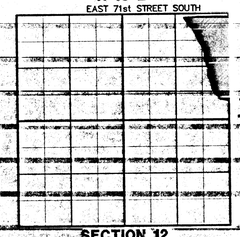
WAGONER COUNTY, OKLAHOMA
CAROLYN M KUSLER, COUNTY CLERK PLC4-400A
06/12/2006 #2006-8831
10:46:14AM B-1588 P-448

DRAWN BY: T. ROBISON	DATE: 4/25/06
CHECKED BY: R. ENTZ	FILE NAME: WO4954E

FINAL PLAT OF WOODLAND ESTATES IN SECTION 12, T18N, R15E, IB&M, WAGONER COUNTY, OKLAHOMA

SHEET 1 OF 2



LEGAL DESCRIPTION

A tract of land in the E1/2 NE1/4 of Section 12, T18N, R15E, IB&M, Wagoner County, State of Oklahoma, more particularly described by metes and bounds as follows: Commencing at the northeast corner of said Section 12; thence S01°22'37"E along the east line of said Section a distance of 70.00 feet to a point on the south right-of-way of East 71st Street South and the point of Beginning; thence continuing S01°22'37"E along said east line a distance of 2109.17 feet to a point on the boundary of Woodland Hills IV; thence along said boundary of Woodland Hills IV the following courses N77°58'12"W a distance of 228.11 feet; thence N39°14'49"W a distance of 312.63 feet; thence N10°25'11"W a distance of 140.68 feet; thence N24°30'20"W a distance of 198.87 feet; thence N00°12'37"W a distance of 196.58 feet; thence N25°02'51"W a distance of 194.84 feet; thence N03°21'42"W a distance of 190.65 feet; thence N21°34'02"W a distance of 213.61 feet; thence N32°34'07"W a distance of 219.25 feet; thence N25°36'39"W a distance of 193.21 feet; thence N43°32'14"W a distance of 182.38 feet; thence N33°09'14"W a distance of 240.11 feet to the south right-of-way line of East 71st Street South; thence N84°09'47"E along said right-of-way a distance of 331.60 feet; thence N88°27'08"E a distance of 700.00 feet; thence S84°39'29"E a distance of 80.38 feet to the Point of Beginning. Containing 30.13 acres, more or less.

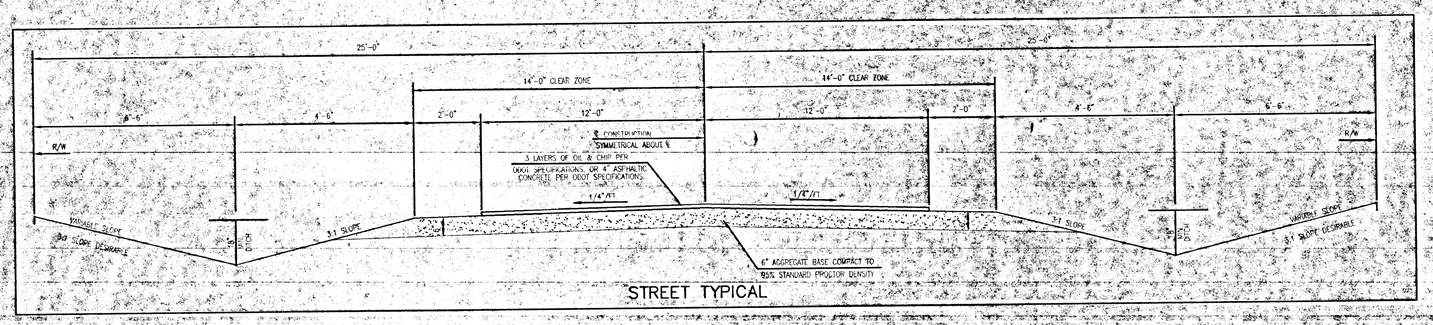
E-911 Addressing	
LOT 1	7118 S. 287th E. Ave.
LOT 2	7172 S. 287th E. Ave.
LOT 3	28740 E. 72nd St. S.
LOT 4	7250 S. 288th St. S. 28780 E. 72nd St. S.
LOT 5	7316 S. 288th St. S.
LOT 6	7360 S. 288th St. S.
LOT 7	7388 S. 288th St. S.
LOT 8	7404 S. 288th St. S.
LOT 9	7474 S. 288th St. S.
LOT 10	7475 S. 288th St. S.
LOT 11	7405 S. 288th St. S.
LOT 12	7383 S. 288th St. S.
LOT 13	7341 S. 288th St. S.
LOT 14	7271 S. 288th St. S.
LOT 15	7209 S. 288th St. S.
LOT 16	7179 S. 288th St. S.
LOT 17	7119 S. 288th St. S.
LOT 18	7120 S. 288th St. S.
LOT 19	7180 S. 288th St. S. 28787 E. 72nd St. S.
LOT 20	7171 S. 288th St. S. 28737 E. 72nd St. S.
LOT 21	7117 S. 288th St. S.

NOTES:

ALL EASEMENTS ARE 20 FEET WIDE, SIDE LOT EASEMENTS ARE 10 FEET WIDE EACH SIDE OF LOT LINE FOR A TOTAL OF 20 FEET.

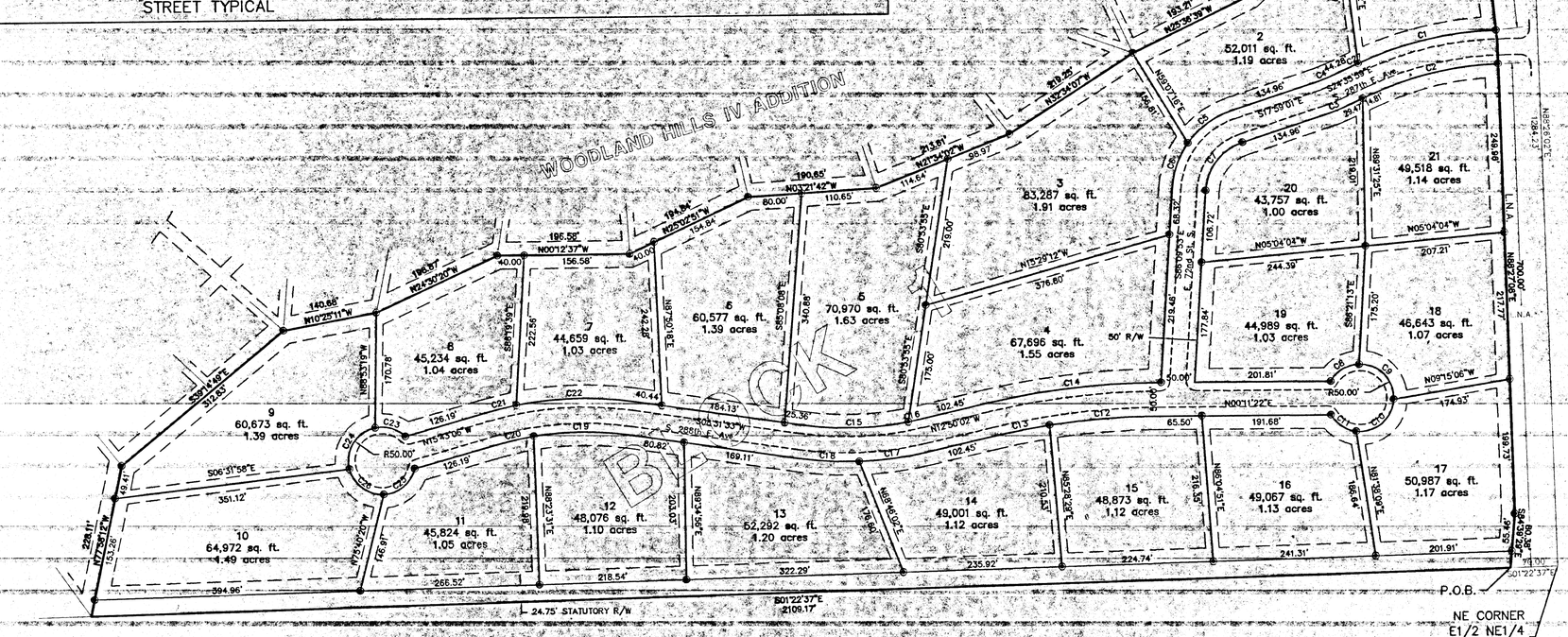
— — — — ALL BUILDING SET BACK LINES ARE 25 FEET.

THE EASEMENTS DEDICATED HEREIN FOR PURPOSES OF CONSTRUCTION AND MAINTENANCE OF POTABLE WATER AND SEWER LINES SHALL BE FOR THE EXCLUSIVE USE AND BENEFIT OF WAGONER COUNTY RURAL WATER, SEWER, GAS AND SOLID WASTE MANAGEMENT DISTRICT NO. 4, ITS SUCCESSORS AND ASSIGNS.



ROADS WILL BE MAINTAINED BY WAGONER COUNTY

CURVE TABLE					
CURVE	LENGTH	RADIUS	Delta	Chord Bearing	Chord dist
C1	211.97	525.00	23°07'59"	S12°55'09"E	210.53
C2	194.21	475.00	23°25'33"	S12°53'13"E	192.86
C3	25.98	225.00	6°36'59"	N21°17'30"W	25.97
C4	20.21	175.00	6°36'59"	N21°17'30"W	20.20
C5	82.22	130.00	36°14'11"	S36°06'06"E	80.85
C6	72.48	130.00	31°56'41"	S70°11'32"E	71.55
C7	95.20	80.00	68°10'52"	S52°04'27"E	89.68
C8	51.35	50.00	58°50'43"	S30°23'16"E	49.12
C9	82.05	50.00	94°01'32"	S46°02'51"W	73.15
C10	82.07	50.00	94°02'58"	N39°54'54"W	73.16
C11	46.32	50.00	53°04'47"	N33°38'59"E	44.68
C12	161.56	1075.00	8°36'40"	S04°06'58"E	161.41
C13	82.78	1075.00	4°24'44"	S10°37'40"E	82.76
C14	260.98	1125.00	13°17'30"	S06°11'17"E	260.40
C15	159.35	475.00	19°13'18"	N01°05'05"W	158.61
C16	17.73	475.00	2°08'18"	N11°45'53"W	17.73
C17	102.95	525.00	11°14'08"	N07°12'58"W	102.79
C18	92.77	525.00	10°07'28"	N03°27'50"E	92.65
C19	143.80	475.00	17°20'43"	S00°08'48"E	143.25
C20	57.20	475.00	6°53'57"	S12°16'08"E	57.16
C21	45.07	525.00	4°55'06"	S13°15'33"E	45.05
C22	177.08	525.00	19°19'33"	S01°08'13"E	176.24
C23	48.49	50.00	55°33'59"	S16°29'55"W	46.61
C24	80.76	50.00	92°32'49"	S57°33'29"E	72.26
C25	64.21	50.00	73°34'38"	N38°55'47"W	59.89
C26	68.34	60.00	78°18'34"	N37°00'49"E	63.14
C27	1.05	525.00	0°06'51"	S24°32'34"E	1.05



ALL LOT CORNERS ARE MONUMENTED WITH A 5/8" IRON PIN.

BEARINGS ARE BASED ON NAD83(93) OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE.

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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NORTH

Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
By Sharon L. Fleeman
DEPUTY