

Final Plat Turtle Creek at Midway

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

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED
HEREIN AS "TURTLE CREEK 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.

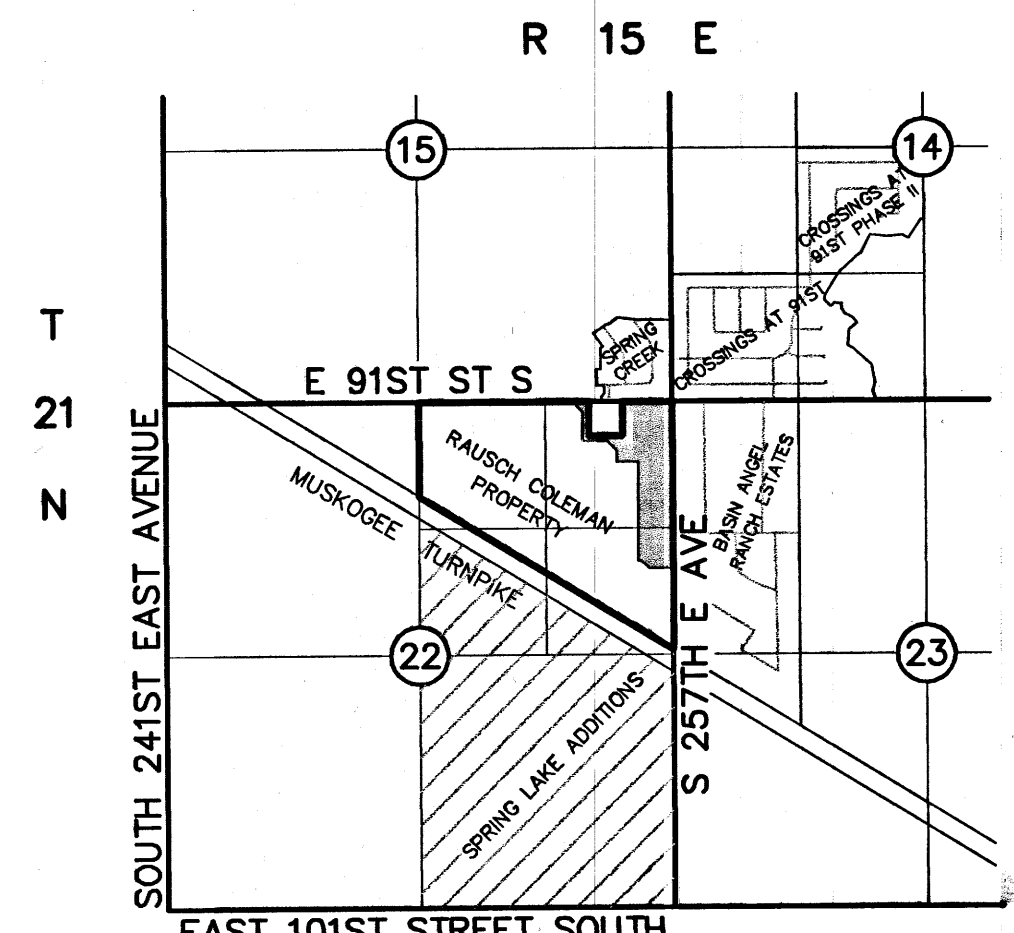
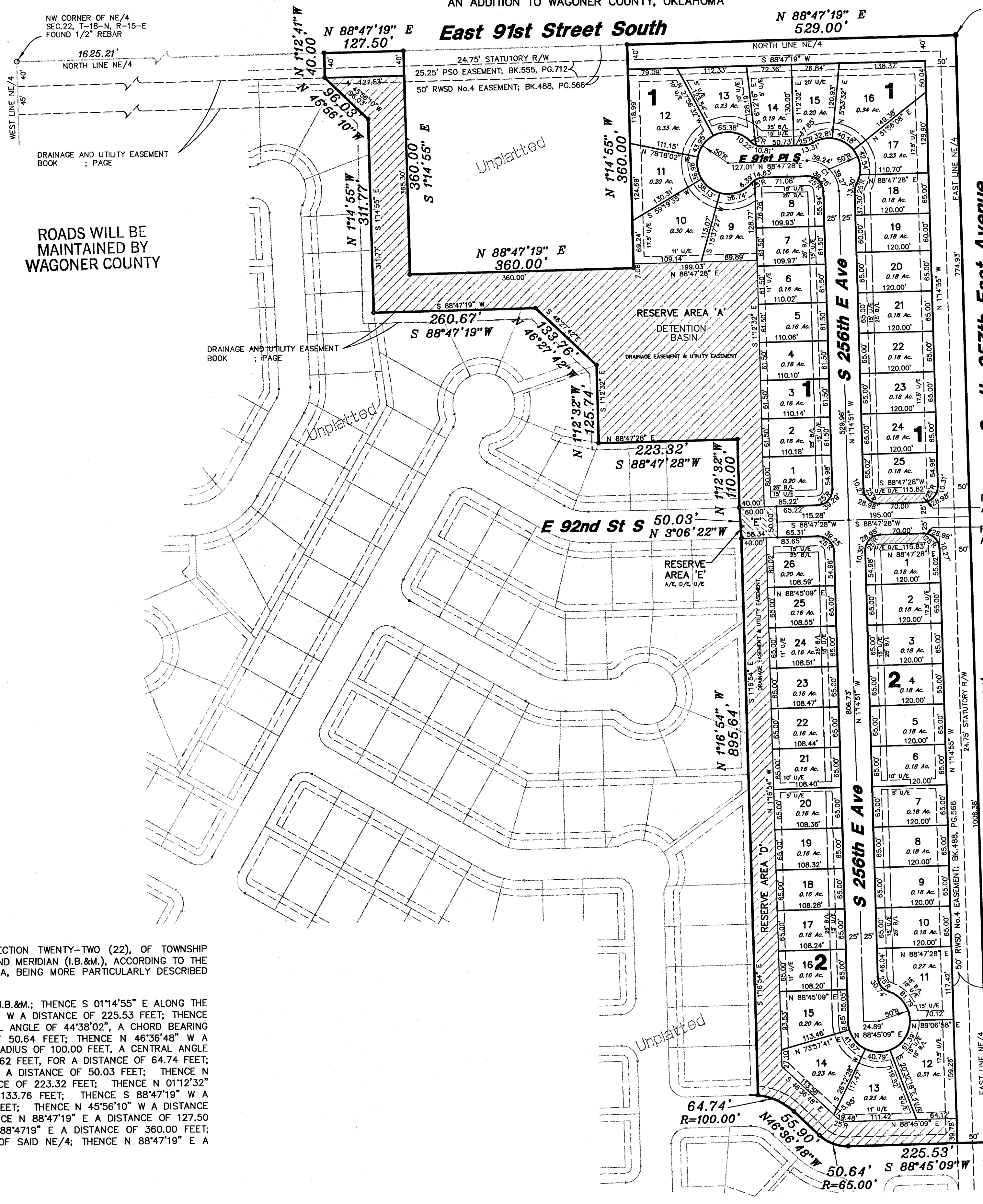
Brian Green
BRIAN GREEN, MEMBER
RAUSCH COLEMAN SEVENTY-SIXTH PLACE, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY

Robert E. Holmes
ROBERT E. HOLMES
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #12097
2HE GROUP, LLC
C.A. #5247, EX 6-30-10

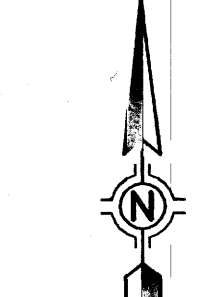
Kevin M. Newlin
KEVIN M. NEWLIN
OKLAHOMA REGISTERED LAND SURVEYOR #1289
BENCHMARK SURVEYING AND LAND SERVICES, INC.,
C.A. #2235, EX 6-30-10



ROADS WILL BE
MAINTAINED BY
WAGONER COUNTY



Location Map
SCALE: 1"=2000'



Scale: 1"=100'



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

SUBDIVISION CONTAINS 51 LOTS IN 2 BLOCKS
AND 5 RESERVE AREAS

TOTAL AREA 18.91 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 881.82 NGVD 29

HORIZONTAL AND VERTICAL CONTROL AND MONUMENTS SET
FOR THE PLAT DESIGNATED HEREIN AS "TURTLE CREEK
AT MIDWAY" MEET OR EXCEED THE ACCURACY
REQUIREMENTS FOR THIRD-ORDER SURVEYS

CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	78.91'	89°57'41"	50.00'	70.69'	S 46°13'41" 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

Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County Clerk
Carolyn Kusler
DEPUTY

TURTLE CREEK AT MIDWAY
DECEMBER 3, 2009
SHEET 1 of 2

Addresses

BLOCK ONE			BLOCK TWO		
1	9198 S.	256TH E. AVE.	1	9213 S.	256TH E. AVE.
2	9180 S.	256TH E. AVE.	2	9219 S.	256TH E. AVE.
3	9172 S.	256TH E. AVE.	3	9227 S.	256TH E. AVE.
4	9164 S.	256TH E. AVE.	4	9239 S.	256TH E. AVE.
5	9154 S.	256TH E. AVE.	5	9247 S.	256TH E. AVE.
6	9144 S.	256TH E. AVE.	6	9257 S.	256TH E. AVE.
7	9138 S.	256TH E. AVE.	7	9267 S.	256TH E. AVE.
8	9130 S.	256TH E. AVE.	8	9275 S.	256TH E. AVE.
9	25378 E.	91ST PL. S.	9	9281 S.	256TH E. AVE.
10	25366 E.	91ST PL. S.	10	9285 S.	256TH E. AVE.
11	25362 E.	91ST PL. S.	11	9295 S.	256TH E. AVE.
12	25354 E.	91ST PL. S.	12	9297 S.	256TH E. AVE.
13	25271 E.	91ST PL. S.	13	9299 S.	256TH E. AVE.
14	25381 E.	91ST PL. S.	14	9298 S.	256TH E. AVE.
15	25391 E.	91ST PL. S.	15	9296 S.	256TH E. AVE.
16	25399 E.	91ST PL. S.	16	9292 S.	256TH E. AVE.
17	9128 S.	256TH E. AVE.	17	9286 S.	256TH E. AVE.
18	9122 S.	256TH E. AVE.	18	9282 S.	256TH E. AVE.
19	9130 S.	256TH E. AVE.	19	9276 S.	256TH E. AVE.
20	9141 S.	256TH E. AVE.	20	9288 S.	256TH E. AVE.
21	9151 S.	256TH E. AVE.	21	9258 S.	256TH E. AVE.
22	9161 S.	256TH E. AVE.	22	9248 S.	256TH E. AVE.
23	9171 S.	256TH E. AVE.	23	9240 S.	256TH E. AVE.
24	9179 S.	256TH E. AVE.	24	9228 S.	256TH E. AVE.
25	9191 S.	256TH E. AVE.	25	9220 S.	256TH E. AVE.
26			26	9214 S.	256TH 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:

BEGINNING AT THE NE CORNER OF THE NE/4 OF SEC. 22, T-18-N, R-15-E, I.B.&M.; THENCE S 01°14'55" E ALONG THE EAST LINE OF SAID NE/4, A DISTANCE OF 1781.31 FEET; THENCE S 88°45'09" W A DISTANCE OF 225.53 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 44°38'02"; A CHORD BEARING OF N 68°55'49" W, A CHORD LENGTH OF 49.37 FEET FOR A DISTANCE OF 50.64 FEET; THENCE N 46°30'45" W A DISTANCE OF 55.90 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 37°05'44"; A CHORD BEARING OF N 65°09'40" W, A CHORD LENGTH OF 63.82 FEET, FOR A DISTANCE OF 64.74 FEET; THENCE N 01°16'54" W A DISTANCE OF 895.84 FEET; THENCE N 3°06'22" W A DISTANCE OF 50.03 FEET; THENCE N 01°12'32" W A DISTANCE OF 110.00 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; THENCE N 01°14'55" W A DISTANCE OF 311.77 FEET; THENCE N 45°56'10" W A DISTANCE OF 96.03 FEET; THENCE N 01°12'41" W A DISTANCE OF 40.00 FEET; THENCE N 88°47'19" E A DISTANCE OF 127.50 FEET; THENCE S 01°14'55" E A DISTANCE OF 360.00 FEET; THENCE N 88°47'19" E A DISTANCE OF 360.00 FEET; THENCE N 01°14'55" W A DISTANCE OF 360.00 FEET TO THE NORTH LINE OF SAID NE/4; THENCE N 88°47'19" E A DISTANCE OF 529.00 FEET TO THE POINT OF BEGINNING.