

Final Plat Turtle Creek II at Midway

A PART OF THE NE/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 15 EAST
AN ADDITION TO WAGONER COUNTY, OKLAHOMA

East 91st Street South

S 88°47'19" W
1016.50'

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS "TURTLE CREEK II AT MIDWAY" HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF WAGONER COUNTY, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER, OR OF THE SURVEYOR.

Brian Green
BRIAN GREEN, MEMBER
RAUSH COLEMAN SEVENTY-SIXTH PLACE, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY

Robert E. Holmes
ROBERT E. HOLMES
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #12097
2HE GROUP, LLC
C.A. #5247, EX 8-30-10

Kevin M. Newlin
KEVIN M. NEWLIN
OKLAHOMA REGISTERED LAND SURVEYOR #1289
BENCHMARK SURVEYING AND LAND SERVICES, INC.
C.A. #2235, EX 8-30-10

Addresses

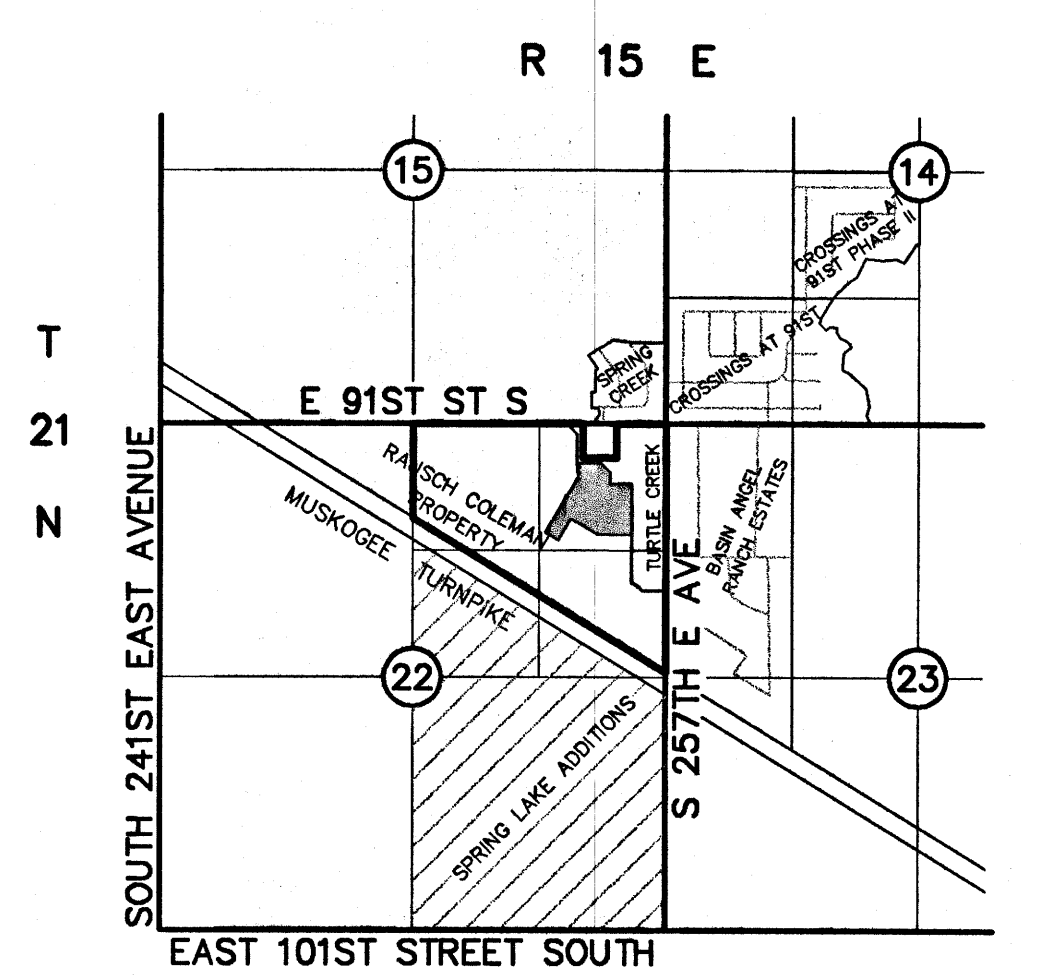
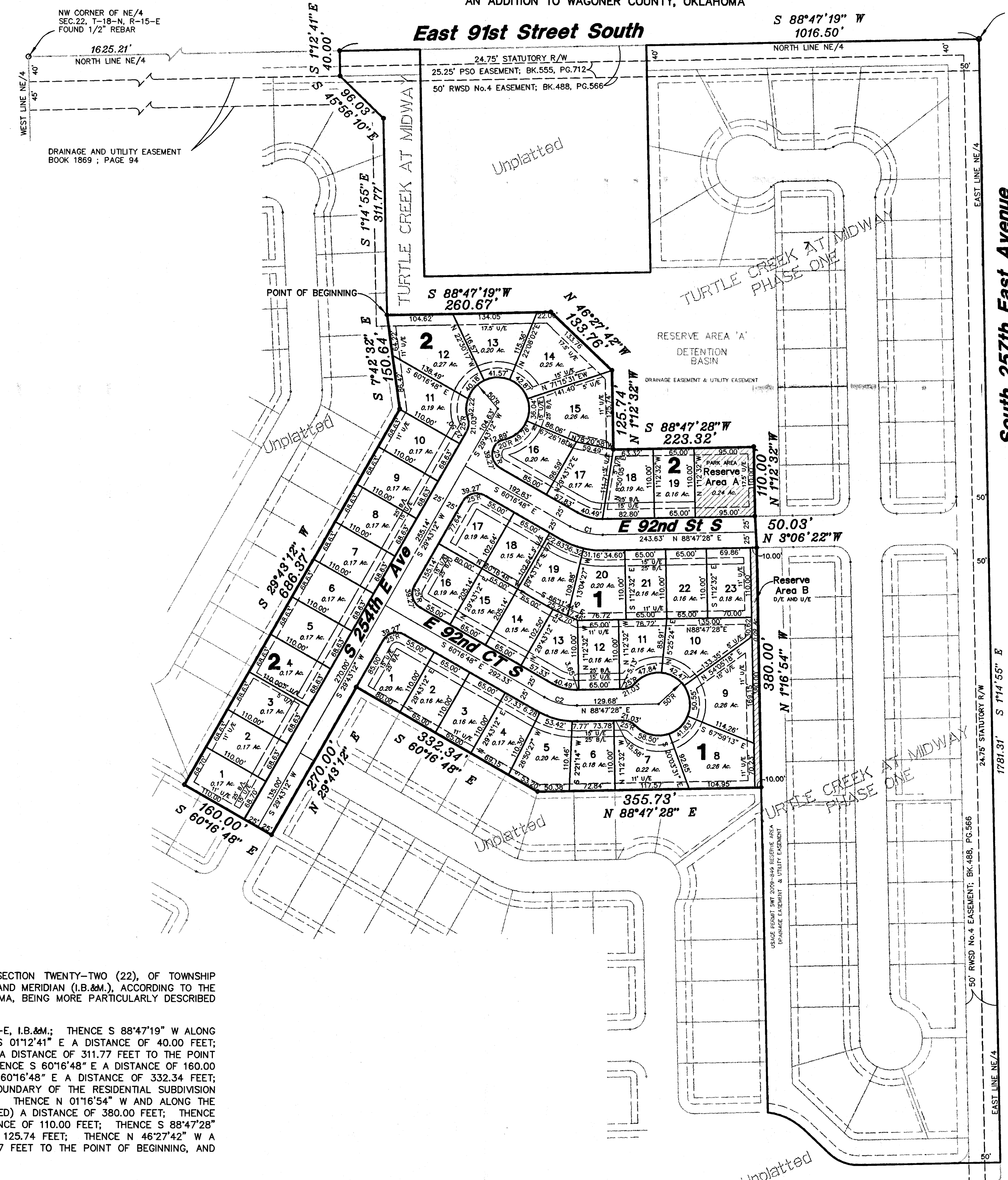
BLOCK ONE	BLOCK TWO
1 25418 E 92ND CT. S.	1 9288 S. 254TH E. AVE.
2 25426 E 92ND CT. S.	2 9278 S. 254TH E. AVE.
3 25432 E 92ND CT. S.	3 9268 S. 254TH E. AVE.
4 25440 E 92ND CT. S.	4 9258 S. 254TH E. AVE.
5 25448 E 92ND CT. S.	5 9248 S. 254TH E. AVE.
6 25456 E 92ND CT. S.	6 9238 S. 254TH E. AVE.
7 25464 E 92ND CT. S.	7 9228 S. 254TH E. AVE.
8 25472 E 92ND CT. S.	8 9218 S. 254TH E. AVE.
9 25480 E 92ND CT. S.	9 9208 S. 254TH E. AVE.
10 25488 E 92ND CT. S.	10 9198 S. 254TH E. AVE.
11 25496 E 92ND CT. S.	11 9188 S. 254TH E. AVE.
12 25504 E 92ND CT. S.	12 9178 S. 254TH E. AVE.
13 25512 E 92ND CT. S.	13 9168 S. 254TH E. AVE.
14 25520 E 92ND CT. S.	14 9158 S. 254TH E. AVE.
15 25528 E 92ND CT. S.	15 9148 S. 254TH E. AVE.
16 25536 E 92ND CT. S.	16 9138 S. 254TH E. AVE.
17 25544 E 92ND CT. S.	17 9128 S. 254TH E. AVE.
18 25552 E 92ND CT. S.	18 9118 S. 254TH E. AVE.
19 25560 E 92ND CT. S.	19 9108 S. 254TH E. AVE.
20 25568 E 92ND CT. S.	20 9098 S. 254TH E. AVE.
21 25576 E 92ND CT. S.	21 9088 S. 254TH E. AVE.
22 25584 E 92ND CT. S.	22 9078 S. 254TH E. AVE.
23 25592 E 92ND CT. S.	23 9068 S. 254TH E. AVE.

Note
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NOT BE RELIED UPON IN PLACE OF THE LEGAL DESCRIPTION.

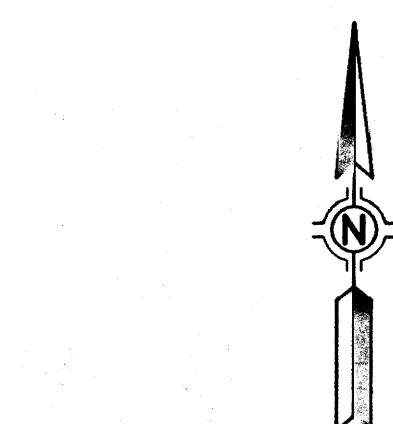
Legal Description

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-TWO (22), 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:

COMMENCING AT THE NE CORNER OF THE NE/4 OF SEC. 22, T-18-N, R-15-E, I.B.&M.; THENCE S 88°47'19" W ALONG THE NORTH LINE OF SAID NE/4, A DISTANCE OF 1016.50 FEET; THENCE S 01°12'41" E A DISTANCE OF 40.00 FEET; THENCE S 45°56'10" E A DISTANCE OF 96.03 FEET; THENCE S 01°14'55" E A DISTANCE OF 311.77 FEET TO THE POINT OF BEGINNING; THENCE S 29°43'12" W A DISTANCE OF 686.37 FEET; THENCE S 60°16'48" E A DISTANCE OF 160.00 FEET; THENCE N 29°43'12" E A DISTANCE OF 270.00 FEET; THENCE S 60°16'48" E A DISTANCE OF 332.34 FEET; THENCE N 88°47'28" E A DISTANCE OF 355.73 FEET TO THE EASTERLY BOUNDARY OF THE RESIDENTIAL SUBDIVISION "TURTLE CREEK AT MIDWAY" ACCORDING TO THE RECORDED PLAT, THEREOF; THENCE N 01°16'54" W AND ALONG THE EASTERLY BOUNDARY OF "TURTLE CREEK AT MIDWAY" (UNTIL OTHERWISE NOTED) A DISTANCE OF 380.00 FEET; THENCE N 3°06'22" W A DISTANCE OF 50.03 FEET; THENCE N 01°12'32" W A DISTANCE OF 125.74 FEET; THENCE S 88°47'28" W A DISTANCE OF 223.32 FEET; THENCE N 01°12'32" W A DISTANCE OF 125.74 FEET; THENCE N 46°27'42" W A DISTANCE OF 133.76 FEET; THENCE S 88°47'19" W A DISTANCE OF 260.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.51 ACRES, MORE OR LESS.



Location Map
SCALE: 1"=2000'



Scale: 1"=100'



AC	ACCESS PERMITTED
A/E	ACCESS EASEMENT
B/L	BUILDING SETBACK LINE
D/E	DRAINAGE EASEMENT
L/A	LIMITS OF NO ACCESS
P/E	PEDESTRIAN EASEMENT
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

SUBDIVISION CONTAINS 42 LOTS IN 2 BLOCKS AND 2 RESERVE AREAS
RESERVE AREA B IS A PART OF A USAGE PRESERVATION AREA REFER TO USAGE PERMIT SWF-2009-849
DEED RESTRICTION, WAGONER COUNTY FILE #2010-6229, BOOK:1893, PG:118

TOTAL AREA 10.51 ACRES
THE BEARING BASE FOR THIS PLAT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM
PLAT BENCHMARK: BRASS CAP AT NE CORNER OF NE/4 SEC. 22, T-18-N, R-15-E; ELEVATION 681.82 NGVD 29
HORIZONTAL AND VERTICAL CONTROL AND MONUMENTS SET FOR THE PLAT DESIGNATED HEREIN AS "TURTLE CREEK II AT MIDWAY" MEET OR EXCEED THE ACCURACY REQUIREMENTS FOR THIRD-ORDER SURVEYS

Curve Information

CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	53.98'	30°55'43"	100.00'	53.33'	N 75°44'40" W
C2	53.98'	30°55'43"	100.00'	53.33'	S 75°44'40" E

OWNER/DEVELOPER
Rausch Coleman
Seventy-Sixth Place, LLC
10159 East 11th Street
Tulsa, Oklahoma 74128
Phone: (918) 833-5005

ENGINEER
2HE Group, LLC
1520 West Dogwood Street
Rogers, Arkansas 72756
Phone: (479) 621-7837

SURVEYOR:
Benchmark Surveying & Land Services, Inc.
P.O. Box 1078
Owasso, Oklahoma 74055
Phone: (918) 274-9081