Doc # 2022-8643 B: 2600 P: 0316
06/01/2022 09:52:50 AM Pg: 1 of Pgs: 4
Fee: $ 52.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

FINAL 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 COCOLIN, MANAGER
PO BOX 472106
TULSA, OK 74147
PHONE (918) 629-9671
E-MAIL: DAVE@PARADIGMTULSA.COM

ENGINEER:
OLSSON, INC.
AUSTIN MAYES, PE
OK.C.A. No. 2483 (PE/LS)
EXPIRES JUNE30, 2023
1717 S. BOULDER AVE., STE 600
TULSA, OK 74119
918-376-4194
EMAIL: AMAYES@OLSSON.COM

SURVEYOR:
OLSSON, INC.
BRANDON P. HOLLAND, PLS
OK.C.A. No. 2483 (PE/LS)
EXPIRES JUNE 30, 2023
11600 BROADWAY EXTENSION
SUITE 300
OKLAHOMA CITY, OK
405-242-6600
EMAIL: BHOLLAND@OLSSON.COM

ACKNOWLEDGMENTS BY THE OWNER, SURVEYOR AND ENGINEER THAT THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF WAGONER COUNTY

N

0' 50' 100' 200'
SCALE IN FEET

POINT OF COMMENCEMENT
NW COR.
SEC 32, T18N, R15E
FOUND 5/8" REBAR
8" DEEP

POINT OF BEGINNING

N88°51'03"E 1063.50'

50' ROW DEDICATED BY THIS PLAT

10' RWD #4 ESMT (BK 358, PG 246)

15' ONG ESMT (BK 792, PG 797)

1261.94' Limits of No Access

110.00' Access

200.00' Limits of No Access

N88°51'03"E 1571.95'

NORTH LINE OF NW/4 OF SECTION 32, T-18-N, R-15-E

NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) SECTION 32 T18N R15E FOUND 3/8" REBAR UNREADABLE CAP

E. 111TH STREET S.

EAGLE POINT I (BK 1378, PG 467)

N1°08'57"W 309.63'

N17°21'03"E 100.69'

N14°38'57"W 316.68'

N66°09'56"W 70.77'

N23°50'04"E 157.50'

N66°09'56"W 360.29'

EAGLE POINT II (BK 1568, PG 843)

N19°24'28"E 60.00'

N23°50'04"E 103.46'

N1°10'09"W 1.34'

EAGLE POINT III (BK 2425, PG 0362)

RESERVE "A" 183,764 SF L.E. & D.E.

S. 216TH E. AVE.

S. 217TH E. AVE.

E. 112TH STREET S.

E. 112TH PLACE S.

N88°51'03"E 510.00'

N88°50'04"E 302.99'

N88°50'04"E 510.00'

S88°50'04"W 1318.83'

17.5' U.E.

SOUTHLINE OF NE/4 OF NW/4 OF SECTION 32, T-18-N, R-15-E

SOUTH BROOK DOC.# 021-17020 (BK 2731, PG 0482)

CENTER OF SECTION 32 T18N R15E FOUND 3/8" REBAR UNREADABLE CAP

EAST LINE OF NE/4 OF NW/4 OF SECTION 32, T-18-N, R-15-E

S1°13'09"E 1320.16'

S1°13'02"E 1320.16'

RESERVE "B" 38,741 SF U.E. & D.E.

ADJACENT PROPERTY LEGEND

#	Wagoner County Parcel No. Owner/Mailing Address
1	730089087 Armory, LLC PO Box 472106 Tulsa, OK 74147
2	730089088 Armory, LLC PO Box 472106 Tulsa, OK 74147
3	730089089 Admire Homes, LLC PO Box 141375 Broken Arrow, OK 74014
4	730075052 Tracy and Lori Barranco 21194 East 112 Place South Broken Arrow, OK 74104
5	730075038 Michael and Sheryl West 11273 S. 212 East Avenue Broken Arrow, OK 74104
6	730075037 Charles and Erynn Cole 11233 S 212 East Avenue Broken Arrow, OK 74104
7	730075036 Nicholas and Lauren Smith 11207 S. 212 East Avenue Broken Arrow, OK 74104
8	730075035 Randall and Renee McIntyre 11189 S. 212 East Avenue Broken Arrow, OK 74104
9	730075034 Randall and Renee McIntyre 11189 S. 212 East Avenue Broken Arrow, OK 74104
10	730075033 David and Tonya Boyle 11149 S. 212 East Avenue Broken Arrow, OK 74104
11	730075032 Timothy and Cynthia Erandt 11123 S. 212 East Avenue Broken Arrow, OK 74104
12	730075041 Matthew Zek 11109 S. 212 East Avenue Broken Arrow, OK 74104
13	730006984 Sherry Schneider 3104 North Oak Avenue Broken Arrow, OK 74012
14	730006390 Church of Christ at Whispering Hill 21349 E. 111 Street South Broken Arrow, OK 74012
15	730068642 Church of Christ at Whispering Hill 21349 E. 111 Street South Broken Arrow, OK 74012
16	730006387 Adam and Melissa Dorsey 11631 S. 209 East Avenue Broken Arrow, OK 74012
17	730006389 Sally Roberson 21405 East 111 Street South Broken Arrow, OK 74012
18	730071480 Timbercreek Real Estate Development, LLC Michael Haselloop, Agent 3208 West Tucson Court Broken Arrow, OK 74012

P.AT DATA

SUBDIVISION CONTAINS 53 LOTS, 1 BLOCK, & 2 RESERVES

TOTAL AREA 44.6866 ACRES

THE BASIS OF BEARING FOR THIS PLAT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD-83)

UTILITY PROVIDERS

WATER
WAGONER COUNTY RWD #4
9816 S. 239th East Ave.
Broken Arrow, OK
918-258-2331
Rick Lang
rlang@wagonerrwd4.com

NATURAL GAS
OKLAHOMA NATURAL GAS
5848 E. 15th St.
Tulsa, OK
918-831-8251
Kymberly Vossler
Kymberly.Vossler@onegas.com

ELECTRIC
PUBLIC SERVICE COMPANY OF OKLAHOMA
5223 S. Garnett Road
Tulsa, OK 74146-5902
918-520-4670
Paul F. Espinoza
pespinoza@aep.com

TELEPHONE
WINDSTREAM
1814 W Tacoma St.
Broken Arrow, OK 74012
918-403-9838
Johnnie Patton
Johnnie.Patton@windsream.com

COX COMMUNICATIONS
11811 E. 51st St.
Tulsa, OK 74146
918-286-4686
Angela Hughes
angela.hughes@cox.com

ZONING REQUIREMENTS

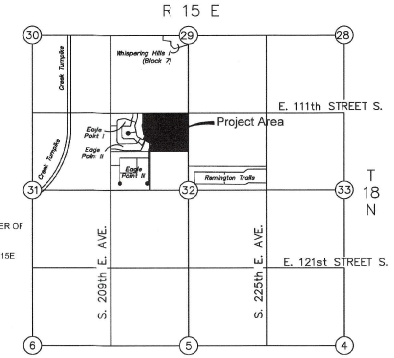
CURRENT ZONING: RS-22.5
MIN. LOT FRONTAGE: 120.00'
MIN. LOT AREA: 22,500 S.F.
MIN. FRONT BUILDING SETBACK: 35.00'
MIN. REAR BUILDING SETBACK: 30.00'
MIN. SIDE YARD ADJACENT TO OTHER PARCELS: 7.00'
MIN. SIDE YARD ADJACENT TO RIGHT OF WAY: 30.00'

ACKNOWLEDGEMENTS

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

PLC3-237B

R 15 E



LOCATION MAP

SCALE: 1"=2000'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	113.46'	260.00'	N11°19'57"E	112.58'	025°00'13"
C2	37.34'	25.00'	N66°37'16"E	33.96'	085°34'24"
C3	143.83'	400.00'	S80°52'44"E	142.86'	020°34'24"
C4	141.72'	370.00'	S80°11'34"E	140.86'	021°56'45"
C5	87.61'	430.00'	S85°19'43"E	87.46'	011°40'26"
C6	39.29'	25.00'	N43°48'31"E	35.37'	090°03'06"
C7	39.25'	25.00'	S46°11'29"E	35.34'	089°56'54"
C8	18.69'	25.00'	N59°44'56"W	18.26'	042°50'00"
C9	80.22'	50.00'	N85°42'23"E	71.89'	091°55'22"
C10	18.69'	25.00'	S22°38'02"E	18.26'	042°50'00"
C11	39.29'	25.00'	N43°48'31"E	35.37'	090°03'06"
C12	39.24'	25.00'	N46°11'00"W	35.33'	089°55'55"
C13	39.30'	25.00'	N43°49'00"E	35.38'	090°04'05"
C14	39.00'	25.00'	N45°54'20"W	35.16'	089°22'22"
C15	39.30'	25.00'	S43°49'00"W	35.38'	090°04'05"
C16	39.30'	25.00'	S43°49'00"W	35.38'	090°04'05"
C17	39.24'	25.00'	N46°11'00"W	35.33'	089°55'55"
C18	18.69'	25.00'	S69°43'57"E	18.26'	042°50'00"
C19	80.06'	50.00'	S35°48'52"W	71.78'	091°44'22"
C20	7.22'	25.00'	N9°29'22"W	7.19'	016°32'41"
C21	39.30'	25.00'	S43°49'00"W	35.38'	090°04'05"
C22	27.13'	25.00'	N29°52'25"E	25.82'	032°10'55"
C23	60.52'	50.00'	S46°59'05"E	56.89'	039°21'06"
C24	28.59'	370.00'	N58°22'44"W	28.58'	004°25'36"

PLAT LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- 1 — PROPOSED BLOCK NUMBER
- 23 / 10,365 S.F. / 11248 — PROPOSED LOT NUMBER (PROPOSED LOT AREA) (LOT ADDRESS)
- W.E. — RESTRICTED WATERLINE EASEMENT
- D.E. — STORMWATER DRAINAGE EASEMENT
- L.N.A. — LIMITS OF NO ACCESS
- S.B. — BUILDING SETBACK
- U.E. — UTILITY EASEMENT

EAGLE POINT IV
MARCH 28, 2022
SHEET 1 OF 4