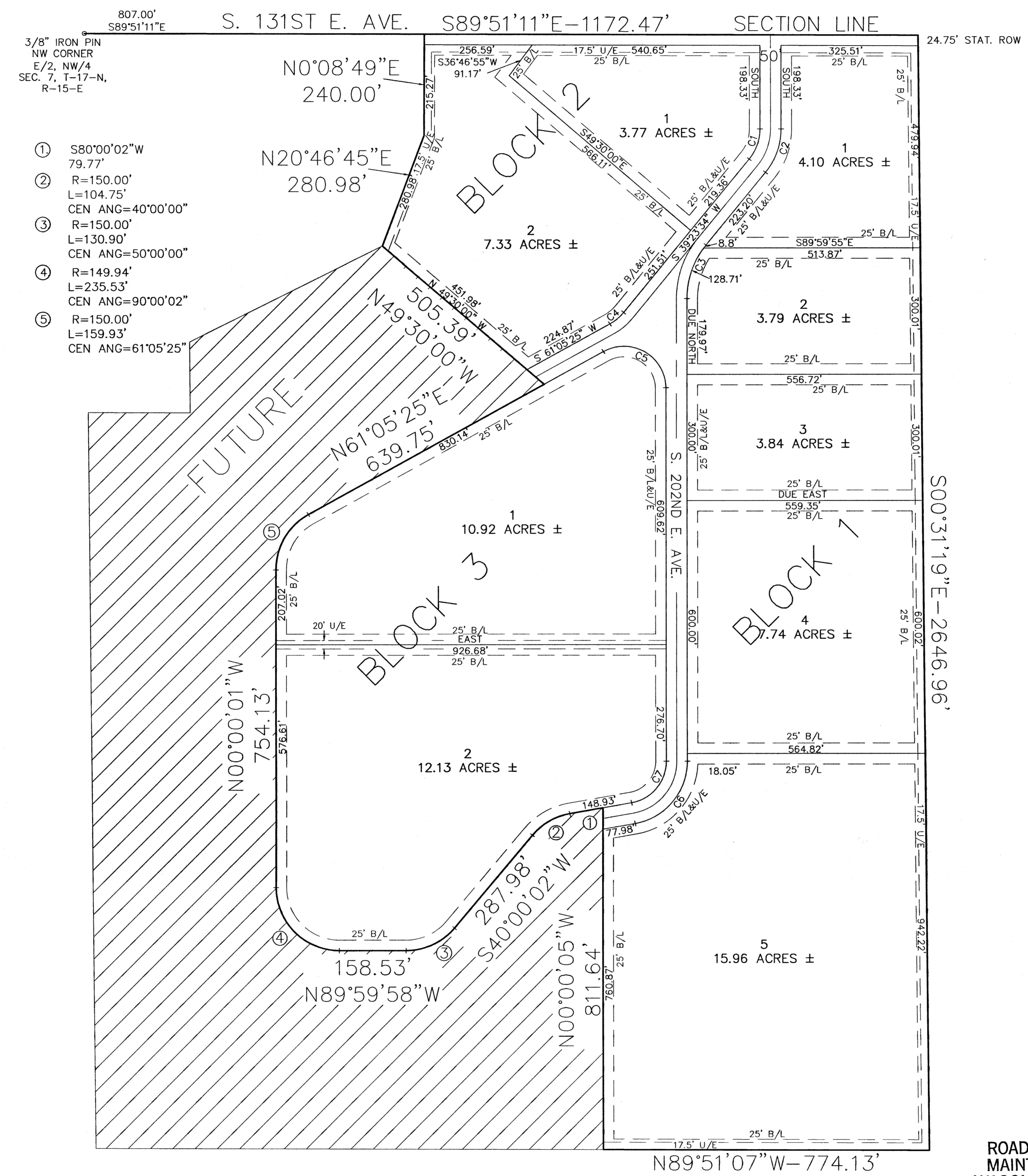
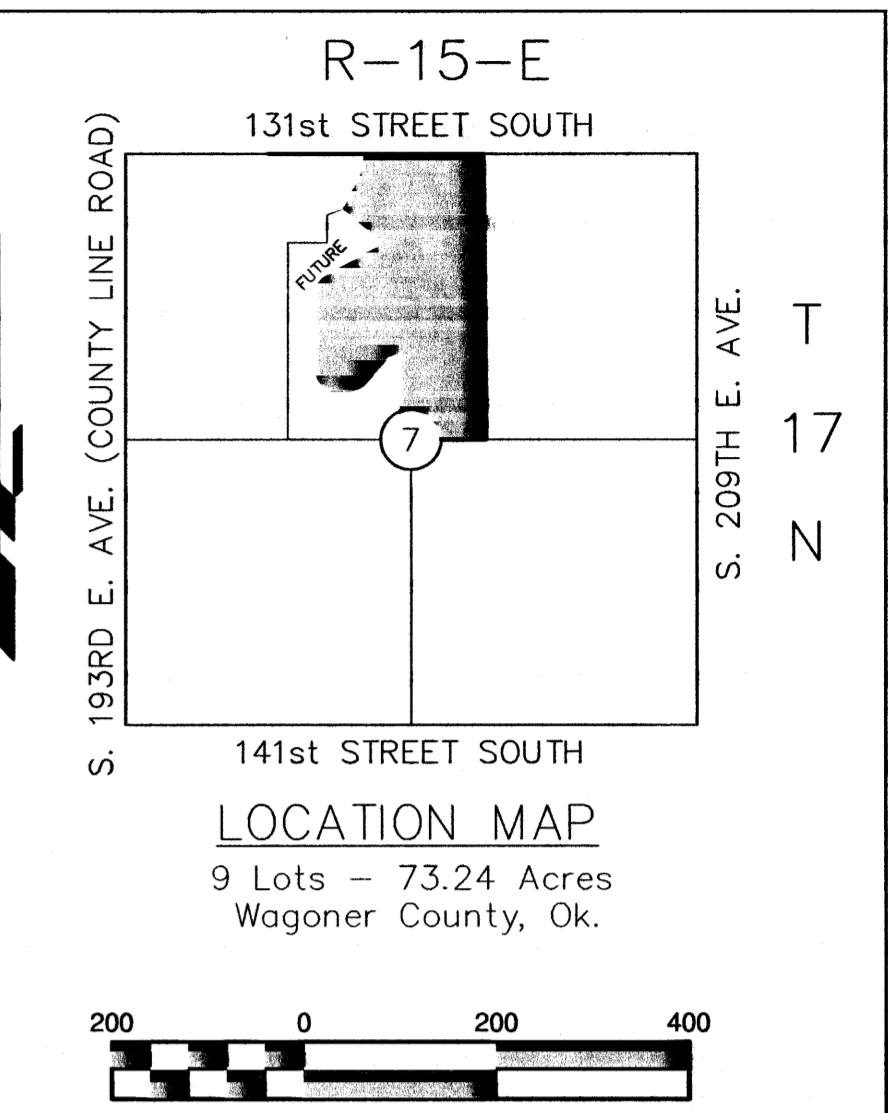


Owner/Developer
 TRIPLE CROWN PROPERTIES, L.L.C.
 20100 E. 131st Street
 Broken Arrow, OK 74014

ENGINEER/SURVEYOR
Cook & Associates Engineering, Inc.
 106 South Ash Ave.
 Broken Arrow, Oklahoma 74012
 Phone: (918) 258-9442
 Certificate of Authorization No. 4479
 EXP. 06/30/06

FINAL PLAT OF TRIPLE CROWN ESTATES

A SUBDIVISION IN PART OF THE E/2 NW/4 AND W/2 W/2 NE/4
 SECTION 7, T-17-N, R-15-E, WAGONER COUNTY, OKLAHOMA



- ① S80°00'02" W
79.77'
- ② R=150.00'
L=104.75'
CEN ANG=40°00'00"
- ③ R=150.00'
L=130.90'
CEN ANG=50°00'00"
- ④ R=149.94'
L=235.53'
CEN ANG=90°00'02"
- ⑤ R=150.00'
L=159.93'
CEN ANG=61°05'25"

Monument Notes
 A 5/8" x 18" deformed bar with an orange plastic cap stamped "CA 4479" to be set at all plot boundary corners, prior to recordation unless noted otherwise.
 A 3/8" x 18" deformed bar with an orange plastic cap stamped "CA 4479" to be set at all lot corners after completion of improvements, unless noted otherwise.
 A 3/8" x 18" deformed bar with an orange plastic cap stamped "CA 4479" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cut-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Lot Addresses
 Addresses shown on this Plat provided by Wagoner County Planning Department are accurate at the time the plat was filed, and the addresses are subject to change and should not be relied on in place of the legal description.

Benchmark
 3" Aluminum Cap Set in Concrete - Stamped "BA-9"
 Northwest Corner of 131st Street & 193rd East Avenue
 Broken Arrow, Oklahoma
 ELEVATION = 649.425' (NAVD 1988)

Basis of Bearings
 The non-astronomic bearings for this plat are based on an assumed bearing of S89°51'11"E along the North line of the NE/4 of Section 7, T-17-N, R-15-E of the Indian Base and Meridian, Wagoner County, State of Oklahoma, according to the official U.S. Government Survey thereof.

Legend

	= LANDSCAPE EASEMENT
B/L	= Building Line
Res.	= Reserve
L.N.A.	= Limits of No Access
U/E	= Utility Easement
D/E	= Drainage Easement
RWD	= Rural Water District #5

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
1	77.35'	112.50'	39°23'34"	75.83'	N 19°41'47" E
2	111.72'	162.50'	39°23'34"	109.54'	N 19°41'47" E
3	137.51'	200.00'	39°23'34"	134.81'	S 19°41'47" W
4	42.60'	112.50'	21°41'46"	42.35'	N 50°14'27" E
5	207.54'	100.00'	118°54'35"	172.25'	N 59°27'18" W
6	209.44'	150.00'	80°00'01"	192.84'	N 40°00'00" E
7	139.63'	100.00'	80°00'05"	128.56'	N 40°00'02" E

DEPARTMENT OF ENVIRONMENTAL QUALITY
 I CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN OF A PLAT OF RESIDENTIAL DEVELOPMENT WHICH IS ON FILE AT THE WAGONER OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND HEREBY APPROVE THIS PLAT FOR THE USE OF THE PUBLIC WATER SYSTEMS AND ON-SITE SEWER SYSTEMS.
 DATE: 7-11-05
 SIGNED: [Signature]

CERTIFICATION BY COUNTY CLERK
 THIS PLAT OF SURVEY HAS BEEN FILED IN THE OFFICE OF THE COUNTY CLERK, WAGONER COUNTY, STATE OF OKLAHOMA.
 BOOK: 1504 PAGE: 642
 DATE: 7-11-05
 SIGNED: Carolyn H. Kusler
 WAGONER COUNTY CLERK

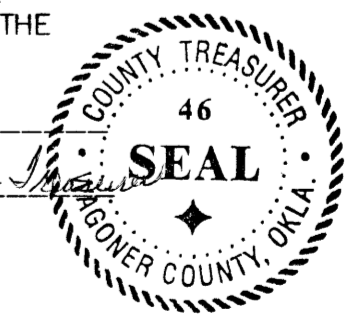
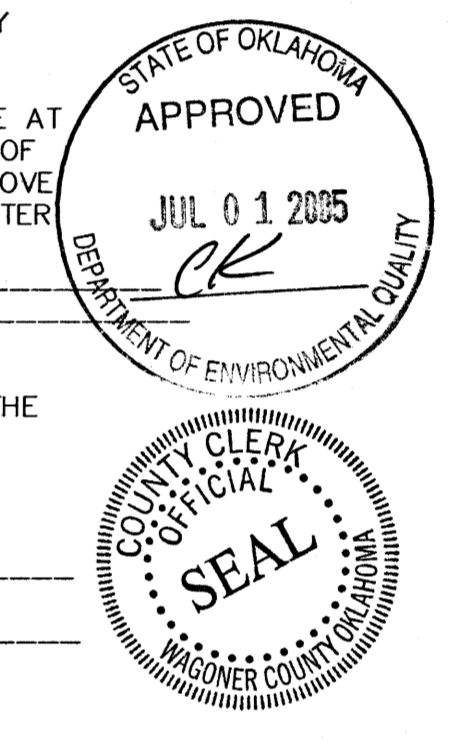
ACCEPTANCE OF PLAT
 BE IT RESOLVED BY THE WAGONER COUNTY METROPOLITAN AREA PLANNING COMMISSION OF WAGONER COUNTY, STATE OF OKLAHOMA, THAT THE ATTACHED PLAT AND DEED OF DEDICATION IS ACCEPTED AND ADOPTED BY THE WAGONER METROPOLITAN AREA PLANNING COMMISSION.
 DATE: 7-11-05
 SIGNED: [Signature]
 BRENDA ROBERTSON, WAGONER METROPOLITAN AREA PLANNING COMMISSION

WAGONER COUNTY COMMISSION
 BE IT RESOLVED BY THE WAGONER COUNTY BOARD OF COUNTY COMMISSIONERS, WAGONER COUNTY, STATE OF OKLAHOMA, THAT THE ATTACHED PLAT IS APPROVED.
 DATE: 7-11-05
 SIGNED: [Signature]
 TOM VINCENT, DISTRICT I COMMISSIONER

DATE: 7-11-05
 SIGNED: [Signature]
 JERRY HEINER, DISTRICT II COMMISSIONER

DATE: 7-11-05
 SIGNED: [Signature]
 JIM HARGROVE, DISTRICT III COMMISSIONER

WAGONER COUNTY TREASURER
 I, THE UNDERSIGNED, TREASURER FOR THE COUNTY OF WAGONER, STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT ACCORDING TO THE 2004 TAX ROLLS, THE TAXES ON THE ABOVE DESCRIBED ARE PAID.
 DATE: 7-11-05
 SIGNED: [Signature]



ROADS WILL BE MAINTAINED BY WAGONER COUNTY

Certified True Copy
 CAROLYN KUSLER, COUNTY CLERK
 Wagoner County, Okla.
 By: [Signature]
 DEPUTY