

FINAL PLAT

SHANNONDOAH RIDGE

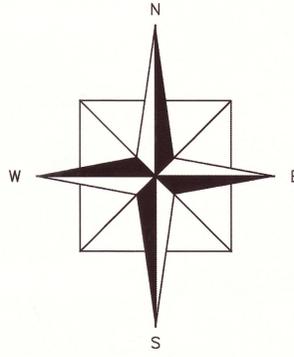
A SUBDIVISION OF A PART OF THE NW/4 OF THE NE/4 OF SECTION 27, T-17-N, R-15-E
OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA.

OWNER/DEVELOPER:
KRAIG AND RHONDA WITHERS

Husband and Wife
26400 East 161st Street South
Coweta, Oklahoma 74429
Phone: (918) 486-4038

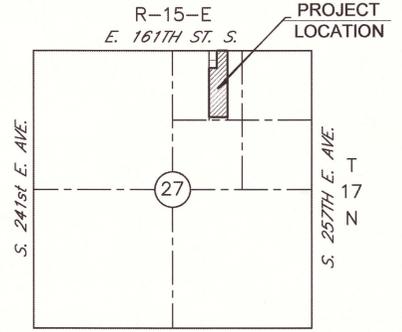
ENGINEER/SURVEYOR:
Tuttle & Associates, Inc.

P.O. Box 471313
Tulsa, Oklahoma 74147-1313
Phone: (918) 663-5567
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-21
tuttle-associates@sbcglobal.net



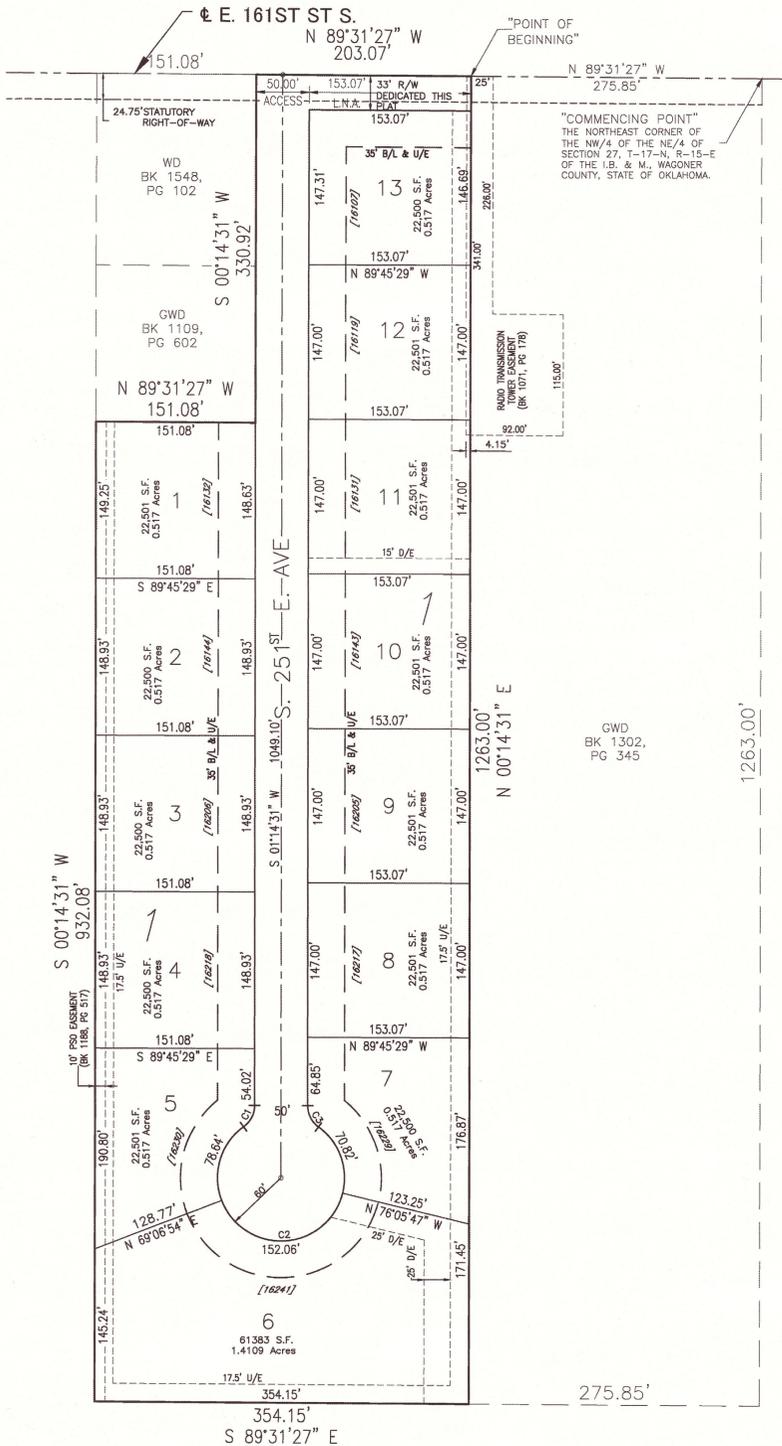
0 80 160 240

SCALE: 1"=80'



LOCATION MAP

9.121 Acres ±
13-LOTS
1-BLOCK



LEGAL DESCRIPTION

A PART OF THE WEST 354.15 FEET OF THE EAST 630.00 FEET OF THE NORTH 1263.00 FEET OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27, T-17-N, R-15-E OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), WAGONER COUNTY, STATE OF OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27, T-17-N, R-15-E OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), WAGONER COUNTY, STATE OF OKLAHOMA; THENCE N 89°31'27" W ALONG THE NORTHERLY LINE THEREOF FOR A DISTANCE OF 275.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°31'27" W FOR A DISTANCE OF 203.07 FEET; THENCE S 00°14'31" W FOR A DISTANCE OF 330.92 FEET; THENCE N 89°31'27" W FOR A DISTANCE OF 151.08 FEET; THENCE S 00°14'31" W FOR A DISTANCE OF 932.08 FEET; THENCE S 89°31'27" E FOR A DISTANCE OF 354.15 FEET; THENCE N 00°14'31" E FOR A DISTANCE OF 1263.00 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THE DESCRIBED TRACT OF LAND IS THE RECORD BEARING OF N 89°31'27" W ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER (NW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27, T-17-N, R-15-E OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), WAGONER COUNTY, STATE OF OKLAHOMA AS RECORDED IN THE GENERAL WARRANTY DEED FILED IN BOOK 1302 ON PAGE 345 OF THE RECORDS OF THE WAGONER COUNTY CLERK.

SAID TRACT CONTAINS 397,292.75 SQUARE FEET OR 9.121 ACRES MORE OR LESS.

CERTIFICATE OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

THE 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 22 DAY OF Sept 2019.

BY: *[Signature]*
ENVIRONMENTAL PROGRAM SPECIALIST
DEPARTMENT OF ENVIRONMENTAL QUALITY
STATE OF OKLAHOMA

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 "SHANNONDOAH RIDGE".

BY: *[Signature]*
PLANNING COMMISSION DIRECTOR

APPROVED DATE
9-11-19

CERTIFICATE OF FINAL PLAT APPROVAL

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

BY: *[Signature]*
CHAIRMAN

APPROVED DATE
9-11-19

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 "SHANNONDOAH RIDGE".

BY: *[Signature]*
WAGONER COUNTY TREASURER

WAGONER COUNTY CLERK

I, *[Signature]*, WAGONER COUNTY CLERK, IN AND FOR THE COUNTY AND STATE OF OKLAHOMA ABOVE NAMED, DO HEREBY STATE THAT THE SUBDIVISION CALLED "SHANNONDOAH RIDGE" HAS BEEN FILED INTO WAGONER COUNTY RECORDS.

DATED THE 13 DAY OF Sept 2019.

BY: *[Signature]*
WAGONER COUNTY CLERK

DEPUTY



CURVE TABLE						
Curve #	Length	Radius	Delta	TANGENT	BEARING	CHORD
C1	23.55	25.00	053°58'05"	12.73	N27°13'34"E	22.69
C2	301.53	60.00	287°56'10"	43.64	S89°45'29"E	70.59
C3	23.55	25.00	053°58'05"	12.73	S28°44'32"E	22.69

CULVERT SIZE TABLE						
LOT #	BLOCK	CULVERT SIZE	LOT #	BLOCK	CULVERT SIZE	CULVERT SIZE
1	1	18"	8	1	18"	
2	1	18"	9	1	18"	
3	1	18"	10	1	18"	
4	1	18"	11	1	18"	
5	1	18"	12	1	18"	
6	1	18"	13	1	18"	
7	1	18"				

LEGEND

N NORTH
S SOUTH
E EAST
W WEST
B/L BUILDING SET-BACK LINE
U/E UTILITY EASEMENT
LNA LIMITS OF NO ACCESS
[19819] STREET ADDRESS

PROPERTY IS ZONED RS-1
(11-15-1999 CASE #99-26)

BUILDING LINE SETBACK REQUIREMENTS:

FRONT - 35 FEET
SIDE - 10 FEET
REAR - 25 FEET
CORNER LOT - 25 FEET
LOT AREA - 22,500 SQ. FT. (MAX)
LOT WIDTH - 100 FEET (MIN)
ROAD FRONTAGE - 45 FEET (MIN)

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 THE ASSUMED BEARING OF N 89°31'27" W ALONG THE NORTHERLY LINE OF SECTION 27, T-17-N, R-15-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 ALL LOTS CORNERS WITH PLASTIC CAPS CONTAINING LS 1316.

