

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

INCOG - 2 West 2<sup>nd</sup> Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

[www.tmapc.org](http://www.tmapc.org)

**SUBDIVISION PLAT**       **MINOR SUBDIVISION PLAT**

**APPLICATION INFORMATION**

RECEIVED BY: NK DATE FILED: 01/30/2020 PLAT NAME: Sheridan Crossing Phase IV

CITY  COUNTY REFERRAL CITIES: Owasso

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	<u>2/20/20</u>	ZONING/PUD/CO CASE:	<u>CZ-423</u>
		TMAPC DATE:	
TMAPC:	<u>3/4/20</u>	BOA CASE:	
		BOA DATE:	

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: The East Side of N. Sheridan Rd. between E. 86<sup>th</sup> St. N. and E 96<sup>th</sup>s St. N. TRACT SIZE: 44.11 + acres

LEGAL DESCRIPTION: See Attached

PRESENT USE: Vacant PRESENT ZONING: RE T-R-S: 21-13-23 COUNCIL DISTRICT: \_\_\_\_\_ CO COMM DISTRICT: NO. 1

WATER SUPPLY: RWD#3 Washington County SANITARY SEWER: Individual On-Site DEQ Approved Aerobic System

ELECTRIC: PSO GAS: ONG PHONE: AT&T TV: COX SCHOOL DISTRICT: Owasso Public School

**INFORMATION ABOUT YOUR PROPOSAL**

PROPOSED USE: Single Family Residential

PROPOSED ZONING RE LOTS PROPOSED: 46 BLOCKS PROPOSED: 8

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Kellogg Engineering Inc.</u>	NAME <u>86<sup>th</sup> Properties LLC.</u>
ADDRESS <u>6755 S. 4060 Road</u>	ADDRESS <u>P.O. Box 10560</u>
CITY, ST, ZIP <u>Talala, OK 74080</u>	CITY, ST, ZIP <u>Fayetteville, AR 72703</u>
DAYTIME PHONE <u>(918) 275-4080</u>	DAYTIME PHONE <u>(918) 342-0840</u>
EMAIL <u>kelloggengineering@totalcsi.com</u>	EMAIL <u>bjgreen347@msn.com</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>[Signature]</u> Agent <u>01/20/2020</u>	

DOES OWNER CONSENT TO THIS APPLICATION  YES  NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Agent / Engineer

APPLICATION FEES (Make checks payable to INCOG)		PRELIMINARY PLAT DISPOSITION
PRELIMINARY PLAT FEE:	\$1,200	TMAPC ACTION: <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
FINAL PLAT FEE:	\$900	DATE/VOTE:
MINOR PLAT FEE:	\$650	CONDITIONS:
<b>TOTAL AMOUNT DUE:</b>	<b>\$1,200.00</b>	
RECEIPT NUMBER: <u>232334</u>		

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

**SUBMITTAL REQUIREMENTS:**

Checklists for all submittals are available at [www.tmapc.org](http://www.tmapc.org)

**Preliminary Plats** – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan

**Draft Final Plats** – 4 folded full-size copies & PDF

**Final Plats for Signatures** – 8-10 rolled full-size copies, fully executed by owner, surveyor, and engineer

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**SUBDIVISION PRE-APPLICATION REVIEW**

**PROJECT INFORMATION**

Subdivision Location: The East Side of N. Sheridan Rd. between E. 86th St. N. and E 96ths St. N.

Acreage: 44.11 Number of Lots: 46 Project Name: Sheridan Crossing Phase IV

Owner of Property: 86<sup>th</sup> Properties LLC

Person Requesting Review: Kellogg Engineering Inc. Date: 01/30/2020

**COMPREHENSIVE PLAN STATUS**

LAND USE DESIGNATION: Residential Single Family GROWTH OR STABILITY DESIGNATION: \_\_\_\_\_

The property  CONFORMS [  ] DOES NOT CONFORM to the Major Street and Highway Plan.

**ZONING AND PLATTING**

The property is currently zoned RE

The proposed use of Res. Single Family  WOULD or [  ] WOULD NOT conform to the zoning district classification.

Minimum lot size required: 22,500 S.F.

Is the property is located within an approved development plan? [  ] YES  NO

If yes, does the project conform to all development standards? [  ] YES [  ] NO

Is there a Rezoning or Board of Adjustment case pending on the site? [  ] YES  NO Case number: \_\_\_\_\_

When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? TMAPC 03/04/2020

**INFRASTRUCTURE NEEDS**

A brief summary of major infrastructure to be provided and by whom:

Streets Tulsa County, Asphalt Streets with Borrow Ditches and Culverts

Water Rural Water District No.3, Washington County

Sewer On-site Individual ODEQ approved sewage disposal systems

Storm Water/Drainage Borrow Ditches, Culverts, and Detention Facilities

Park and Trail Dedications None

**Please consider the items in this Pre-Application Review carefully.**

This conceptual pre-development review is not intended to be all-inclusive, but rather to address the major development criteria, which should be thoroughly studied as development plans progress. Relevant Federal and State Statutes, as well as TMAPC Subdivision Regulations, Design Criteria, Zoning Codes, and other relevant local codes and policies should be reviewed and incorporated into future plans.

Please contact the Subdivision Coordinator at any time at 584-7526 if you have questions about the development process in the Tulsa Metropolitan Area.

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## SUBDIVISION PLAT PROCESS

### MEETING SCHEDULE

Public Agency Review (PAR) Date (*Preliminary plats*): Thursday, 2/20/20 1:30 p.m.

Large Conference Room, 8<sup>th</sup> Floor, INCOG, 2 West 2<sup>nd</sup> Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (*Preliminary plats*): Wednesday, 3/4/20 1:30 p.m.  
Tulsa City Council Room, 2<sup>nd</sup> Level, One Technology Center, 175 East 2<sup>nd</sup> Street

### PRELIMINARY PLAT PROCESS

1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to PAR members for review.
3. Applicant, staff, and PAR members meet to review requirements for approval of preliminary plat.
4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after one year.

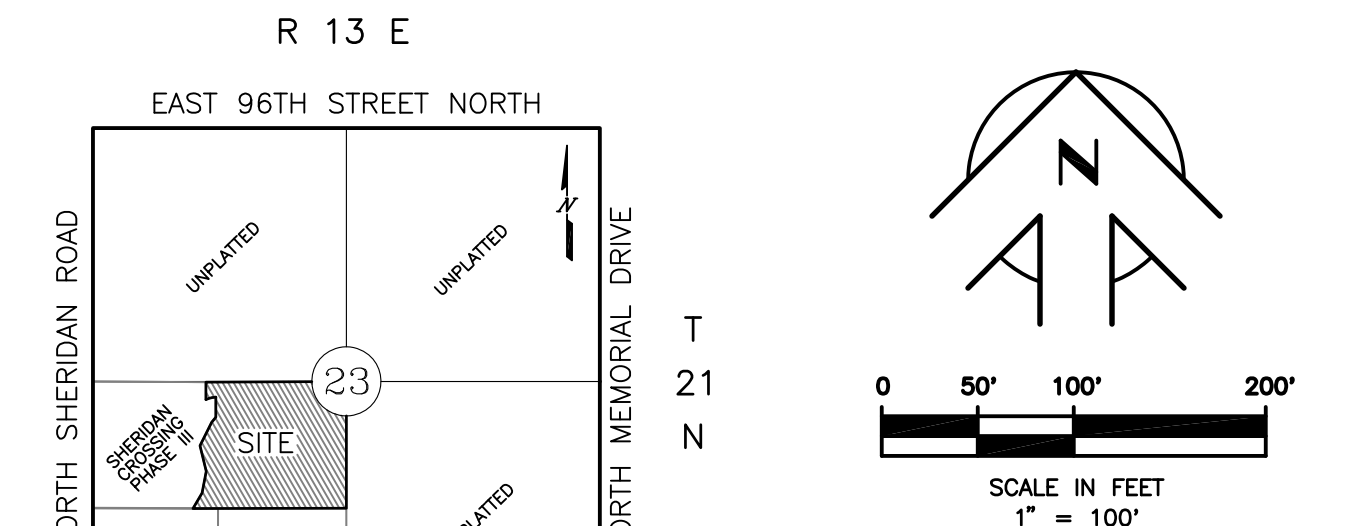
### FINAL PLAT PROCESS

1. Applicant prepares "draft final" plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp "Draft Final" and digitally stamp "Draft Final" PDF submittal.
2. If revisions are made after the first "draft final" plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by either clouding or shading. There shall be a clear identifying mark (usually a small triangle) containing a revision number attached to each clouded or shaded item and a table of revision numbers and revision dates. In addition, a brief description of the nature of the revision should be included in the table.
3. Applicant distributes "draft final" for release as follows: 1 copy - TMAPC staff; 2 copies - Development Services; PDF - Utility Providers
4. Release letters are required from the following: City of Tulsa Development Services OR County Engineer, water and sanitary sewer service providers; City Legal Department (if property is within the city limits of Tulsa); electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
5. Revisions submitted subsequent to being released shall be reviewed and released again. TMAPC staff must have the latest final plat incorporating all of the revisions before placing on the agenda for approval by the Planning Commission.
6. Staff will schedule "draft final" plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittals required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
7. TMAPC considers approval of final plat.
8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
9. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council for plats in City of Tulsa. For plats in unincorporated Tulsa County, staff obtains signatures from TMAPC and County Engineer.
10. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval. One filed paper copy and the 2 required electronic discs are delivered to staff.

# PRELIMINARY PLAT SHERIDAN CROSSING PHASE IV

PART OF THE SW/4 OF SECTION 23, T-21-N, R-13-E I.B.&M.  
TULSA COUNTY, STATE OF OKLAHOMA

ZONED: RE  
ADDITION HAS 46 LOTS IN 8 BLOCKS AND 5 RESERVES  
ALL CONTAINED IN 44.11 ACRES MORE OR LESS



SECTION 23  
TULSA COUNTY  
**LOCATION MAP**  
SCALE: 1"=2000'

SUBDIVISION CONTAINS 44 LOTS IN 8 BLOCKS  
AND 4 RESERVE AREAS  
TOTAL AREA: 44.11 ACRES  
ZONED: RE  
BEARING BASE: STATE PLANE GRID BEARINGS (NAD 83, OK N. STATE PLANE)  
THE REFERENCE BEARING IS THE SOUTH BOUNDARY LINE BEING S 88°47'48" W  
ALL CORNERS ARE MONUMENTED WITH 3/8" IRON PINS

**OWNER/DEVELOPER:**  
86TH PROPERTIES LLC  
3420 N. PLAINVIEW AVE.  
FAYETTEVILLE, AR 72703  
PHONE: (918) 342-0840  
EMAIL: bjgreen347@msn.com

**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, 2020

CURVE TABLE					
CURVE NUMBER	L	R	Cb	Ch	D
C-1	107.53'	230.00'	S 75°17'49" W	106.55'	2647'10"

LEGEND	
	PROPOSED BOUNDARY
	PROPOSED ROW
	PROPOSED LOT LINE
	PROPOSED BUILDING LINE
	PROPOSED EASEMENT
	ADJACENT LOT LINE
	PROPOSED CENTER LINE
	EXISTING CONTOURS

SITE DATA	
EXISTING ZONING	- RE
PROPOSED USE	- SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE	- AGRICULTURE
TOTAL ACREAGE	- 44.11 ACRE
NUMBER OF LOTS	- 46 LOTS
DENSITY	- 1.00 LOTS/ACRE
AVERAGE LOT SIZE	- 26,667 SF
SMALLEST LOT SIZE	- 22,500 SF
LARGEST LOT SIZE	- 40,035 SF
RESERVE AREAS	- 5 RESERVE AREAS

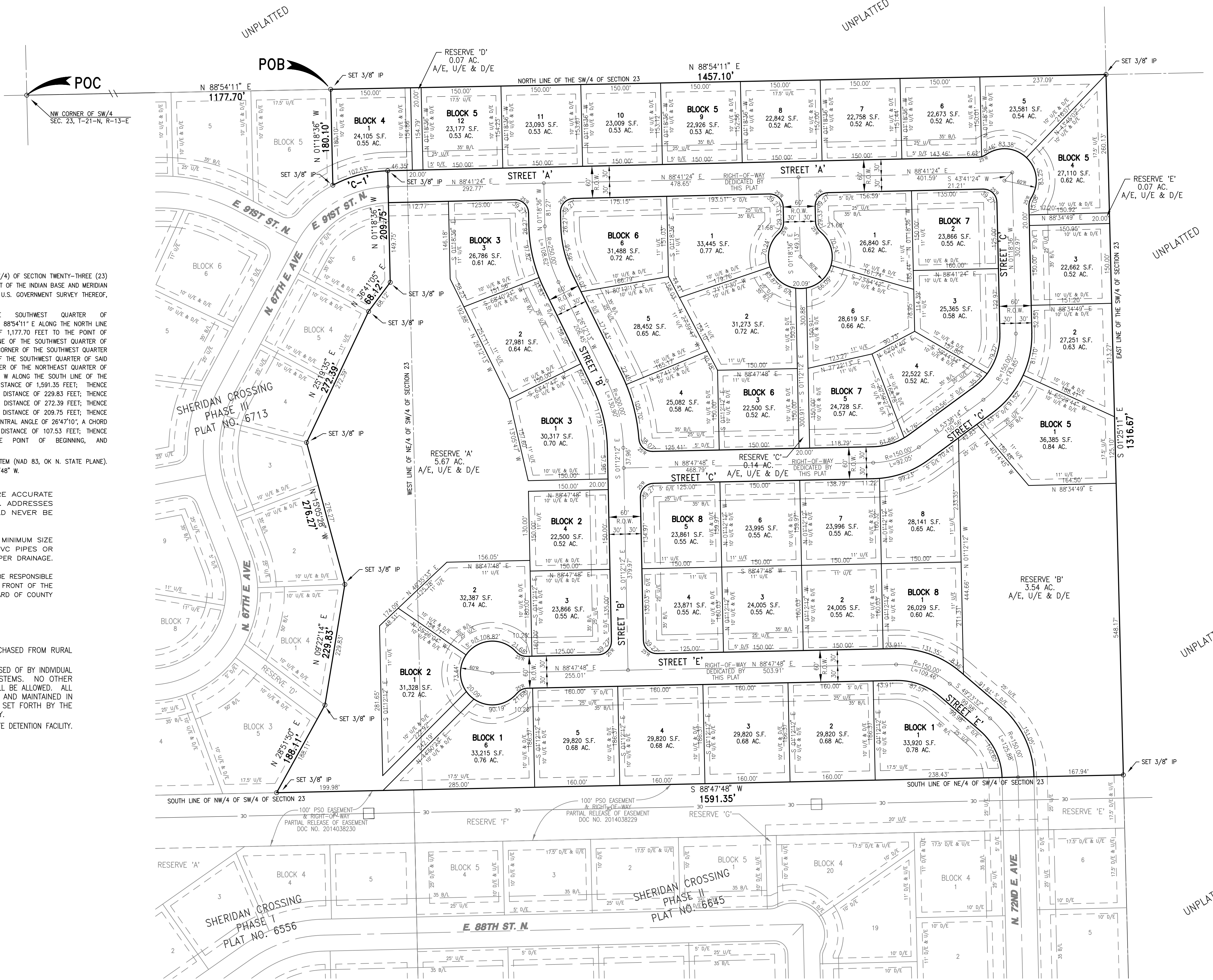
ACC	
B/L	ACCESS PERMITTED
D/E	BUILDING SETBACK LINE
LNA	DRAINAGE EASEMENT
RA	LIMITS OF NO ACCESS
R/W	RESERVE AREA
U/E	RIGHT-OF-WAY
F/E	UTILITY EASEMENT
L/E	FENCE EASEMENT
A/E	LANDSCAPE EASEMENT
	ACCESS EASEMENT

**LEGAL DESCRIPTION:**  
A TRACT OF LAND THAT IS LOCATED IN THE SOUTHWEST QUARTER (SW/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.), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 21 NORTH, RANGE 13 EAST, I.B.&M.; THENCE N 88°54'11" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 A DISTANCE OF 1,177.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 88°54'11" E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 A DISTANCE OF 1,457.10 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE S 01°25'11" E ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 A DISTANCE OF 1,316.67 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE S 88°47'48" W ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23 A DISTANCE OF 1,591.35 FEET; THENCE N 28°51'50" E A DISTANCE OF 198.11 FEET; THENCE N 09°22'14" E A DISTANCE OF 229.83 FEET; THENCE N 15°05'28" W A DISTANCE OF 276.27 FEET; THENCE N 25°19'35" E A DISTANCE OF 272.39 FEET; THENCE N 36°41'05" E A DISTANCE OF 68.12 FEET; THENCE N 01°18'36" W A DISTANCE OF 209.75 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 26°47'10"; A CHORD LENGTH OF 106.55 FEET, A CHORD BEARING OF S 75°17'49" W, A DISTANCE OF 107.53 FEET; THENCE N 01°18'36" W A DISTANCE OF 180.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 44.11 ACRES, MORE OR LESS.  
BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83, OK N. STATE PLANE). THE REFERENCE BEARING IS THE SOUTH BOUNDARY LINE BEING S 88°47'48" W.

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 HDPE 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 SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE DEQ APPROVED SEWAGE DISPOSAL SYSTEMS. NO OTHER ON-SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.  
3. STORMWATER DETENTION. DETENTION PROVIDED ON-SITE DETENTION FACILITY.

**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

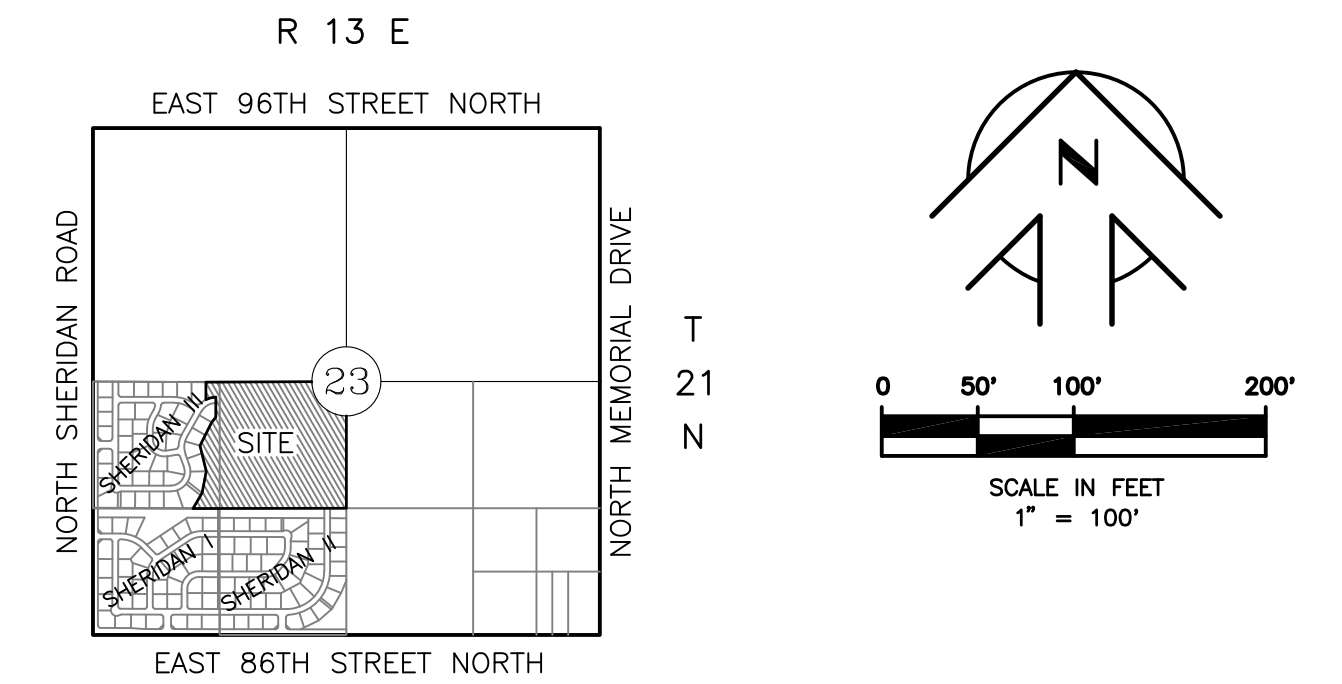




# CONCEPTUAL PLAN SHERIDAN CROSSING PHASE IV

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TULSA COUNTY, OKLAHOMA

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TULSA COUNTY  
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PHONE: (918) 342-0840  
EMAIL: bjgreen347@msn.com

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6755 SOUTH 4060 ROAD  
TALALA, OKLAHOMA 74080  
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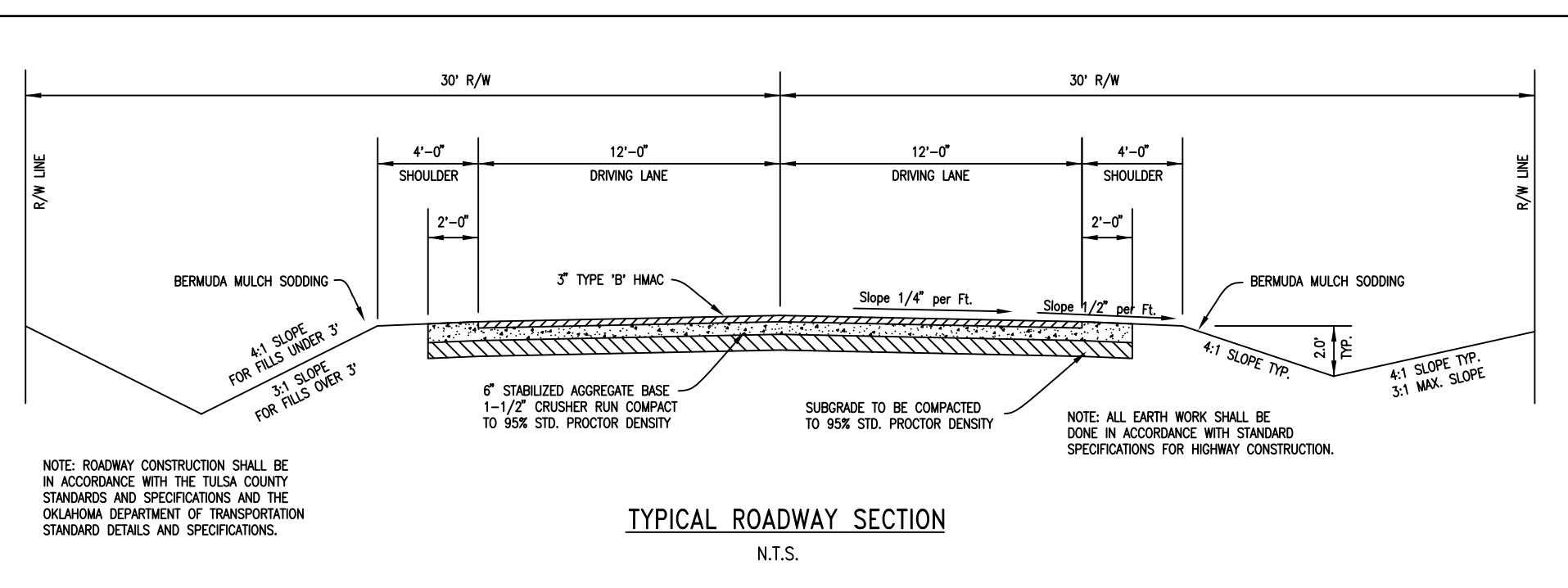
**NOTE:**  
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DETAILS PROVIDED IN THE CONSTRUCTION PLAN, WITH THE TULSA COUNTY STANDARDS AND SPECIFICATIONS, AND WITH THE O.D.O.T. STANDARD, DETAILS AND SPECIFICATIONS.

**NOTE:**  
ALL WATER LINE CONSTRUCTION SHALL BE IN ACCORDANCE WITH DETAILS PROVIDED IN THE CONSTRUCTION PLANS & WITH THE WASH. CO. RWD #3 STANDARD DETAILS AND SPECIFICATIONS.

**NOTE:**  
ALL PAVEMENT AND SUBGRADE WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION.

**NOTE:**  
ALL CULVERTS UNDER ROADWAYS SHALL BE ROUND SMOOTH STEEL PIPE HAVING A MINIMUM OF 1/4" WALL THICKNESS.

**NOTE:**  
ALL UTILITY ROAD CROSSINGS SHALL BE BACKFILLED WITH ODOT TYPE "A" AGGREGATE FROM TOP OF PIPE TO THE BASE OF PAVEMENT PER ROGERS COUNTY STANDARD DETAILS AND SPECIFICATIONS.



**TYPICAL ROADWAY SECTION**  
N.T.S.

**LEGEND**

- PROPOSED BOUNDARY
- PROPOSED ROW
- PROPOSED LOT LINE
- PROPOSED BUILDING LINE
- PROPOSED EASEMENT
- ADJACENT LOT LINE
- EXISTING CONTOURS
- PROPOSED CENTER LINE
- PROPOSED EDGE OF ASPHALT
- PROPOSED EDGE OF SHOULDER
- PROPOSED STORM DRAIN
- PROPOSED WATER LINE
- EXISTING WATER LINE
- DRAINAGE FLOW ARROW

**SITE DATA**

- EXISTING ZONING - RE
- PROPOSED USE - SINGLE FAMILY RESIDENTIAL
- EXISTING LAND USE - AGRICULTURE
- TOTAL ACREAGE - 44.11 ACRE
- NUMBER OF LOTS - 46 LOTS
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BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM. THE REFERENCE BEARING IS THE SOUTH BOUNDARY LINE.

**GENERAL NOTES:**

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- SANITARY SEWER DISPOSAL. SEWAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE DEO APPROVED SEWAGE DISPOSAL SYSTEMS. NO OTHER ON-SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.
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