



Location Map
SCALE: 1"=200'



Scale: 1"=60'

Legend

- A/E ACCESS EASEMENT
- B/S BUILDING SETBACK LINE
- D/E DRAINAGE EASEMENT
- G/E GENERAL EASEMENT
- L/NA 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 SETBACK)
- BUILDING SETBACKS:
 - FRONT - 25'
 - SIDE SETBACK - 5'
 - EXTERIOR SIDE SETBACK - 15' NON ARTERIAL STREET
 - REAR SETBACK - 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 70 LOTS
 IN 4 BLOCKS (BL. 11,12,13,14) WITH 2 RESERVE AREAS
 TOTAL AREA 16.10 ACRES
 RESERVE AREAS 1 & 2 ARE ALSO DRAINAGE AND UTILITY EASEMENTS

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 V 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

SURVEYOR: Brian Green, Member
 Rausch Coleman Seventy-Sixth Place, LLC
 An Oklahoma Limited Liability Company
 10159 East 11th Street
 Tulsa, Oklahoma 74128
 Phone: (918) 274-9081

ENGINEER: Steve A. Hesse
 Registered Professional Engineer #23572
 Earthplan Design Alternatives, PA
 C.A. #5546, EX 6-30-16

Certified True Copy
 LORIAN HENDRICKS, COUNTY CLERK
 Wagoner County, Oklahoma
 By: [Signature]

Final Plat Turtle Creek V 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 V 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, LLC
 AN OKLAHOMA LIMITED LIABILITY COMPANY

Steve A. Hesse
 STEVE A. HESSE
 OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #23572
 EARTHPLAN DESIGN ALTERNATIVES, PA
 C.A. #5546, EX 6-30-16



Kevin M. Newlin
 KEVIN M. NEWLIN
 OKLAHOMA REGISTERED LAND SURVEYOR #1289
 BENCHMARK SURVEYING AND LAND SERVICES, INC.
 C.A. #2235, EX 6-30-16

LEGAL DESCRIPTION
TURTLE CREEK V AT MIDWAY

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 1016.51 FEET TO THE POINT OF BEGINNING; THENCE S 88°19'17" W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 686.29 FEET; THENCE S 01°12'41" E A DISTANCE OF 696.06 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°09'51"; A CHORD BEARING OF S 46°12'30" 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 126.82 FEET; THENCE S 08°35'02" W A DISTANCE OF 33.68 FEET; THENCE S 19°05'58" W A DISTANCE OF 52.46 FEET; THENCE S 20°08'43" W A DISTANCE OF 25.21 FEET; THENCE S 60°19'49" E A DISTANCE OF 405.64 FEET; THENCE N 29°45'12" E A DISTANCE OF 686.37 FEET; THENCE N 74°20'31" W A DISTANCE OF 160.84 FEET; THENCE N 1°14'55" W A DISTANCE OF 311.77 FEET; THENCE N 45°56'10" W A DISTANCE OF 96.03 FEET; THENCE N 1°12'41" W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 16.10 ACRES, MORE OR LESS. THE ABOVE DESCRIBED TRACT IS BOUNDED BY THE FOLLOWING RECORDED SUBDIVISIONS: TURTLE CREEK AT MIDWAY, TURTLE CREEK II AT MIDWAY - AMENDED, AND TURTLE CREEK V AT MIDWAY.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

ADDRESS CHART

| Lot | Block | Full Address | Lot | Block | Full Address |
|-----|-------|--------------------|-----|-------|--------------------|
| 1 | 11 | 25106 E 91st Pl S | 1 | 14 | 9113 S 253rd E Ave |
| 2 | 11 | 25133 E 91st Pl S | 2 | 14 | 9121 S 253rd E Ave |
| 3 | 11 | 25155 E 91st Pl S | 3 | 14 | 9129 S 253rd E Ave |
| 4 | 11 | 25178 E 91st Pl S | 4 | 14 | 9133 S 253rd E Ave |
| 5 | 11 | 25193 E 91st Pl S | 5 | 14 | 9139 S 253rd E Ave |
| 6 | 11 | 25211 E 91st Pl S | 6 | 14 | 9145 S 253rd E Ave |
| 7 | 11 | 25230 E 91st Pl S | 7 | 14 | 9153 S 253rd E Ave |
| 8 | 11 | 25253 E 91st Pl S | 8 | 14 | 9161 S 253rd E Ave |
| 9 | 11 | 25277 E 91st Pl S | 9 | 14 | 9167 S 253rd E Ave |
| 10 | 11 | 9180 S 253rd E Ave | 10 | 14 | 9175 S 253rd E Ave |
| 11 | 12 | 25106 E 91st Pl S | 11 | 14 | 9191 S 253rd E Ave |
| 2 | 12 | 25150 E 91st Pl S | 12 | 14 | 9201 S 253rd E Ave |
| 3 | 12 | 25184 E 91st Pl S | 13 | 14 | 9209 S 253rd E Ave |
| 4 | 12 | 25176 E 91st Pl S | 14 | 14 | 9215 S 253rd E Ave |
| 5 | 12 | 25194 E 91st Pl S | 15 | 14 | 9219 S 253rd E Ave |
| 6 | 12 | 25214 E 91st Pl S | 16 | 14 | 9225 S 253rd E Ave |
| 7 | 12 | 25234 E 91st Pl S | 17 | 14 | 9225 S 253rd E Ave |
| 8 | 12 | 25258 E 91st Pl S | 18 | 14 | 9225 S 253rd E Ave |
| 9 | 12 | 25276 E 91st Pl S | 19 | 14 | 9225 S 253rd E Ave |
| 10 | 12 | 25279 E 91st Pl S | 20 | 14 | 9225 S 253rd E Ave |
| 11 | 12 | 25295 E 91st Pl S | 21 | 14 | 25266 E 92nd Ct S |
| 12 | 12 | 25317 E 91st Pl S | 22 | 14 | 25238 E 92nd Ct S |
| 13 | 12 | 25337 E 91st Pl S | 23 | 14 | 25234 E 92nd Ct S |
| 14 | 12 | 25355 E 91st Pl S | 24 | 14 | 25182 E 92nd Ct S |
| 15 | 12 | 25375 E 91st Pl S | 25 | 14 | 25158 E 92nd Ct S |
| 16 | 12 | 25395 E 91st Pl S | | | |
| 17 | 12 | 25415 E 91st Pl S | | | |
| 18 | 12 | 25437 E 91st Pl S | | | |

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