Doc # 2018-10986 B: 2453 P: 0783
09/10/2018 10:25:36 AM Pg: 1 of Pgs: 3
Fee: $ 66.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

OFFICIAL SEAL

PLC 5 - 446A

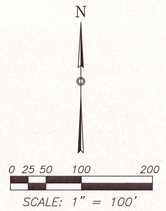
PLAT No.

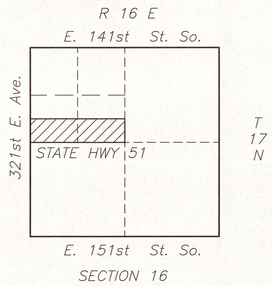
ENGINEER/SURVEYOR:
JR DONELSON, INC.
12820 SOUTH MEMORIAL DR.
OFFICE 100
BIXBY, OKLAHOMA 74008
CONTACT: JR DONELSON
EMAIL: JRDON@TULSACOXMAIL.COM
PHONE: 918-394-3030
CA. NO. 5611 EXP.DATE: 6/30/19
CHARLES HOWARD: SURVEYOR
LS NO: 297 EXP: 6-30-2019

OWNER:
COWETA LAND COMPANY, LLC
P.O. BOX 745
COWETA, OKLAHOMA 74429
CONTACT: PAUL BENGELS
PHONE: 918-482-1022
EMAIL: PAUL@YOCHAMTRUCKING.COM

SADDLE CREEK ESTATES

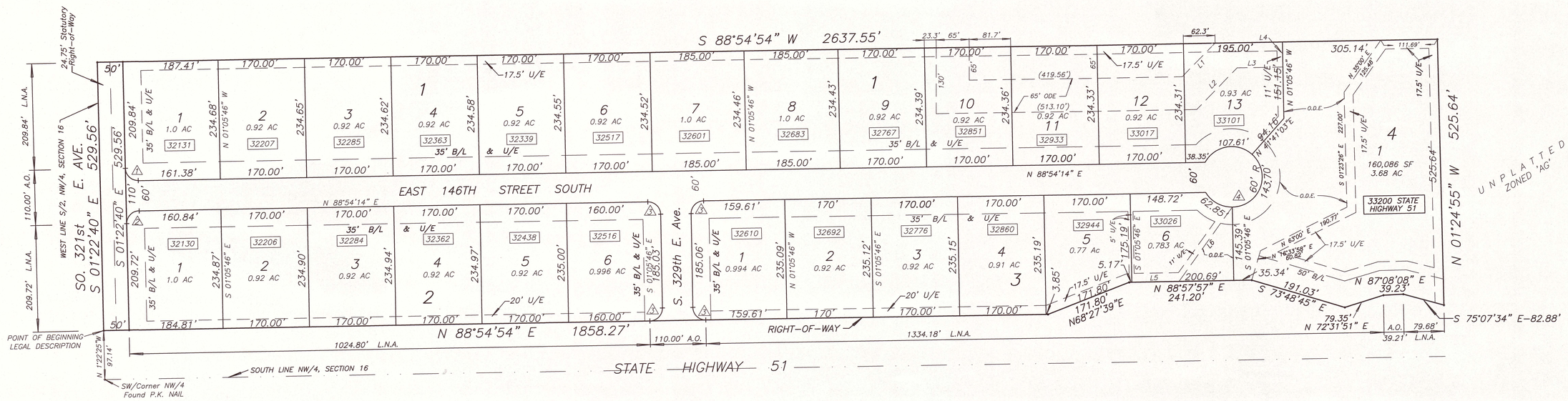
AN ADDITION LYING IN THE S/2 OF THE NW/4 OF SECTION 16, T-17-N, R-16-E, WAGONER COUNTY, STATE OF OKLAHOMA.





LOCATION MAP

SUBDIVISION CONTAINS
LOTS: 26
BLOCKS: 4
ACRES: 31.42
FILE: SADDLECREEK-FP090718.DWG
DATE: 8/01/2018



NOTES:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
2. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTIONS.
3. THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS GRID NORTH, OKLAHOMA STATE PLANE, NORTH ZONE, NAD 83, AS DETERMINED BY GPS OBSERVATION.
4. ALL DIMENSIONS AND BEARINGS WERE SURVEYED.

CURVE DATA

NO.	DELTA	RADIUS	LENGTH
1	89°55'26"	25'	39.15'
2	90°04'34"	25'	39.39'
3	90°00'00"	25'	39.27'
4	300°00'00"	60'	314.16'

LINE DATA

NO.	BEARING	LENGTH
L1	N 44°05'43" E	92.51'
L2	N 44°05'43" E	114.11'
L3	N 88°56'43" E	90.12'
L4	N 01°05'46" W	49.84'
L5	N 88°37'20" E	92.72'
L6	N 35°31'31" E	181.00'

PROPERTY DESCRIPTION

THE SOUTH 626.7 FEET OF S1/2 OF NW1/4 OF SECTION 16, TOWNSHIP 17 NORTH, RANGE 16 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, LESS THAT PART TO THE STATE OF OKLAHOMA RECORDED IN BOOK 227, PAGE 73 AND BOOK 256, PAGE 516 AND BOOK 1115, PAGE 134 OF THE RECORDS OF WAGONER COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA.

UTILITY PROVIDERS

WATER	RWD No. 5
ELECTRIC	AEP/PSO
ZONING	RS1

LEGEND

U/E	UTILITY EASEMENT
ESMT	EASEMENT
B/L	BUILDING LINE
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
℄	CENTERLINE
AC	ACREAGE
I.P.	IRON PIN
FD	FOUND
SW	SOUTHWEST
NW/4	NORTHWEST QUARTER
R	RADIUS
O.D.E.	OVERLAND DRAINAGE ESMT
32944	ADDRESS

SADDLE CREEK ESTATES
PREPARATION DATE: August 1, 2018
SHEET 1 OF 3