WAGONER COUNTY, OKLAHOMA
CAROLYN M KUSLER, COUNTY CLERK PLC4- 3794
03/14/2005 #2005-3887
12:54:54PM B-1474 P-445

PLAT No.

CURVE TABLE							
NUMBER	DELTA ANGLE	RADIUS	LENGTH	NUMBER	DELTA ANGLE	RADIUS	LENGTH
C1	82°54'48"	25.00	54.90	C17	11°43'20"	635.00	181.37
C2	18°11'40"	100.00	31.76	C18	29°24'39"	335.00	171.96
C3	65°28'17"	25.00	28.57	C19	15°19'16"	50.00	13.99
C4	90°00'00"	23.00	36.13	C20	90°01'12"	23.00	30.66
C5	48°11'23"	25.00	21.03	C21	180°00'00"	6.00	18.85
C6	278°22'46"	50.00	241.79	C22	90°00'31"	25.00	37.61
C7	90°00'00"	96.00	16.85	C23	7°44'58"	75.00	13.85
C8	23°23'46"	385.00	157.20	C24	89°45'28"	25.00	39.16
C9	86°46'23"	23.00	27.86	C25	21°31'17"	250.00	136.21
C10	49°43'34"	200.00	173.58	C26	90°26'29"	25.00	39.46
C11	41°09'42"	25.00	17.96	C27	18°02'15"	225.00	62.88
C12	173°39'24"	50.00	151.35	C28	78°33'43"	25.00	34.27
C13	42°50'00"	25.00	18.69	C29	08°34'08"	685.00	102.45
C14	175°40'01"	50.00	153.33	C30	37°51'32"	125.00	82.60
C15	119°47'59"	175.00	33.81	C31	11°07'29"	74.00	40.81
C16	98°16'15"	25.00	42.88				

CERTIFICATE OF COUNTY TREASURER

I, Glenda Higginbotham, 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

Glenda Higginbotham
TREASURER: Cary Graham, DY

CITY OF COWETA PLANNING COMMISSION

I, Phil Rizzo, DIRECTOR OF THE CITY OF COWETA PLANNING COMMISSION DO HEREBY CERTIFY THAT SAID COMMISSION APPROVED THE PLAT TIMBER RIDGE CROSSING ON THIS 21 DAY OF March 2005

Phil Rizzo
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.

Joyce Jerry
ATTEST

R 15 E

EAST 121st STREET SOUTH

T 17 N

SOUTH 257th EAST AVENUE

SOUTH 273rd EAST AVENUE

EAST 131st STREET SOUTH

Location Map

SCALE: none

Subdivision Contains Ninety-four (94) Lots in Five (5) Blocks

Block 1 contains 40 lots
Block 2 contains 21 lots
Block 3 contains 12 lots
Block 4 contains 15 lots
Block 5 contains 6 lots

993,020.647 sf / 22.797 Acres

S 89°52'48" E 330.00'

S 89°52'48" E 665.43'

S 89°52'48" E 286.01'

POINT OF BEGINNING

East 121st Street South

370.00'

FOUND 1/2" IRON PIN NE CORNER SECTION 2, T-17-N, R-15-E

RIGHT OF WAY DEDICATED BY THIS PLAT

20' RIGHT OF WAY EASEMENT (Book 379, Page 32) (Book 379, Page 528)

20' RIGHT OF WAY EASEMENT (Book 379, Page 32) (Book 379, Page 526)

24.75' STATUTORY RIGHT OF WAY

5' RIGHT OF WAY (BY SEPARATE INSTRUMENT)

320'x200' DETENTION EASEMENT (BY SEPERATE INSTRUMENT)

S 89°52'47" E 320.00'

S 89°52'47" E - 320.00'

RESERVE 'B'

DETENTION POND & U/E

N 00°07'16" E 832.48'

N 00°07'16" E 330.00'

S 00°07'16" W 66.00'

N 00°08'04" E 550.00'

S 00°08'04" W 550.00'

N 00°08'04" E - 172.88'

S 00°08'04" W 172.88'

S 90°00'00" W - 497.95'

S 90°00'00" W 497.95'

S 65°28'17" W 208.25'

S 36°03'38" W 252.86'

S 19°20'19" W 115.75'

S 19°20'19" W 27.59'

N 70°39'41" W 150.00'

N 70°39'41" W 50.00'

S 00°00'00" W 367.28'

S 00°00'00" W 10.36'

N 90°00'00" W 162.35'

E. 122nd St. So.

E. 122nd Pl. So.

E. 123rd St. So.

So. 268th E. Ave.

So. 269th E. Ave.

So. 269th E. Ave.

So. 270th E. Ave.

So. 271st E. Ave.

E. 122nd Pl. So.

South 273rd East Avenue

Unplatted

Timber Ridge Crossing

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

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.

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

P.U.D. No. 03-01

Timber Ridge Crossing

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

PATH: K:\10405\
FILE: 04-05-05.dwg
DATE: Mar 11, 2005 - 2:09PM