## OWNER: FINAL SUBDIVISION PLAT ARMORY, LLC **EAGLE POINT III** DAVE COCOLIN, MANAGER 4500 SOUTH CARNETT ROAD, SUITE 600 A tract of land located in the Northwest Quarter (NW/4) of Section Thirty-two (32) PHONE (918) 665-1900 PART OF SECTION 32, TOWNSH 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: NORTH, RANGE 15 EAST AN ADDITION TO WAGONER COUNTY, OKLAHOMA. POINT OF COMMENCEMENT NW CORNER SECTION 32 T-18-N. R-15-E Commencing at the NW corner of the NW/4 of Sec. 32, T-18-N, R-15-E, 1.8.&M; Thence S 01'07'17" E along the west line of sold NW/4 a distance of 123.0.79 feet to the Point of Beginning; Thence S 01'07'17" E a distance of 1411.03 feet to the SW corner of sold NW/4; Thence N 86'49'05" E a distance of 1319.93 feet to the SE corner of the SW/4 of sold NW/4; Thence N ENGINEER: **OLSSON ASSOCIATES** KEVIN VANOVER, P.E. NO. 20876 distance of 1319.93 feet to the SE corner of the SW/4 of said NW/4; Thence N 0110'09" W clong the east line of said SW/4 NW/4 a distance of 1321.87 feet; Thence along a curve to the right having a radius of 260.00 feet, a central angle of 25'00'13", a chord bearing of N 111'9'57" E, a chord length of 112.56 feet, for a distance of 113.46 feet; Thence N 23'50'04" E a distance of 103.46 feet; Thence often a curve to the right having a radius of 25.00 feet, a central angle of 85'34'24", a chord bearing of N 66'37'16" E, a chord length of 33.96 feet, for a distance of 37.34 feet; Thence N 19'24'28" E o distance of 60.00 feet; Thence olong a curve to the right having a radius of 370.00 feet, a central angle of 04'25'36", a chord bearing of N 68'22'44" W, a chard length of 28.58 feet, for a distance of 28.59 feet; Thence N 66'09'56" W a distance of 360.29 feet to the boundary of EAGLE POINT II, according to the recorded residential subdivision plat, thereof; Thence S 23'50'04" W (and along the boundary of said EAGLE POINT II until otherwise noted) a distance of 36'tog'56' E a distance of 56'09'56' E a distance of OK CA. No. 2483, EXPIRES 06/30/2019 1717 SOUTH BOULDER AVENUE, SUITE 608 TULSA, OK 74119 PHONE (918) 376-4294 NOVER@OLSSONASSO SURVEYOR: 25' FR/E BENCHMARK SURVEYING AND LAND SERVICES, INC. s 69.50°04," KEVIN NEWLUN, P.L.S. NO. 1289 OK C.A. No. 2235, EXPIRES 06/30/2011 otherwise noted) a distance of 30.00 feet; Thence S 66'09'55" E a distance of 94.94 feet; Thence S 23'50'04" W a distance of 367.44 feet; Thence S 88'50'04" W OWASSO, OK 74055 a distance of 555.37 feet; Thence N 81'09'56" W a distance of 305.80 feet; Thence S 88'50'04" W a distance of 148.04 feet to the Point of Beginning, and containing PHONE (918) 274-9081 E-MAIL: BENCHMARK@ATLASOK.COM **EAGLE POINT II** PLAT LEGEND ZONING REQUIREMENTS 555.37 S 88"50'04"W 122.25' 11 UE 161.80' 107.50 Curve Toble EXISTING PROPERTY LINE CURRENT ZONING RS.1 MIN. LOT FRONTAGE: 100.00' MIN. LOT AREA: 22,500 S.F. MIN. FRONT BUILDING SETBACK: 35.00' Curve # Length Radius Delta PROPOSED PROPERTY LINE 34,317 S.F. 51302 LBA 17 PPE LBADER DRAFE 39.27 25.00 90'00'00" PROPOSED EASEMENT LINE C2 37.34 25.00 85'34'24" 83.85 320.00 15'00'48" 25,418 S.F. 21115 LEX 12 PAGE UNDERDRIVE EXISTING EASEMENT LINE 25,112 S.F. (2) 21009 N. 127 PPE UNDERDOVE 22,600 S.F. 21033 ath, 12 P.P.E. UNDER ORIVE 22,500 S.F. 2 21025 22,500 S.F. ( C4 113.46 260.00 25'00'13" LINCERDIEVE PROPOSED BUILDING SETBACK LINE 50,00' RIGHT-OF-WAY DEDICATION BY PLAT C5 55.80 320.00 09'59'25" 28,155 S.F. 15310 MC 12 PPE UNDER DRIVE 35' S/B 25.00 90'00'13" C6 39.27 PROPOSED BLOCK NUMBER 100.00 **ACKNOWLEDGEMENTS** C7 39.27 25.00 89'59'47 EAST 113TH STREET SOUTH 23 PROPOSED LOT NUMBER C8 39.25 25.00 89'57'21" THIS PLAT HAS BEEN PREPARED IN (PROPOSED LOT AREA) (LOT ADDRESS) CCORDANCE WITH ALL OF THE REGULATION: NO REQUIREMENTS OF WAGONER COUNTY C9 39.29 25.00 90°02'39" 15 27,163 S.F. 11318 MN 17 FEE UNDERDONNE 39.251 25.000 89'57'21" C10 LNA LIMITS OF NO ACCESS 41 40 C11 18.69 25.00 42'50'00" BUILDING SETBACK C12 47.11 50.00 53'59'03" UTILITY EASEMENT C13 28.93 50.00 33'08'52" 22,500 8.F 21028 MNL 12 PSF RESTRICTED WATERLINE EASEMENT 22,500 S.F. 21020 C14 33.30 50.00 38'09'28" STORMWATER DRAINAGE EASEMENT 39 22,503 S.F., 11312 MAL 12\*PAPE UNDER ORATE 42 43.92 C15 50.00 5019'58" C16 18.69 25.00 42'50'00" PLAT DATA EAST 113th PLACE SOUTH UNPLATTED C17 39.27 25.00 90'00'00 176.61 SUBDIVISION CONTAINS 54 LOTS ON 1 BLOCK C18 39.27 25.00 90'00'00" 38 22,510 S.F. 11320 MHL 12 PAPE UNDER DRIVE 43 hir (IIE & S/E C19 39.27 25.00 90'00'00" **TOTAL AREA 43.7 ACRES** 25.00 90'00'00" C20 39.27 THE BEARING BASE FOR THIS PLAT IS THE OKLAHOMA STATE 22,500 S.F. 21021 MAL 12 PAPE UNDER DRIVE 22,600 S.F. 21029 C21 39,29 25.00 90'02'39" C22 39.25 25.00 89'57'21" 37 23,708 S.F. 11328 MR. IS PIPE UNDERDANG 25.00 42'50'00" C23 18.69 R 15 E 10.00' RWD No. 4 EASEMENT -22,600 S.F. 11342 HAN 15 PIPE UNDER DRIVE 50,00 46'46'48" 100.00 C24 40.82 EAST 114th STREET SOUTH 571.00' S 88 50'04" W C25 31,18 50.00 3573'00" 11' U/E 176.74'-17.00' N 88'50'04' 11' U/E C26 29.22 50.00 33'28'14" 19 22,500 S.F. 11404 HIN 18 PRFE UNDER ORSYS C27 42.75 50.00 48'59'13" 35' U/E & S/I 50.00 3119'12" C28 -27.33 E. 111th STREET S. 27.98 50.00 32'03'50 C29 28 29 20 22,500 S.F. 11412 MR. 24 PEPE UNDER ORIVE C30 32.56 50.00 3718'50" C31 18.69 25.00 42'50'00" C32 18,69 25.00 42'50'00 C33 39.25 25.00 89'95'60" - 110.0<u>0' -</u> -129.72 C34 72.75 50.00 83'22'09" RESERVE & 50.00 92"15"12" C35 80.51 AREA 'B' C36 18.69 25.00 42'50'00" NO DIE & DIE RESERVE C37 27.13 25.00 62"10"55" MIN. 18" PRPE UNDER DRIVE 33 22,716 S.F 11426 E. 121st STREET S. C38 30.82 50.00 3519'16\* C39 49.13 50.00 56"8'14" 21 23,942 S.F 11438 50.00 3316'32" 29.04 102.35 50.00 11716'53" C41 50.00' RIGHT-OF-WAY DEDICATION BY PLAT 23 23,162 S.F. 11453 U.S. 12 PSE UNDER DRIVE C42 28.59 370.00 04'25'36" 23,773 S.F. 11442 C43 126.56 290.00 25'00'14" LOCATION MAP UNPLATTED UNPLATTED HRAY BOOK 2009 / PAGE 422 EAGLE POINT I SCALE: 1"=2000" UNPLATTED MARCH 09, 2018