PLC5 - 417A

2013-9618 Book: 2101 pg: 519
7-29-2013 11:39 AM pgs: 519 - 520
Fees: $50.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

Final Plat

Turtle Creek IV at Midway

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

ADDRESSES:

BLOCK EIGHT

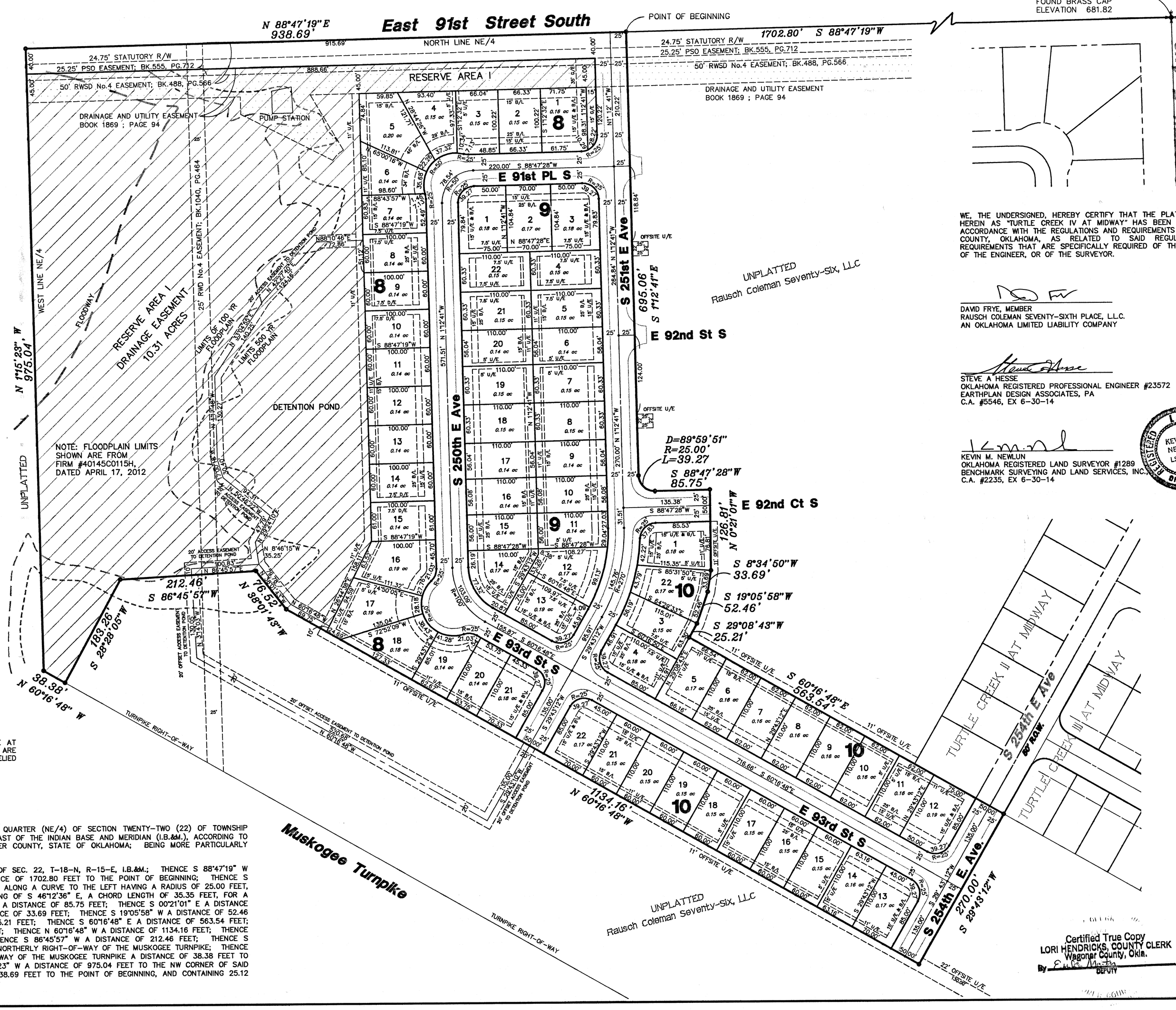
1	25069 E 91st PL S
2	25043 E 91st PL S
3	25017 E 91st PL S
4	25005 E 91st PL S
5	9138 S 250th E AVE
6	9142 S 250th E AVE
7	9150 S 250th E AVE
8	9166 S 250th E AVE
9	9178 S 250th E AVE
10	9196 S 250th E AVE
11	9210 S 250th E AVE
12	9222 S 250th E AVE
13	9238 S 250th E AVE
14	9256 S 250th E AVE
15	9270 S 250th E AVE
16	9284 S 250th E AVE
17	9298 S 250th E AVE
18	25002 E 93rd ST S
19	25016 E 93rd ST S
20	25040 E 93rd ST S
21	25066 E 93rd ST S

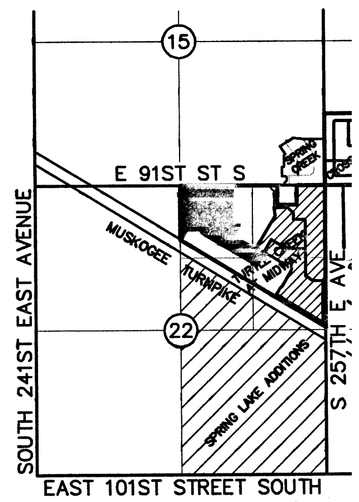
BLOCK NINE

1	25020 E 91st PL S
1	9155 S 250th E Ave
2	25046 E 91st PL S
3	25074 E 91st PL S
4	9174 S 251st E AVE
5	9190 S 251st E AVE
6	9202 S 251st E AVE
7	9212 S 251st E AVE
8	9222 S 251st E AVE
9	9232 S 251st E AVE
10	9242 S 251st E AVE
11	9252 S 251st E AVE
12	9270 S 251st E AVE
13	9286 S 251st E AVE
13	25057 E 93rd St S
14	25019 E 93rd St S
14	9287 S 250th E Ave
15	9273 S 250th E AVE
16	9259 S 250th E AVE
17	9245 S 250th E AVE
18	9231 S 250th E AVE
19	9217 S 250th E AVE
20	9203 S 250th E AVE
21	9189 S 250th E AVE
22	9173 S 250th E AVE

BLOCK TEN

1	9257 S 251st E Ave
2	9265 S 251ST E Ave
3	9275 S 251st E Ave
4	9285 S 251st E Ave
5	25175 E 93rd ST S
6	25203 E 93rd ST S
7	25233 E 93rd ST S
8	25259 E 93rd ST S
9	25287 E 93rd ST S
10	25313 E 93rd ST S
11	25341 E 93rd ST S
12	25369 E 93rd ST S
13	25370 E 93rd ST S
14	25344 E 93rd ST S
15	25318 E 93rd ST S
16	25288 E 93rd ST S
17	25264 E 93rd ST S
18	25234 E 93rd ST S
19	25210 E 93rd ST S
20	25182 E 93rd ST S
21	25156 E 93rd ST S
22	25130 E 93rd ST S





Location Map
SCALE: 1"=2000'

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

DAVID FRYE, 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 6-30-14

KEVIN M. NEWLUN
OKLAHOMA REGISTERED LAND SURVEYOR #1289
BENCHMARK SURVEYING AND LAND SERVICES, INC.
C.A. #2235, EX 6-30-14

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

Scale: 1"=80'

0 40 80 160

Legend

	LOT LINE
A/E	ACCESS EASEMENT
B/L	BUILDING SETBACK LIN
D/E	DRAINAGE EASEMENT
G/E	GENERAL EASEMENT
LNA	LIMITS OF NO ACCESS
P/E	PEDESTRIAN EASEMENT
RA	RESERVE AREA
R/W	RIGHT-OF-WAY
AC	ACRE
U/E	UTILITY EASEMENT

CURRENT ZONING: RS-3
MINIMUM LOT AREA: 6,000 SF
MINIMUM LOT WIDTH – 50' (AT BUILDING S
BUILDING SETBACKS:
FRONT – 25'

FRONT LOT SETBACK (FSB) EXCEPTI
BLOCK 8, LOT 4 – FSB = 29'
BLOCK 8, LOT 5 FSB = 45'
BLOCK 8, LOT 6 FSB = 34'
BLOCK 8, LOT 17 FSB = 40'
SIDE – 5'
EXTERIOR SIDE – 15' NON ARTERIAL S
REAR – 15'

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

SUBDIVISION CONTAINS 65 LOTS
IN 3 BLOCKS WITH 1 RESERVE ARI
TOTAL AREA 25.12 ACRES
RESERVE AREA I IS ALSO A DRAINAGE E

THE BEARING BASE FOR THIS PLAT IS
OKLAHOMA STATE PLANE COORDINATE

PLAT BENCHMARK: BRASS CAP AT NE COR
SEC. 22, T-18-N, R-15-E; ELEVATION 681

HORIZONTAL AND VERTICAL CONTROL AND MONU
THE PLAT DESIGNATED HEREIN AS 'TURTLE CREEK
OR EXCEED THE ACCURACY REQUIREMENTS FOR THI

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

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

Earthplan I
134
Springdal
Phone:

Note

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS eFILED. 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 1702.80 FEET TO THE POINT OF BEGINNING; THENCE S 01°12'41" E A DISTANCE OF 695.06 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'51", A CHORD BEARING OF S 46°12'36" E, A CHORD LENGTH OF 35.35 FEET, FOR A DISTANCE OF 39.27 FEET; THENCE N 88°47'28" E A DISTANCE OF 85.75 FEET; THENCE S 00°21'01" E A DISTANCE OF 126.81 FEET; THENCE S 08°34'50" W A DISTANCE OF 33.69 FEET; THENCE S 19°05'58" W A DISTANCE OF 52.46 FEET; THENCE S 29°08'43" W A DISTANCE OF 25.21 FEET; THENCE S 60°16'48" E A DISTANCE OF 563.54 FEET; THENCE S 29°43'12" W A DISTANCE OF 270.00 FEET; THENCE N 60°16'48" W A DISTANCE OF 1134.16 FEET; THENCE N 38°01'43" W A DISTANCE OF 76.52 FEET; THENCE S 86°45'57" W A DISTANCE OF 212.46 FEET; THENCE S 28°28'05" W A DISTANCE OF 183.26 FEET TO THE NORTHERLY RIGHT-OF-WAY OF THE MUSKOGEE TURNPIKE; THENCE N 60°16'48" W ALONG THE NORTHERLY RIGHT-OF-WAY OF THE MUSKOGEE TURNPIKE A DISTANCE OF 38.38 FEET TO THE WEST LINE OF SAID NE/4; THENCE N 01°15'23" W A DISTANCE OF 975.04 FEET TO THE NW CORNER OF SAID NE/4; THENCE N 88°47'19" E A DISTANCE OF 938.69 FEET TO THE POINT OF BEGINNING, AND CONTAINING 25.12 ACRES, MORE OR LESS.

Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By _____ DEPUTY

TURTLE CREEK IV AT MIDWA