

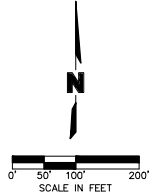
PRELIMINARY SUBDIVISION PLAT EAGLE POINT IV

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

OWNER:
ARMORY, LLC
DAVE COCCUIN, MANAGER
4500 SOUTH GARNETT ROAD, SUITE 600
TULSA, OK 74146
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ENGINEER:
OLSSON
KIM JACKSON, P.E., NO. 29812
OK C.A. No. 2483, EXPIRES 06/30/2019
1717 SOUTH BOULDER AVENUE, SUITE 600
TULSA, OK 74119
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E-MAIL: KJACKSON@OLSSON.COM

SURVEYOR:
OLSSON
NIC SCHRADER, P.L.S., NO. 1898
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PLAT LEGEND

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

PLAT DATA

SUBDIVISION CONTAINS 54 LOTS, 1 BLOCK, & 2 RESERVES
TOTAL AREA 43,082.3 ACRES
THE BEARING BASE FOR THIS PLAT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE

UTILITY PROVIDERS

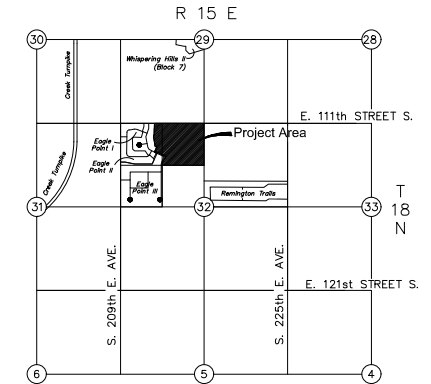
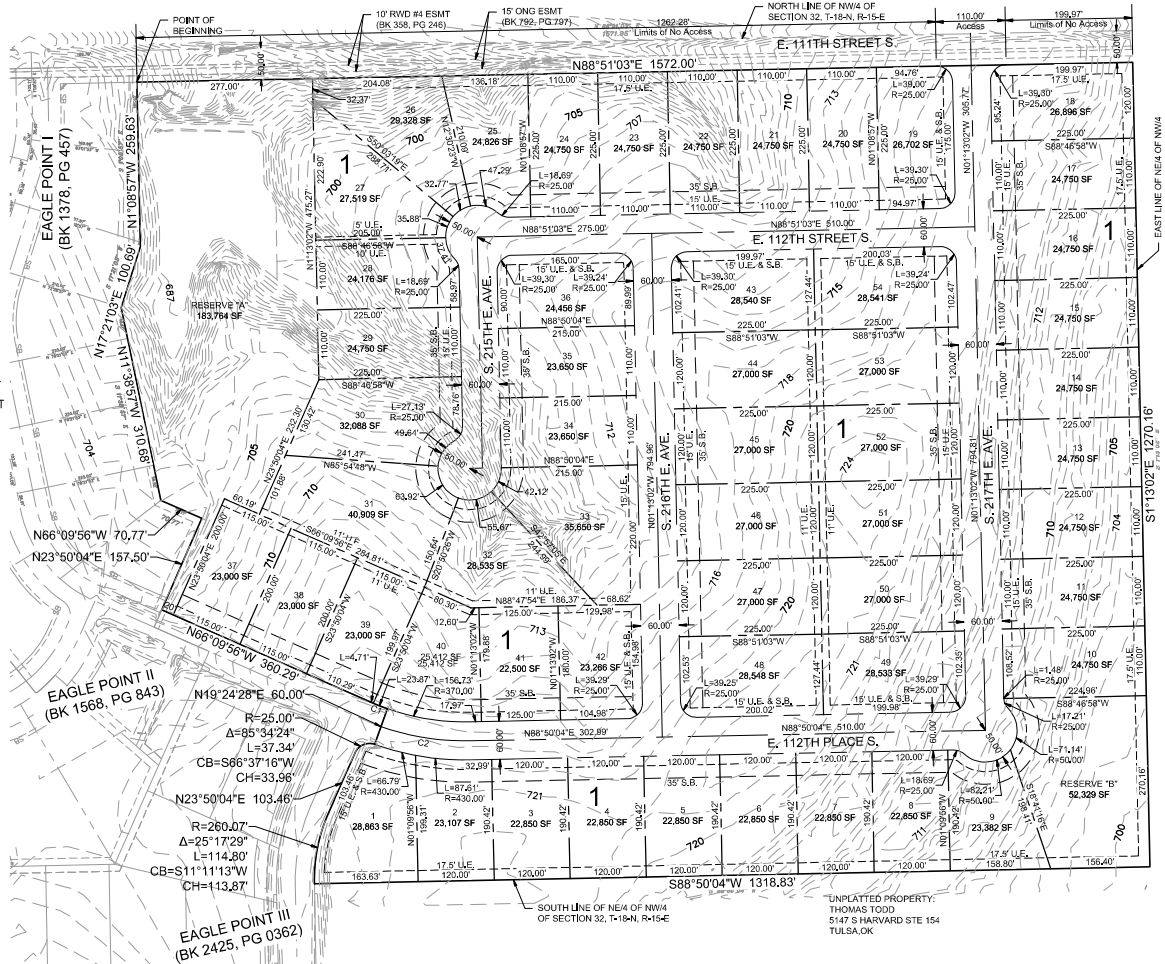
WATER - RURAL WATER DISTRICT #4
SEWER - RURAL WATER DISTRICT #4
NATURAL GAS - OKLAHOMA NATURAL GAS ELECTRIC - PUBLIC SERVICE COMPANY OF OKLAHOMA
TELEPHONE - WINDSTREAM

ZONING REQUIREMENTS

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

ACKNOWLEDGEMENTS

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



LOCATION MAP

SCALE: 1"=2000'

LEGAL DESCRIPTION:

A tract of land lying in the North Half of the Northwest Quarter of Section 32, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma being more particularly described as follows:

BEGINNING at the northeast corner of Lot 1, Block 1 of Eagle Point Subdivision (BK 1378, PG 457); THENCE N 88°51'03"E a distance of 1572.00 feet; THENCE S 01°13'02"E a distance of 1270.36 feet; THENCE S 88°50'04"W a distance of 1316.83 feet to a point on a non tangent curve to the right; THENCE northeasterly along said non tangent curve to the right having a radius of 260.07 feet (said curve subtended by a chord which bears S 11°11'13" W a distance of 113.87 feet) for an arc distance of 114.80 feet to a point of tangency; THENCE N 23°50'04"E a distance of 103.46 feet to a point on a tangent curve to the right; THENCE northeasterly along said non tangent curve to the right having a radius of 25.00 feet (said curve subtended by a chord which bears S 66°37'15" W a distance of 33.96 feet) for an arc distance of 37.34 feet; THENCE N 19°24'28"E a distance of 60.00 feet to a point on a non tangent curve to the right; THENCE northeasterly along said non tangent curve to the right having a radius of 370.00 feet (said curve subtended by a chord which bears N 68°48'57" W a distance of 23.87 feet) for an arc distance of 23.87 feet to a point of tangency; THENCE N 66°09'56"W a distance of 360.29 feet; THENCE N 23°50'04"E a distance of 157.50 feet; THENCE N 66°09'56"W a distance of 70.77 feet; THENCE N 11°38'57"W a distance of 310.68 feet; THENCE N 17°21'03"W a distance of 100.69 feet; THENCE N 01°08'57"E a distance of 256.63 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 1,676,664,124 square feet or 42,282.3 acres, more or less.

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	28.59	370.00	04°25'36"	S 68°22'55"E
C2	143.63	400.00	20°34'24"	S 80°52'44"E

