57°17'51" W A DISTANCE OF 192.76'; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 25.63', WITH A RADIUS OF 200.00', WITH A CHORD BEARING OF S 17°25'22" E, WITH A CHORD LENGTH OF 25.62'; THENCE N 66°53'12" W A DISTANCE OF 50.17'; THENCE N 58°43'44" W A DISTANCE OF 180.13'; THENCE N 68°52'52" W A DISTANCE OF 310.49'; THENCE N 88°32'09" W A DISTANCE OF 109.35'; THENCE S 16°02'06" W A DISTANCE OF 290.00'; THENCE S 73°57'54" E A DISTANCE OF 329.48'; THENCE S 57°17'51" E A DISTANCE OF 464.07'; THENCE S 33°34'11" E A DISTANCE OF 186.41'; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 67.64', WITH A RADIUS OF 120.00', WITH A CHORD BEARING OF S 17°25'22" E, WITH A CHORD LENGTH OF 66.74'; THENCE S 01°16'32" E A DISTANCE OF 341.61'; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 73.24', WITH A RADIUS OF 50.00', WITH A CHORD BEARING OF S 43°14'29" E, WITH A CHORD LENGTH OF 66.87'; THENCE S 85°12'26" E A DISTANCE OF 12.52'; THENCE S 04°47'34" W A DISTANCE OF 30.00'; THENCE S 85°12'26" E A DISTANCE OF 227.39'; THENCE N 88°43'28" E A DISTANCE OF 339.89' TO THE POINT OF BEGINNING.

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, AND PLATTED AND SUBDIVIDED INTO LOTS, BLOCKS , STREETS AND RESERVE AREAS IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNED THE SUBDIVISION AS "SPRING CREEK II', A SUBDIVISION IN WAGONER COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "SPRING CREEK II"). THE LOTS DEPICTED UPON THE PLAT SHALL HEREINAFTER BE REFERRED TO COLLECTIVELY AS THE "LOTS", AND INDIVIDUALLY AS A "LOT".

PLAT DATA

SUBDIVISION CONTAINS 96 LOTS ON 1 BLOCK

TOTAL AREA 25.22 ACRES

THE BEARING BASE FOR THIS PLAT IS THE STATE PLANE GRID BEARINGS

ZONING REQUIREMENTS

CURRENT ZONING: RS-3
MIN. LOT FRONTAGE: 50.00'
MIN. LOT AREA: 6,000 S.F.
MIN. FRONT BUILDING SETBACK: 25.00'

60 30 0 60 120
SCALE: 1"=60'

PLAT LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- 1 — PROPOSED BLOCK NUMBER
- 23 / 10,365 S.F. / 8623 — PROPOSED LOT NUMBER (PROPOSED LOT AREA) ($STREET ADDRESS)
- LNA — LIMITS OF NO ACCESS
- S/B — BUILDING SETBACK
- U/E — UTILITY EASEMENT
- W/E — RESTRICTED WATERLINE EASEMENT

CURVE INFORMATION					
CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	8.40'	19°14'32"	25.00'	8.36'	N 10°53'48" W
C2	112.73'	32°17'39"	200.00'	111.24'	N 72°34'39" E
C3	72.47'	23°43'40"	175.00'	71.96'	N 45°26'01" W
C4	98.64'	32°17'39"	175.00'	97.34'	N 17°25'21" W
C5	108.57'	35°32'47"	175.00'	106.84'	N 19°02'56" W
C6	50.91'	16°40'03"	175.00'	50.73'	N 65°37'52" W
C7	43.58'	14°16'10"	175.00'	43.47'	N 25°34'04" E
C8	73.24'	83°55'54"	50.00'	66.87'	S 43°14'29" E

ACKNOWLEDGEMENTS

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