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SURVEYOR:
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FINAL SUBDIVISION PLAT

EAGLE POINT III

PART OF SECTION 32, TOWNSHIP 18 NORTH, RANGE 15 EAST AN ADDITION TO WAGONER COUNTY, OKLAHOMA.

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter (NW/4) of Section Thirty-two (32) 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 NW corner of the NW/4 of Sec. 32, T-18-N, R-15-E, I.B.&M.; Thence S 01°07'17" E along the west line of said NW/4 a distance of 1230.79 feet to the Point of Beginning; Thence S 01°07'17" E a distance of 1411.03 feet to the SW corner of said NW/4; Thence N 88°49'05" E a distance of 1319.93 feet to the SE corner of the SW/4 of said NW/4; Thence N 01°10'09" W along 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 11°19'57" 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 along 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 a distance of 60.00 feet; Thence along 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 chord 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 30.00 feet; Thence S 86°09'56" 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 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 43.700 acres, more or less.

PLAT LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED BLOCK NUMBER
- 1 23 PROPOSED LOT NUMBER (PROPOSED LOT AREA) (LOT ADDRESS)
- LNA LIMITS OF NO ACCESS
- S/B BUILDING SETBACK
- U/E UTILITY EASEMENT
- W/E RESTRICTED WATERLINE EASEMENT
- D/E STORMWATER DRAINAGE EASEMENT

ZONING REQUIREMENTS

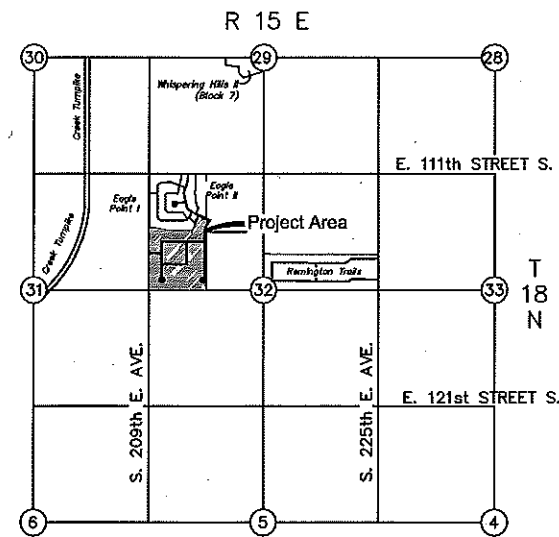
CURRENT ZONING: RS-1
 MIN. LOT FRONTAGE: 100.00'
 MIN. LOT AREA: 22,500 S.F.
 MIN. FRONT BUILDING SETBACK: 35.00'

ACKNOWLEDGEMENTS

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH ALL OF THE REGULATIONS AND REQUIREMENTS OF WAGONER COUNTY

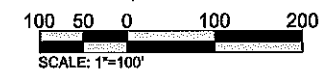
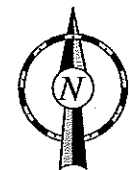
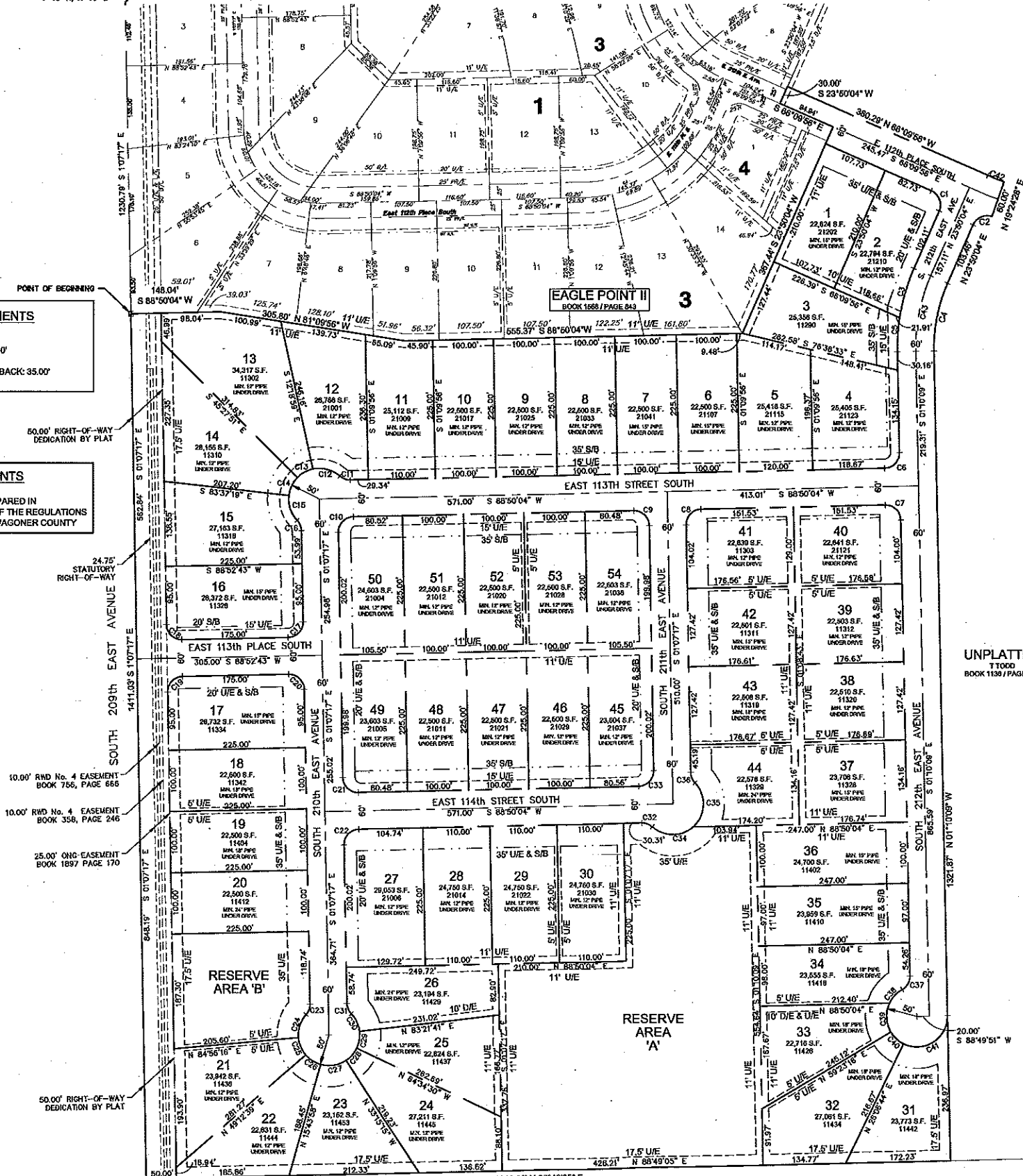
PLAT DATA

SUBDIVISION CONTAINS 54 LOTS ON 1 BLOCK
 TOTAL AREA 43.7 ACRES
 THE BEARING BASE FOR THIS PLAT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE



LOCATION MAP

SCALE: 1"=2000'



Curve Table			
Curve #	Length	Radius	Delta
C1	39.27	25.00	90°00'00"
C2	37.34	25.00	85°34'24"
C3	83.85	320.00	15°00'48"
C4	113.46	260.00	25°00'13"
C5	55.80	320.00	09°59'25"
C6	39.27	25.00	90°00'13"
C7	39.27	25.00	89°59'47"
C8	39.25	25.00	89°57'21"
C9	39.29	25.00	90°02'39"
C10	39.251	25.000	89°57'21"
C11	18.69	25.00	42°50'00"
C12	47.11	50.00	63°59'03"
C13	28.93	50.00	33°08'52"
C14	33.30	50.00	38°08'28"
C15	43.92	50.00	50°19'58"
C16	18.69	25.00	42°50'00"
C17	39.27	25.00	90°00'00"
C18	39.27	25.00	90°00'00"
C19	39.27	25.00	90°00'00"
C20	39.27	25.00	90°00'00"
C21	39.29	25.00	90°02'39"
C22	39.25	25.00	89°57'21"
C23	18.69	25.00	42°50'00"
C24	40.82	50.00	46°46'48"
C25	31.18	50.00	35°73'00"
C26	29.22	50.00	33°28'14"
C27	42.75	50.00	48°59'13"
C28	27.33	50.00	31°19'12"
C29	27.98	50.00	32°03'50"
C30	32.56	50.00	37°18'50"
C31	18.69	25.00	42°50'00"
C32	18.69	25.00	42°50'00"
C33	39.25	25.00	89°58'60"
C34	72.75	50.00	83°22'09"
C35	80.51	50.00	92°15'12"
C36	18.69	25.00	42°50'00"
C37	27.13	25.00	62°10'55"
C38	30.82	50.00	35°19'16"
C39	49.13	50.00	56°18'14"
C40	29.04	50.00	33°16'32"
C41	102.35	50.00	117°16'53"
C42	28.59	370.00	04°25'36"
C43	126.56	290.00	25°00'14"

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