WAGONER COUNTY, OKLAHOMA
CAROLYN M KUSLER, COUNTY CLERK
PLC4-379B
03/14/2005 #2005-3917
01:50:41PM B-1474 P-500

P.U.D. No. 03-01

Timber Ridge Crossing II

AN ADDITION TO THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA
BEING A SUBDIVISION OF A PART OF THE NE/4 OF SECTION TWO (2),
TOWNSHIP 17 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN

R 15 E

Location Map

SCALE: none

Subdivision Contains Sixty-Six (66) Lots in Four (4) Blocks

Block 1 contains 20 lots
Block 2 contains 15 lots
Block 3 contains 26 lots
Block 4 contains 5 lots

713998.49 sf / 16.39 Acres

0 30 60 120

OWNER/DEVELOPER
ROLAND INVESTMENTS, LTD.
P.O. BOX 660
COWETA, OKLAHOMA 74429
(918) 486-5046

ENGINEER/SURVEYOR
HALL, ROSENBAUM & ASSOCIATES, LLC
1913 WEST TACOMA, SUITE-C
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 258-3737
FAX: (918) 258-2554
CA#3643, Expires June 30, 2005

BENCHMARK
TOP OF SANITARY SEWER MANHOLE, LOCATED APPROXIMATELY 20' SOUTH AND 60' WEST OF THE NORTHEAST CORNER OF SECTION 2, T-17-N, R-15-E
ELEVATION = 657.92 (NGVD 1929)

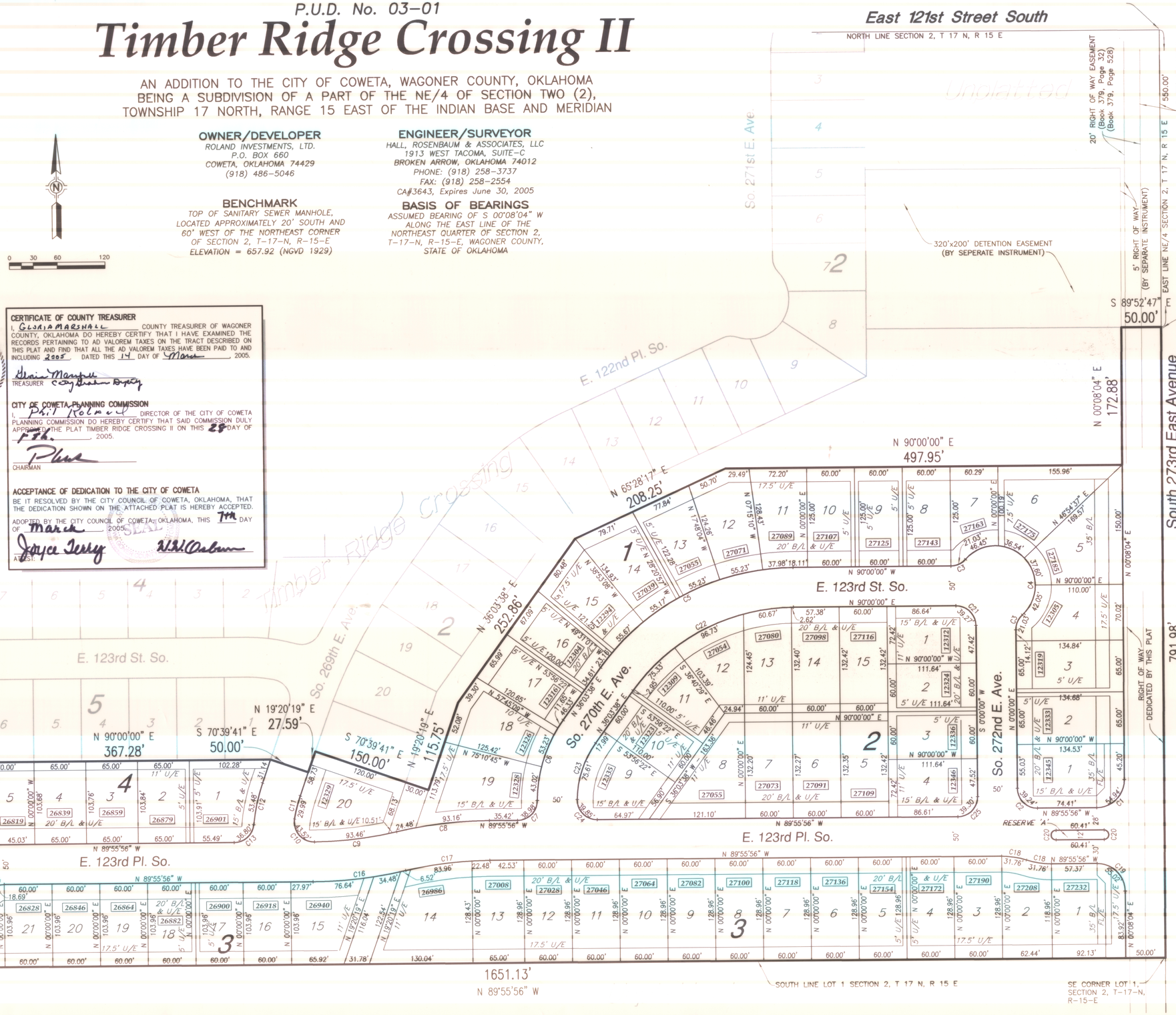
BASIS OF BEARINGS
ASSUMED BEARING OF S 00°08'04" W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 2, T-17-N, R-15-E, WAGONER COUNTY, STATE OF OKLAHOMA

CERTIFICATE OF COUNTY TREASURER
I, GLORIA MARSHALL COUNTY TREASURER OF WAGONER COUNTY, OKLAHOMA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS PERTAINING TO AD VALOREM TAXES ON THE TRACT DESCRIBED ON THIS PLAT AND FIND THAT ALL THE AD VALOREM TAXES HAVE BEEN PAID TO AND INCLUDING 2005. DATED THIS 14 DAY OF March, 2005.
TREASURER

CITY OF COWETA PLANNING COMMISSION
I, Phil Rolaud DIRECTOR OF THE CITY OF COWETA PLANNING COMMISSION DO HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE PLAT TIMBER RIDGE CROSSING II ON THIS 28 DAY OF Feb., 2005.
CHAIRMAN

ACCEPTANCE OF DEDICATION TO THE CITY OF COWETA
BE IT RESOLVED BY THE CITY COUNCIL OF COWETA, OKLAHOMA, THAT THE DEDICATION SHOWN ON THE ATTACHED PLAT IS HEREBY ACCEPTED.
ADOPTED BY THE CITY COUNCIL OF COWETA, OKLAHOMA, THIS 7th DAY OF March, 2005.
ATTEST:

COUNTY TREASURER 46 SEAL WAGONER COUNTY, OKLA.



PLAT No.
4-379B

LEGEND

B/L	BUILDING LINE
FL/E	FENCE & LANDSCAPE EASEMENT
LNA	LIMITS OF NO ACCESS
ACC	LIMITS OF ACCESS
OD/E	OVERLAND DRAINAGE EASEMENT
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
TCM	TRAFFIC CONTROL MEDIAN
U/E	UTILITY EASEMENT
1234	STREET ADDRESS

ADDRESSES

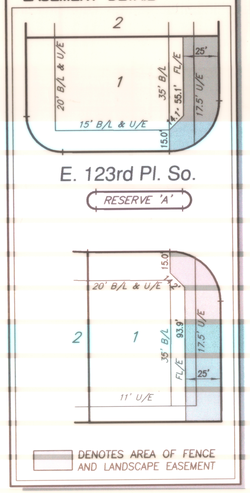
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL RIGHTS OF WAY ARE DEDICATED BY THIS PLAT.

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	LENGTH
C1	89°56'00"	35.00	54.94
C2	89°55'56"	25.00	39.24
C3	48°11'23"	25.00	21.03
C4	186°22'46"	50.00	162.65
C5	53°56'22"	300.00	282.43
C6	35°19'26"	175.00	107.89
C7	89°19'52"	25.00	38.98
C8	12°50'19"	525.00	117.64
C9	12°32'31"	475.00	103.98
C10	99°44'49"	25.00	43.52
C11	09°49'14"	175.00	29.99
C12	13°37'06"	225.00	53.48
C13	84°20'52"	25.00	36.80
C14	42°50'00"	25.00	18.69
C15	175°35'57"	50.00	153.24
C16	12°50'19"	525.00	117.64
C17	12°50'19"	475.00	106.44
C18	18°11'42"	100.00	31.76
C19	90°04'00"	35.00	55.02
C20	180°00'00"	6.00	18.85
C21	90°00'00"	25.00	39.27
C22	53°56'22"	250.00	235.35
C23	34°39'17"	125.00	75.61
C24	91°20'17"	25.00	39.85
C25	90°04'04"	25.00	39.30

FENCE and LANDSCAPE EASEMENT DETAIL



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DATE: Mar 11, 2005 - 2:39PM

Timber Ridge Crossing II
Sheet 1 of 2
Date Prepared: March 9, 2005