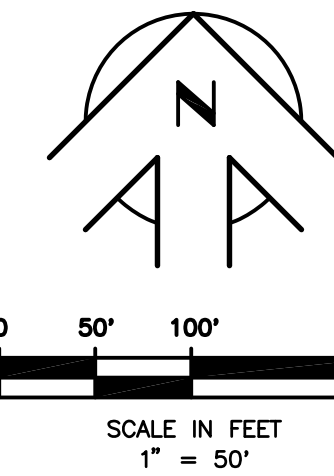


PRELIMINARY PLAT
MAGNOLIA RIDGE
PHASE II

PART OF THE SE/4 OF SECTION 23, T-21-N, R-13-E,
OF THE INDIAN BASE AND MERIDIAN
TULSA COUNTY, STATE OF OKLAHOMA

ZONED: RS
ADDITION HAS 57 LOTS IN 4 BLOCKS AND 1 RESERVE
ALL CONTAINED IN 13.92 ACRES MORE OR LESS



SUBDIVISION CONTAINS 57 LOTS IN 4 BLOCKS
AND 1 RESERVE AREA
TOTAL AREA: 14.78 ACRES
ZONED: RS

BEARING BASE: STATE PLANE GRID BEARINGS (NAD 83, OK N. STATE PLANE)
THE REFERENCE BEARING IS THE SOUTH BOUNDARY LINE BEING S 88°41'42" W
ALL CORNERS ARE MONUMENTED WITH 3/8" IRON PINS

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-THREE (23) OF TOWNSHIP TWENTY-ONE (21) NORTH AND RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SW CORNER OF THE SE/4 OF SEC. 23, T-21-N, R-13-E, I.B.&M.; THENCE N 01°25'11" W ALONG THE WEST LINE OF SAID SE/4 A DISTANCE OF 1316.67 FEET TO THE POINT OF BEGINNING; THENCE N 01°25'11" W A DISTANCE OF 600.00 FEET; THENCE N 88°48'00" E A DISTANCE OF 133.72 FEET; THENCE N 01°18'18" W A DISTANCE OF 19.91 FEET; THENCE N 88°41'42" E A DISTANCE OF 790.00 FEET; THENCE S 01°18'18" E A DISTANCE OF 117.26 FEET; THENCE N 89°12'56" E A DISTANCE OF 91.75 FEET; THENCE S 00°57'44" E A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 109°09'51", A CHORD LENGTH OF 89.64 FEET, A CHORD BEARING OF S 20°13'38" E FOR A DISTANCE OF 104.79 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 35°39'33", A CHORD LENGTH OF 15.31 FEET, A CHORD BEARING OF S 16°31'31" W FOR A DISTANCE OF 39.19 FEET; THENCE S 01°18'18" E A DISTANCE OF 198.92 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°28'44", A CHORD LENGTH OF 35.19 FEET, A CHORD BEARING OF S 46°02'38" W FOR A DISTANCE OF 39.04 FEET; THENCE N 89°13'00" E A DISTANCE OF 50.42 FEET; THENCE N 89°13'00" E A DISTANCE OF 82.74 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 49.75 FEET, A CENTRAL ANGLE OF 00°11'45", A CHORD LENGTH OF 17.00 FEET, A CHORD BEARING OF N 89°08'08" E FOR A DISTANCE OF 17.00 FEET; THENCE S 00°57'44" E A DISTANCE OF 50.00 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°49'16", A CHORD LENGTH OF 35.30 FEET, A CHORD BEARING OF S 44°07'38" W FOR A DISTANCE OF 39.19 FEET; THENCE S 89°13'00" W A DISTANCE OF 50.00 FEET; THENCE S 00°47'00" E A DISTANCE OF 78.40 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 03°15'04", A CHORD LENGTH OF 26.95 FEET, A CHORD BEARING OF S 00°50'32" W FOR A DISTANCE OF 26.95 FEET; THENCE S 88°47'57" W A DISTANCE OF 1044.65 FEET TO THE POINT OF BEGINNING, AND CONTAINING 13.92 ACRES, MORE OR LESS.
BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

BENCHMARK:

TOP OF FOUND BRASS CAP AT THE SW
CORNER OF SECTION 23, T-21-N, R-13-E.
DATUM: NGVD 29 ELEVATION = 666.90

SITE DATA

EXISTING ZONING	- RS
PROPOSED USE	- SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE	- AGRICULTURE
TOTAL ACREAGE	- 13.92 ACRE
TOTAL NUMBER OF LOTS	- 57 LOTS
DENSITY	- 4.10 LOTS/ACRE
AVERAGE LOT SIZE	- 8,121 SF
SMALLEST LOT SIZE	- 7,800 SF
LARGEST LOT SIZE	- 10,400 SF
RESERVE AREAS	- 1 RESERVE AREA

LEGEND

---	PROPOSED BOUNDARY
---	PROPOSED ROW
---	PROPOSED LOT LINE
---	PROPOSED BUILDING LINE
---	PROPOSED EASEMENT
---	ADJACENT LOT LINE
---	PROPOSED CENTER LINE

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

THE CULVERT NOTATIONS REPRESENT THE MINIMUM SIZE OF SMOOTH HOPE PIPES OR SMOOTH PVC PIPES OR SMOOTH STEEL PIPES REQUIRED FOR PROPER DRAINAGE.

THE RESPECTIVE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR CONSTRUCTING A SIDEWALK ACROSS THE FRONT OF THE LOT AS REQUIRED BY THE TULSA COUNTY BOARD OF COUNTY COMMISSIONERS.

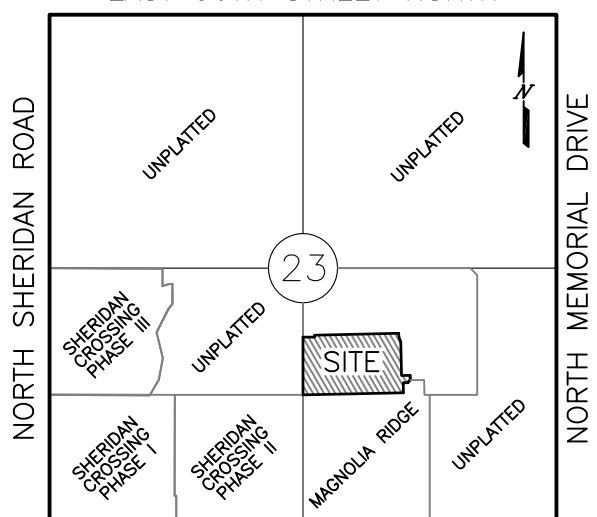
GENERAL NOTES:

1. WATER SERVICE. POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.3, WASHINGTON COUNTY.
2. SANITARY SEWER DISPOSAL. SEWAGE DISPOSAL SERVICE SHALL BE PURCHASED AND PROVIDED BY THE CITY OF OWASSO OR ITS ASSIGNEES.
3. STORMWATER DETENTION. DETENTION PROVIDED ON-SITE DETENTION FACILITY.

PRELIMINARY PLAT
MAGNOLIA RIDGE PHASE II
JUNE 24, 2020
SHEET 1 of 2

R 13 E

EAST 96TH STREET NORTH



T
21
N

SECTION 23
TULSA COUNTY

LOCATION MAP

SCALE: 1"=2000'

AVIGATION NOTICE

Notice is hereby given that owners and users of aircraft of all types operate on a frequent basis in the airspace above this plat of land. Said aircraft, when operated in a lawful manner, are allowed free and unobstructed passage in the airspace on, upon, over, across, adjacent to, above and in the vicinity of the plat of land. The lawful operation of aircraft is know to generate noise, vibrations, and other effects as may be inherent in the operation of or flight or passage in and through said airspace which results directly or indirectly from the operations of aircraft or the airport, now and in the future, including but not limited to, ground and flight operations of aircraft at, over on or in the vicinity of the airport, and regardless of whether arriving, departing, maneuvering, or en route, and it must be further recognized that all such operation may increase in the future.

Notice is also give that rules and regulations defined in Federal Aviation Regulations (FARs), include but not limited to FAR Part 77, may include the height of buildings, structures, poles, trees or other objects whether natural or otherwise, located or to be located on property within this plat of land and may require, prior to construction, the submission of an applications as may be required by the Federal Aviation Administrations to ensure that the safe operation of aircraft is not impacted by said object.

ENGINEER:

KELLOGG ENGINEERING, INC.

6755 SOUTH 4060 ROAD
TALALA, OKLAHOMA 74080
PHONE: (918) 275-4080
FAX: (918) 275-7171
EMAIL: kelloggengineering@totelcsi.com
CERT. OF AUTHORIZATION NO. 2788
RENEWAL DATE: JUNE 30, 2021

SURVEYOR:

BENCHMARK SURVEYING
AND LAND SERVICES, INC.

P.O. BOX 1078
OWASSO, OKLAHOMA 74055
PHONE: (918) 274-9081
FAX: (918) 274-0807
EMAIL: benchmark@atlasok.com
CERT. OF AUTHORIZATION NO. 2235
RENEWAL DATE: JUNE 30, 2018

OWNER/DEVELOPER:

K&S DEVELOPMENTS, INC.

12150 E. 96TH ST. N., SUITE 200
OWASSO, OKLAHOMA 74055
PHONE: (918) 274-0406
EMAIL: brian@simmonsourtis.com



CURVE TABLE					
CURVE NUMBER	L	R	Cb	Ch	D
C-1	104.79'	55.00'	S 20°13'38" E	89.64'	109°09'51"
C-2	15.56'	25.00'	S 16°31'31" W	15.31'	35°39'33"
C-3	39.04'	25.00'	S 46°02'38" W	35.19'	89°28'44"
C-4	17.00'	4975.00'	N 89°08'08" E	17.00'	00°11'45"
C-5	39.19'	25.00'	S 44°07'38" W	35.30'	89°49'16"
C-6	26.95'	475.00'	S 00°50'32" W	26.95'	03°15'04"

ACC
B/C
D/E
LNA
RA
R/W
U/E
F/E
L/F
A/E

ACCESS PERMITTED
BUILDING SETBACK LINE
DRAINAGE EASEMENT
LIMITS OF NO ACCESS
RESERVE AREA
RIGHT-OF-WAY
UTILITY EASEMENT
FENCE EASEMENT
LANDSCAPE EASEMENT
ACCESS EASEMENT

CONCEPTUAL PLAN
MAGNOLIA RIDGE PHASE II
JUNE 24, 2020