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Fee: $ 70.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

OFFICIAL SEAL

PLC5 - 442A

FINAL SUBDIVISION PLAT

SPRING CREEK IV

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

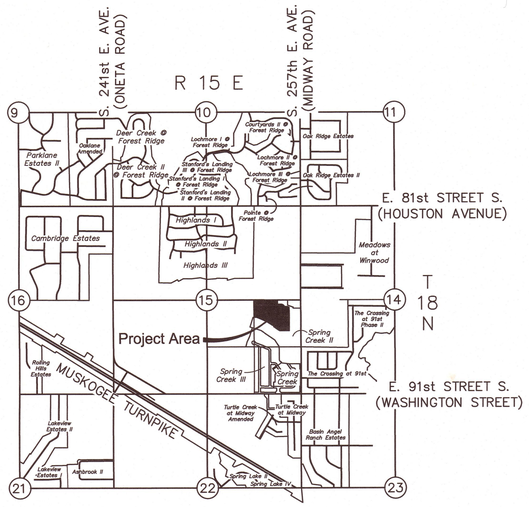
OWNER:
ARMORY, LLC
DAVE COCOLIN, MANAGER
4500 SOUTH GARNETT ROAD, SUITE 600
TULSA, OK 74146
PHONE (918) 665-1900
E-MAIL: RECEPT@PARADIGMTULSA.COM

ENGINEER:
OLSSON ASSOCIATES, INC.
KEVIN VANOVER, P.E. NO. 20876
OK C.A. No. 2483, EXPIRES 06/30/2019
1717 SOUTH BOULDER AVENUE, SUITE 600
TULSA, OK 74119
PHONE (918) 376-4294
E-MAIL: KVANOVER@OLSSONASSOCAITES.COM

SURVEYOR:
BENCHMARK SURVEYING AND LAND SERVICES, INC.
KEVIN NEWLUN, P.L.S. NO. 1289
OK C.A. No. 2235, EXPIRES 06/30/2018
P.O. BOX 1078
OWASSO, OK 74055
PHONE (918) 274-9081
E-MAIL: BENCHMARK@ATLASOK.COM

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



LOCATION MAP

SCALE: 1"=2000'

LEGAL DESCRIPTION

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:

BLOCK 1:
COMMENCING AT THE NORTHEAST CORNER OF THE SE/4 OF SEC. 15, T-18-N, R-15-E, I.B.&M.; THENCE S 88°47'35"W ALONG THE NORTH LINE OF SAID SE/4 A DISTANCE OF 657.55 FEET TO THE POINT OF BEGINNING; THENCE S 88°47'35" W A DISTANCE OF 661.26 FEET; THENCE S 01°13'20" E A DISTANCE OF 140.92 FEET; THENCE S 74°34'59" E A DISTANCE OF 106.36 FEET; ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 43°27'56", A CHORD BEARING OF S 43°38'05" E, AND A CHORD LENGTH OF 37.03 FEET, FOR A DISTANCE OF 55.93 FEET; THENCE S 1°38'43" E A DISTANCE OF 95.03 FEET; THENCE S 12°22'55" W A DISTANCE OF 215.78 FEET; THENCE S 68°52'52" E A DISTANCE OF 310.49 FEET; THENCE S 58°43'44" E A DISTANCE OF 180.13 FEET; THENCE S 66°53'12" E A DISTANCE OF 50.17 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 7°20'38", A CHORD BEARING OF S 22°41'28" E, AND A CHORD LENGTH OF 25.62 FEET, FOR A DISTANCE OF 25.63 FEET; THENCE S 57°17'51" E A DISTANCE OF 192.76 FEET; THENCE N 88°43'28" E A DISTANCE OF 277.98 FEET; THENCE N 01°16'32" W A DISTANCE OF 664.52 FEET; THENCE N 70°14'28" W A DISTANCE 43.13 FEET; THENCE S 88°43'28" W A DISTANCE OF 85.42 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 70°36'12", A CHORD BEARING OF S 55°58'26" E, AND A CHORD LENGTH OF 115.58 FEET, FOR A DISTANCE OF 123.23 FEET; THENCE S 88°43'28" W A DISTANCE OF 107.55 FEET; THENCE N 01°16'32" W A DISTANCE OF 115.13 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 13.78 ACRES MORE OR LESS.

CURVE INFORMATION					
CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	8.40'	19°14'32"	25.00'	8.36'	N 10°53'48" W
C2	117.81'	90°00'00"	75.00'	106.07'	N 46°16'32" W
C3	60.20'	19°42'31"	175.00'	59.90'	N 08°34'44" E

ACKNOWLEDGEMENTS

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

ZONING REQUIREMENTS

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

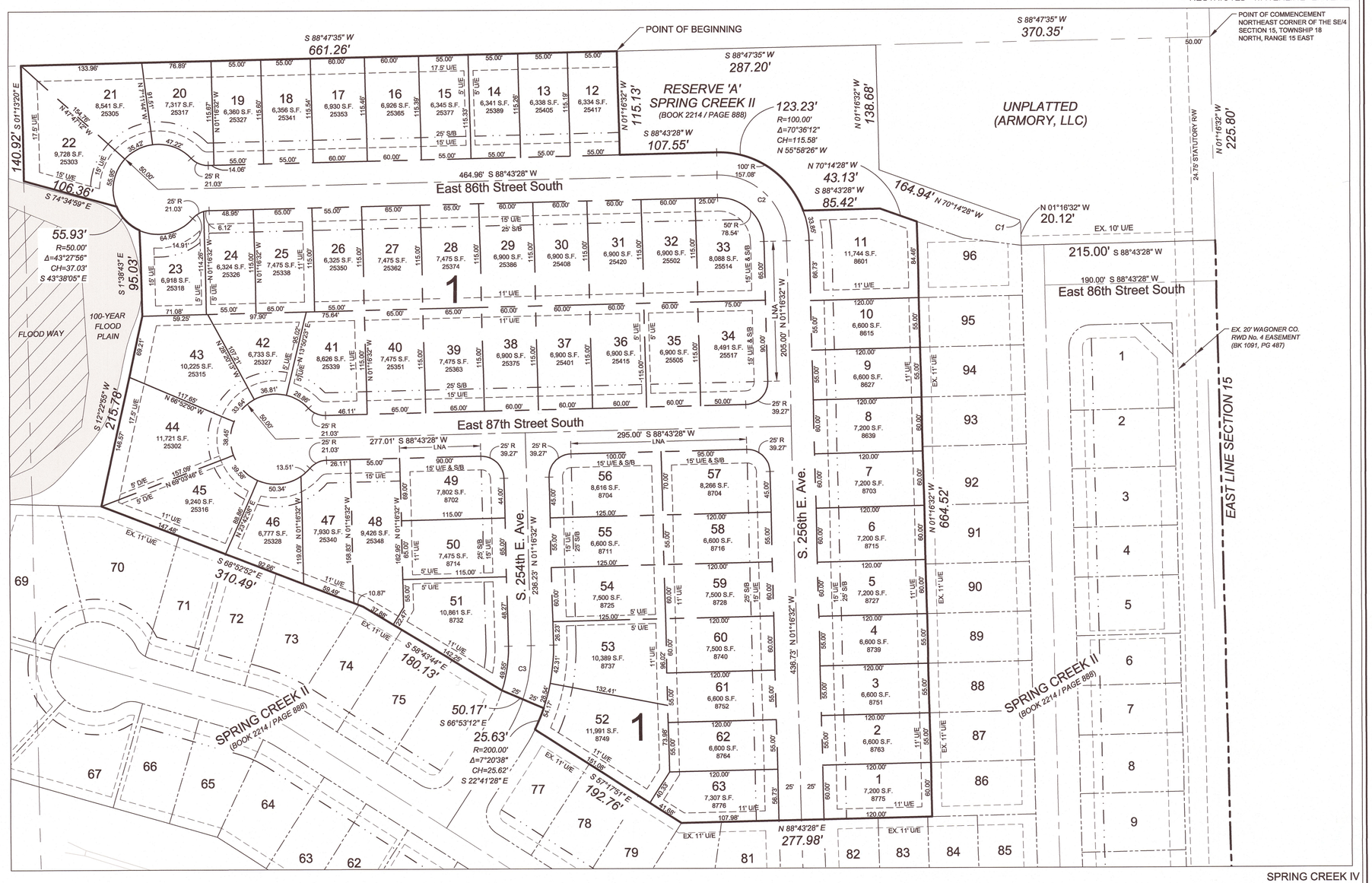
60 30 0 60 120
SCALE: 1"=60'

PLAT DATA

SUBDIVISION CONTAINS 63 LOTS ON 1 BLOCK

TOTAL AREA 13.78 ACRES

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



SPRING CREEK IV
FEBRUARY 15, 2018
SHEET 1 OF 4