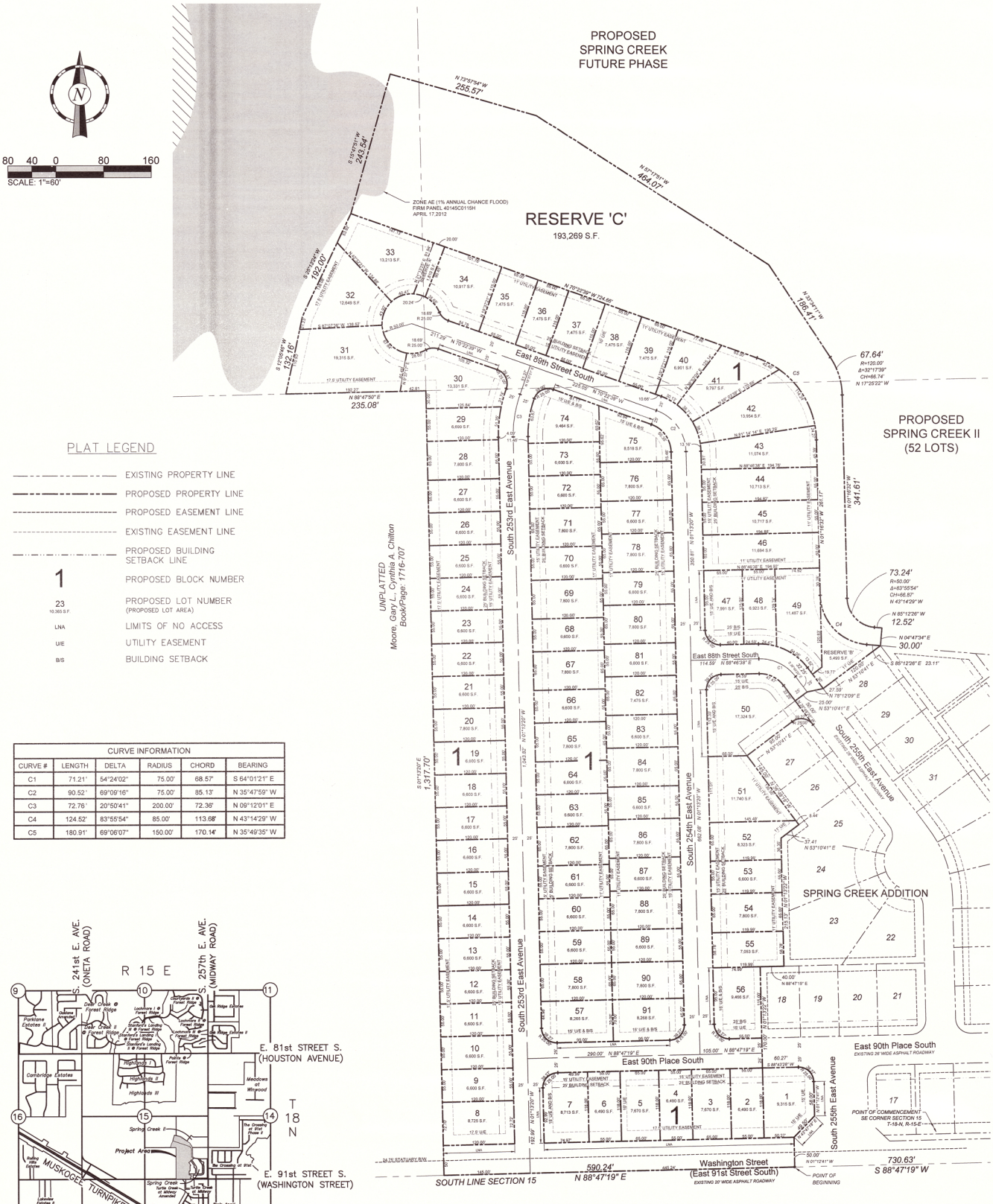
FINAL SUBDIVISION PLAT
SPRING CREEK III

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:
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
E-MAIL: KVANOVER@IMPACT-ENG.NET

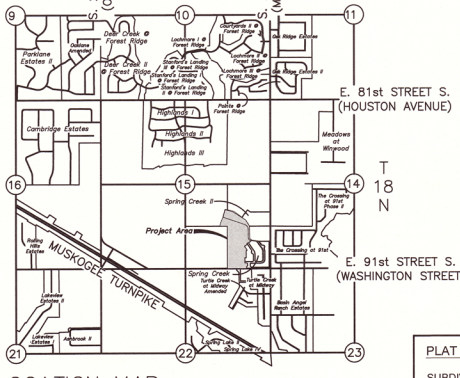
SURVEYOR:
BENCHMARK SURVEYING AND LAND SERVICES, INC.
KEVIN NEWLUN, P.L.S. NO. 1289
OK C.A. No. 2235, EXPIRES 06/30/2014
P.O. BOX 1078
OWASSO, OK 74055
PHONE (918) 274-9081
E-MAIL: BENCHMARK@ATLASOK.COM



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.)	PROPOSED LOT NUMBER (PROPOSED LOT AREA)
LNA	LIMITS OF NO ACCESS
U/E	UTILITY EASEMENT
B/S	BUILDING SETBACK

CURVE INFORMATION					
CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	71.21'	54°24'02"	75.00'	68.57'	S 64°01'21" E
C2	90.52'	69°09'16"	75.00'	85.13'	N 35°47'59" W
C3	72.76'	20°50'41"	200.00'	72.36'	N 09°12'01" E
C4	124.52'	83°55'54"	85.00'	113.68'	N 43°14'29" W
C5	180.91'	69°06'07"	150.00'	170.14'	N 35°49'35" W



LOCATION MAP

SCALE: 1"=2000'

PLAT DATA

SUBDIVISION CONTAINS 91 LOTS ON 1 BLOCK AND 3 RESERVE AREAS

TOTAL AREA 26.10 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'

ACKNOWLEDGEMENTS

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

SPRING CREEK III
JUNE 10, 2013
SHEET 1 OF 3

PLC 5-417B