FINAL PLAT

WYNSTONE - PHASE 1

A SUBDIVISION IN CITY OF COWETA, OKLAHOMA,
BEING A PART OF THE SW/4 OF SECTION TWENTY-FIVE (25),
TOWNSHIP 18 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN.

Doc # 2019-1324 B: 2480 P: 0873
02/06/2019 12:23:02 PM Pg: 1 of Pgs: 3
Fee: $ 84.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

SEAL

PLC 5 - 447B

ZONING REQUIREMENTS

RS-3 - RESIDENTIAL SINGLE FAMILY

• MINIMUM LOT AREA:	6,000 SQUARE FEET
• MINIMUM LOT WIDTH AT FRONT BUILDING LINE:	50 FEET
• MINIMUM STREET ABUTTING:	30 FEET
• MAXIMUM BUILDING HEIGHT:	2½ STORIES OR 35 FEET

TYPICAL BUILDING SETBACKS

• SIDE LOT:	5 FEET
• FRONT SETBACK:	25 FEET
• REAR SETBACK:	15 FEET

NOTES

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
3. ALL SIDE LOT BUILDING SETBACKS SHALL BE 5 FEET UNLESS OTHERWISE NOTED.

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, WAGONER COUNTY, OKLAHOMA, MAP NO. 40145C0120H, MAP REVISED: APRIL 17, 2012, WHICH SHOWS A PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (AE) SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE INSIDE OF THE 500-YEAR FLOOD PLAIN.

BASIS OF BEARINGS

THE BASIS OF BEARING IS BASED ON THE SOUTH LINE OF SECTION 25, T-18-N, R-15-E, AS BEING N88°43'07"E.

SITE DATA

EXISTING ZONING:	RS-3 - RESIDENTIAL SINGLE FAMILY
TOTAL ACREAGE:	40.59 ACRES (1,768,064.48 SQUARE FEET)
NUMBER OF BLOCKS:	8
NUMBER OF LOTS:	139
RESERVE AREAS:	2

UTILITY SERVICE PROVIDERS

WATER	-	WAGONER COUNTY RURAL WATER DISTRICT NO. 4
SEWER	-	CITY OF COWETA
ELECTRIC	-	PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE	-	WINDSTREAMCOMMUNICATIONS
GAS	-	OKLAHOMA NATURAL GAS
CABLE	-	COX COMMUNICATION

MONUMENTATION

ALL CORNERS TO BE SET WITH A ⅝" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

LINE LEGEND

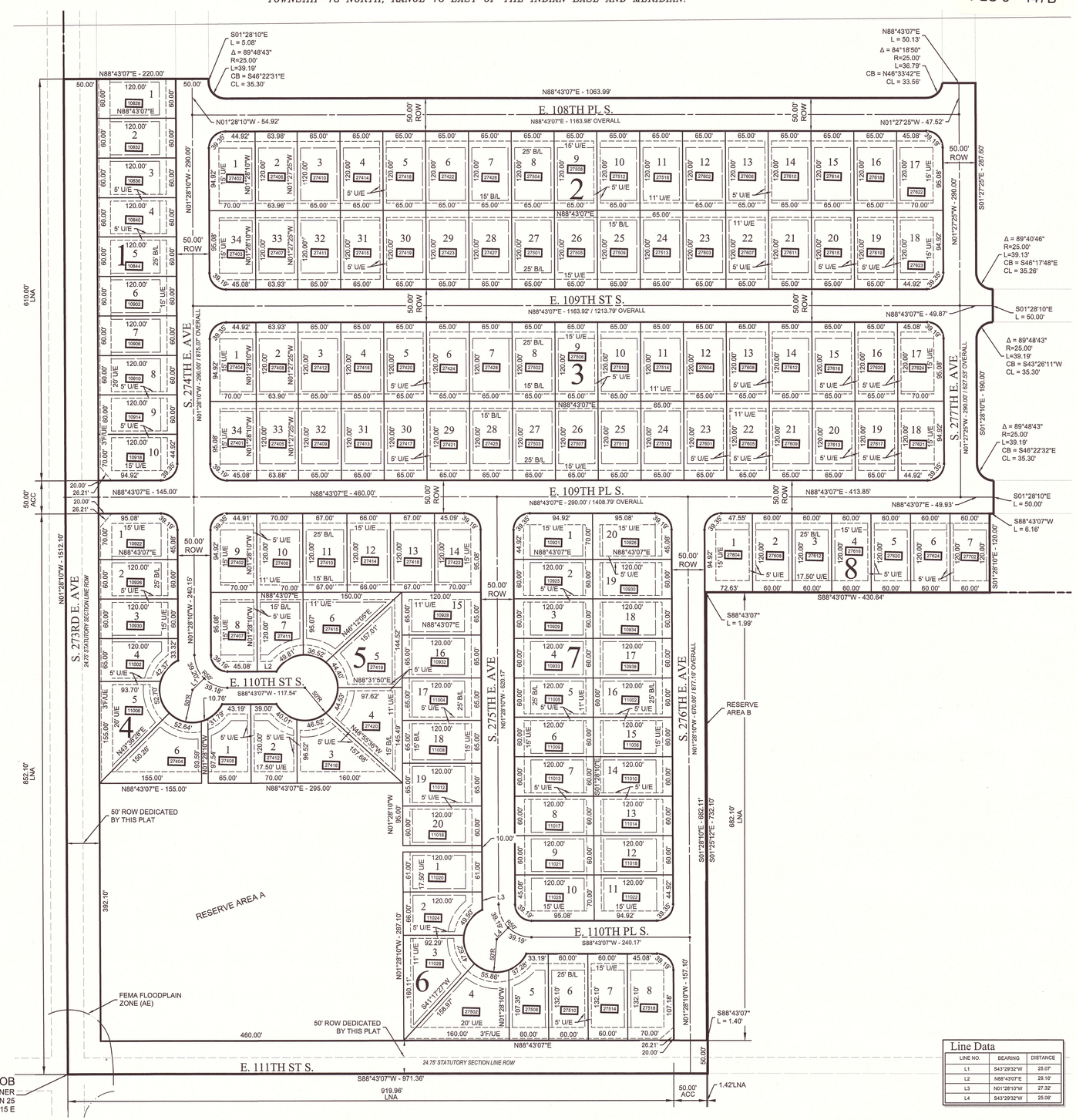
- PROPOSED BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED BUILDING LINE
- PROPOSED EASEMENT LINE
- PROPOSED CENTER LINE

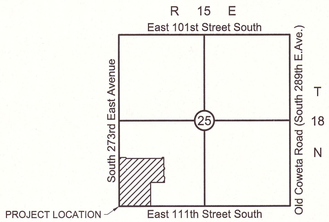
ABBREVIATIONS

ACC	ACCESS
B/L	BUILDING LINE
BK PG	BOOK & PAGE
F/UE	FENCE & UTILITY EASEMENT
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 25; THENCE N 01°28'10" W ALONG THE WEST SECTION LINE FOR A DISTANCE OF 1512.10 FEET; THENCE N 88°43'07" E FOR A DISTANCE OF 220.00 FEET; THENCE S01°28'10"E A DISTANCE OF 5.08 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT AT AN ANGLE OF 89°48'43", HAVING A RADIUS OF 25.00 FEET FOR A LENGTH OF 39.19 FEET, AND WHOSE CHORD BEARS S46°22'32"E FOR A DISTANCE OF 35.30 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 1063.99 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT AT AN ANGLE OF 89°18'50", HAVING A RADIUS OF 25.00 FEET FOR A LENGTH OF 36.79 FEET, AND WHOSE CHORD BEARS N46°33'42"E FOR A DISTANCE OF 33.56 FEET; THENCE N88°43'07"E FOR A DISTANCE OF 50.13 FEET; THENCE S01°27'25"E FOR A DISTANCE OF 287.60 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT AT AN ANGLE OF 89°40'46", HAVING A RADIUS OF 25.00 FEET FOR A LENGTH OF 39.13 FEET, AND WHOSE CHORD BEARS S46°17'48"E FOR A DISTANCE OF 35.26 FEET; THENCE S01°28'10"E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE RIGHT AT AN ANGLE OF 89°48'43", HAVING A RADIUS OF 25.00 FEET FOR A LENGTH OF 39.19 FEET, AND WHOSE CHORD BEARS S43°26'11"W FOR A DISTANCE OF 35.30 FEET; THENCE S01°28'10"E FOR A DISTANCE OF 190.00 FEET TO THE BEGINNING OF A CURVE; SAID CURVE TURNING TO THE LEFT AT AN ANGLE OF 89°48'43", HAVING A RADIUS OF 25.00 FEET FOR A LENGTH OF 39.19 FEET, AND WHOSE CHORD BEARS S46°22'32"E FOR A DISTANCE OF 35.30 FEET; THENCE S01°28'10"E FOR 50.00 FEET ; THENCE S88°43'07"W FOR A DISTANCE OF 6.16 FEET; THENCE S01°28'10"E FOR A DISTANCE OF 120.00 FEET; THENCE S88°43'07"W A DISTANCE OF 430.64 FEET; THENCE S01°25'12"E A DISTANCE OF 732.10 FEET TO A POINT ON THE SOUTH LINE OF SECTION 25; THENCE S88°43'07"W A DISTANCE OF 971.36 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 1,762,425.98 SQUARE FEET (40.46 ACRES), MORE OR LESS.





Location Map
Scale: 1"= 2000'
NORTH

NORTH
0 40' 80' 120'
Scale: 1"= 80'

OWNER:
Integrity Development Group, LLC
3768 South Elm Place
Broken Arrow, Oklahoma 74011
Phone: (918) 830-1440
idgtulsa@gmail.com

ENGINEER:
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2200 South Utica Place
Tulsa, Oklahoma, 74114
Phone: (918) 744-4270
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 5305, EXPIRES 6/30/2019
nicole.watts@kktarchitects.com

SURVEYOR:
Bennett Surveying, Inc.
P.O. Box 848
Chouteau, OK 74337
Phone: (918) 476-7484
OK CA NO. CA 4502, EXPIRES 6/30/2020
wade@bennettsurveying.com

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLAT DESIGNATED HEREIN AS 'WYNSTONE - PHASE 1' HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE CITY OF COWETA, OKLAHOMA, AS RELATED TO SAID REGULATIONS AND REQUIREMENTS THAT ARE SPECIFICALLY REQUIRED OF THE OWNER, OR OF THE ENGINEER, OR OF THE SURVEYOR.

KEITH JONES, MANAGING MEMBER
INTEGRITY DEVELOPMENT GROUP, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

A. NICOLE WATTS
OKLAHOMA REGISTERED PROFESSIONAL ENGINEER #21511
KKT ARCHITECTS, INC.
C.A. # 5305 , EXP. 6-30-2019

R. WADE BENNETT
OKLAHOMA REGISTERED LAND SURVEYOR #1556
BENNETT SURVEYING, INC.
C.A. #4502, EXP. 6-30-2020

REGISTERED PROFESSIONAL ENGINEER A. NICOLE WATTS 21511 OKLAHOMA 1/29/2019

REGISTERED PROFESSIONAL LAND SURVEYOR R. WADE BENNETT 1556 OKLAHOMA 2019

Line Data

LINE NO.	BEARING	DISTANCE
L1	S43°29'32"W	25.07'
L2	N88°43'07"E	29.16'
L3	N01°28'10"W	27.32'
L4	S43°29'32"W	25.06'