2012-1053 Book: 1995 pg: 469
1/30/2012 11:46 AM pgs: 469 - 469
Fees: $50.00 Doc: $0.00
Carolyn M. Kusler, County Clerk
Wagoner County - State of Oklahoma

PLC 5 - 414A

Final Plat

Turtle Creek III at Midway

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

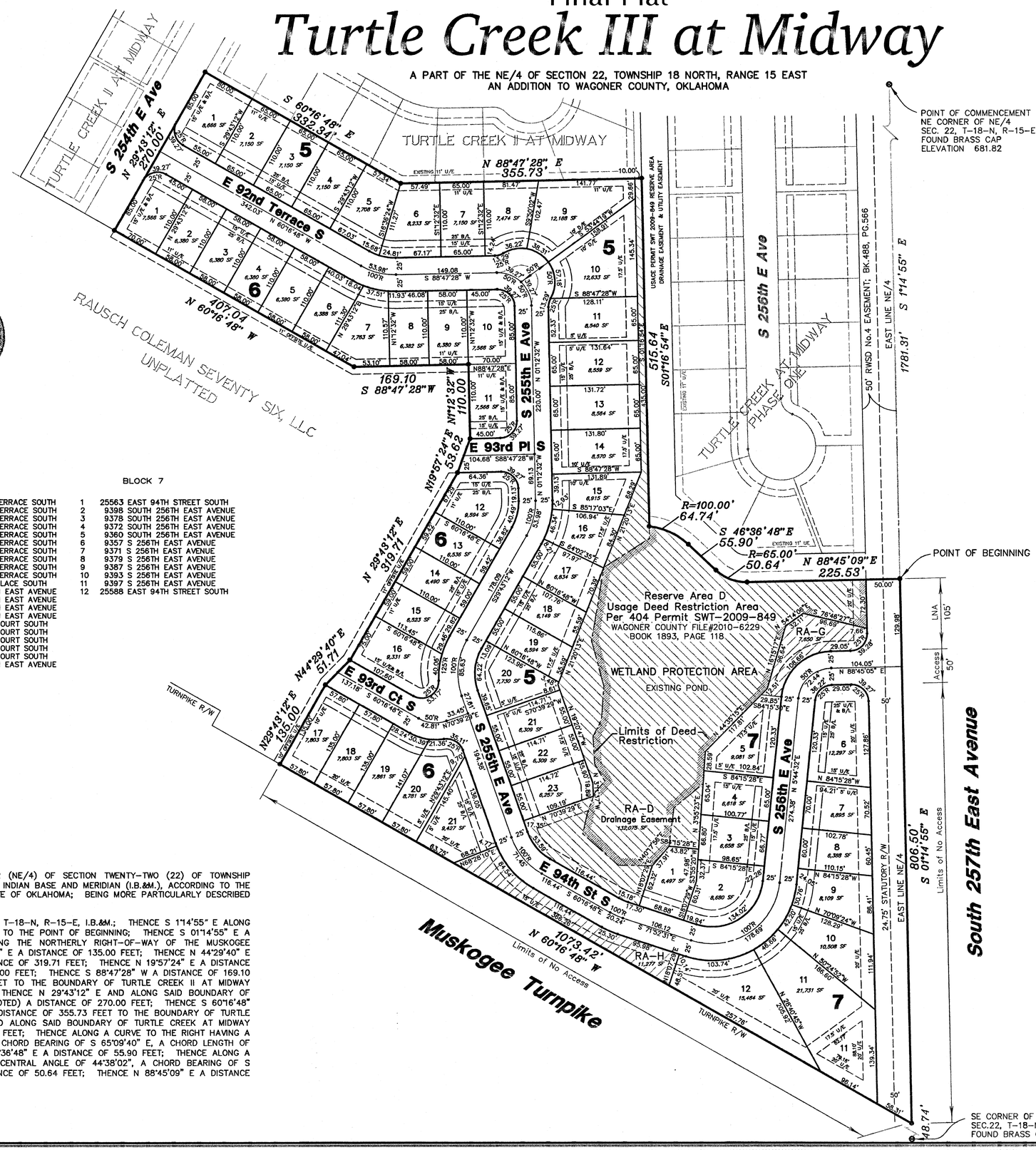
WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS "TURTLE CREEK III AT MIDWAY" HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF WAGONER COUNTY, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE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

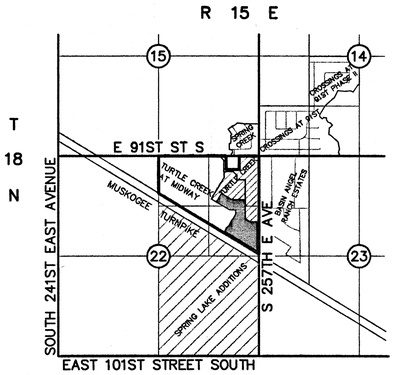
BRIAN GREEN, MEMBER
RAUSCH COLEMAN SEVENTY-SIXTH PLACE, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY

STEVE A HESSE
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #23572
EARTHPLAN DESIGN ASSOCIATES, PA
C.A. #5546, EX 6-30-12

KEVIN M. NEWLUN
OKLAHOMA REGISTERED LAND SURVEYOR #1289
BENCHMARK SURVEYING AND LAND SERVICES, INC.,
C.A. #2235, EX 6-30-12

REGISTERED LAND SURVEYOR — KEVIN M. NEWLUN — LS 1289 — OKLAHOMA





Location Map

SCALE: 1"=2000'

Legend

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
RA	RESERVE AREA
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
U/E	UTILITY EASEMENT

Scale: 1"=80'

0 40 80 160 240

Addresses

BLOCK 5

1 25411 EAST 92ND TERRACE SOUTH
2 25421 EAST 92ND TERRACE SOUTH
3 25431 EAST 92ND TERRACE SOUTH
4 25443 EAST 92ND TERRACE SOUTH
5 25453 EAST 92ND TERRACE SOUTH
6 25471 EAST 92ND TERRACE SOUTH
7 25483 EAST 92ND TERRACE SOUTH
8 25493 EAST 92ND TERRACE SOUTH
9 25497 EAST 92ND TERRACE SOUTH
10 9283 SOUTH 255TH EAST AVENUE
11 9291 SOUTH 255TH EAST AVENUE
12 9301 SOUTH 255TH EAST AVENUE
13 9313 SOUTH 255TH EAST AVENUE
14 9323 SOUTH 255TH EAST AVENUE
15 9329 SOUTH 255TH EAST AVENUE
16 9333 SOUTH 255TH EAST AVENUE
17 9335 SOUTH 255TH EAST AVENUE
18 9339 SOUTH 255TH EAST AVENUE
19 9343 SOUTH 255TH EAST AVENUE
20 9351 SOUTH 255TH EAST AVENUE
21 9363 SOUTH 255TH EAST AVENUE
22 9373 SOUTH 255TH EAST AVENUE
23 9383 SOUTH 255TH EAST AVENUE

BLOCK 6

1 25410 EAST 92ND TERRACE SOUTH
2 25420 EAST 92ND TERRACE SOUTH
3 25428 EAST 92ND TERRACE SOUTH
4 25438 EAST 92ND TERRACE SOUTH
5 25448 EAST 92ND TERRACE SOUTH
6 25456 EAST 92ND TERRACE SOUTH
7 25464 EAST 92ND TERRACE SOUTH
8 25470 EAST 92ND TERRACE SOUTH
9 25480 EAST 92ND TERRACE SOUTH
10 25488 EAST 92ND TERRACE SOUTH
11 25487 EAST 93RD PLACE SOUTH
12 9334 SOUTH 255TH EAST AVENUE
13 9338 SOUTH 255TH EAST AVENUE
14 9342 SOUTH 255TH EAST AVENUE
15 9348 SOUTH 255TH EAST AVENUE
16 25473 EAST 93RD COURT SOUTH
17 25466 EAST 93RD COURT SOUTH
18 25476 EAST 93RD COURT SOUTH
19 25486 EAST 93RD COURT SOUTH
20 25494 EAST 93RD COURT SOUTH
21 9378 SOUTH 255TH EAST AVENUE

BLOCK 7

1 25563 EAST 94TH STREET SOUTH
2 9398 SOUTH 256TH EAST AVENUE
3 9378 SOUTH 256TH EAST AVENUE
4 9372 SOUTH 256TH EAST AVENUE
5 9360 SOUTH 256TH EAST AVENUE
6 9357 S 256TH EAST AVENUE
7 9371 S 256TH EAST AVENUE
8 9379 S 256TH EAST AVENUE
9 9387 S 256TH EAST AVENUE
10 9393 S 256TH EAST AVENUE
11 9397 S 256TH EAST AVENUE
12 25588 EAST 94TH STREET SOUTH

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 1°14'55" E ALONG THE EAST LINE OF SAID NE/4 A DISTANCE OF 1781.31 FEET TO THE POINT OF BEGINNING; THENCE S 01°14'55" E A DISTANCE OF 806.50 FEET; THENCE N 60°16'48" W ALONG THE NORTHERLY RIGHT-OF-WAY OF THE MUSKOGEE TURNPIKE A DISTANCE OF 1073.42 FEET; THENCE N 29°43'12" E A DISTANCE OF 135.00 FEET; THENCE N 44°29'40" E A DISTANCE OF 51.71 FEET; THENCE N 29°43'12" E A DISTANCE OF 319.71 FEET; THENCE N 19°57'24" E A DISTANCE OF 53.62 FEET; THENCE N 01°12'32" W A DISTANCE OF 110.00 FEET; THENCE S 88°47'28" W A DISTANCE OF 169.10 FEET; THENCE N 60°16'48" W A DISTANCE OF 407.04 FEET TO THE BOUNDARY OF TURTLE CREEK II AT MIDWAY AMENDED, ACCORDING TO THE RECORDED PLAT, THEREOF; THENCE N 29°43'12" E AND ALONG SAID BOUNDARY OF TURTLE CREEK II AT MIDWAY AMENDED (UNTIL OTHERWISE NOTED) 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 BOUNDARY OF TURTLE CREEK AT MIDWAY PHASE ONE; THENCE S 01°16'54" E AND ALONG SAID BOUNDARY OF TURTLE CREEK AT MIDWAY PHASE ONE (UNTIL OTHERWISE NOTED) A DISTANCE OF 515.64 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 37°05'44", A CHORD BEARING OF S 65°09'40" E, A CHORD LENGTH OF 63.62 FEET, FOR A DISTANCE OF 64.74 FEET; THENCE S 46°36'48" E A DISTANCE OF 55.90 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 44°38'02", A CHORD BEARING OF S 68°55'49" E, A CHORD LENGTH OF 49.37 FEET, FOR A DISTANCE OF 50.64 FEET; THENCE N 88°45'09" E A DISTANCE OF 225.53 FEET TO THE POINT OF BEGINNING.

CURRENT ZONING: RS-3
MINIMUM LOT AREA: 6,000 SF
MINIMUM LOT WIDTH – 50' (AT BUILDING SETBACK)
BUILDING SETBACKS:
FRONT – 25'
SIDE – 5'
EXTERIOR SIDE – 15' NON ARTERIAL STREET
REAR – 15'

UTILITY PROVIDERS
WATER AND SEWER – RURAL WATER DISTRICT #4
NATURAL GAS – OKLAHOMA NATURAL GAS
ELECTRIC – PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE – WINDSTREAM

SUBDIVISION CONTAINS 56 LOTS
IN 3 BLOCKS WITH 3 RESERVE AREAS
TOTAL AREA 17.87 ACRES

RESERVE AREA D IS A PART OF A USACE WETLAND PROTECTION AREA
REFER TO USACE PERMIT SWT-2009-849
DEED RESTRICTION, WAGONER COUNTY FILE #2010-6229, BOOK:1893, PG:118

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 III AT MIDWAY' MEET
OR EXCEED THE ACCURACY REQUIREMENTS FOR THIRD-ORDER SURVEYS

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

ENGINEER
Earthplan Design Associates, PA
134 W. Emma Ave
Springdale, Arkansas 72764
Phone: (479) 756-1266

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, Okla.
By Amanda Olsip
DEPUTY

TURTLE CREEK III AT MIDWAY
JANUARY 16, 2012
SHEET 1 of 2
EDA PROJECT # 1491.3