

Tulsa County Clerk - Michael Willis
Doc # 6981 Page(s) : 2
01/31/2020 03:53:26 PM
Fee \$ 35.00

STATE OF OKLAHOMA } SS
CLERK OF THE DISTRICT COURTS, Tulsa County Clerk, in and for the County and
State above named, do hereby certify that the foregoing is a true and
correct copy of a like instrument now on file in my office.

Dated this 31st day of January 2020
MICHAEL WILLIS, Tulsa County Clerk
Deputy

Deputy

Stone Villa Second - Phase I

P.U.D. No. 260

A subdivision in the City of Sand Springs, being a part of the NW/4 of Section 34,
Township 19 North, Range 11 East of the Indian Meridian, Tulsa County, State of Oklahoma
OWNER / DEVELOPER

ENGINEER / SURVEYOR

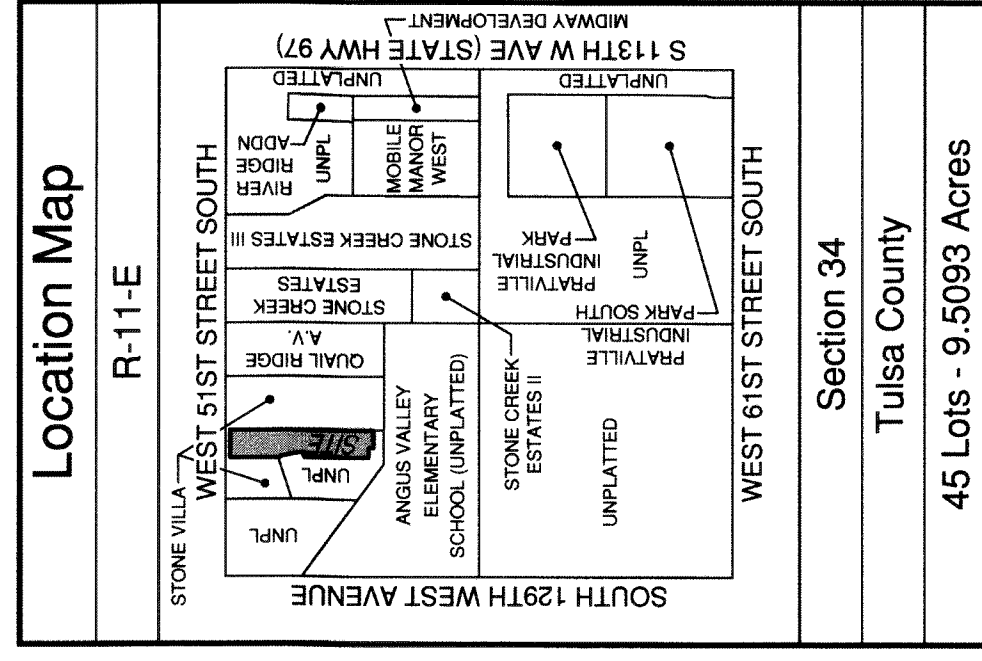
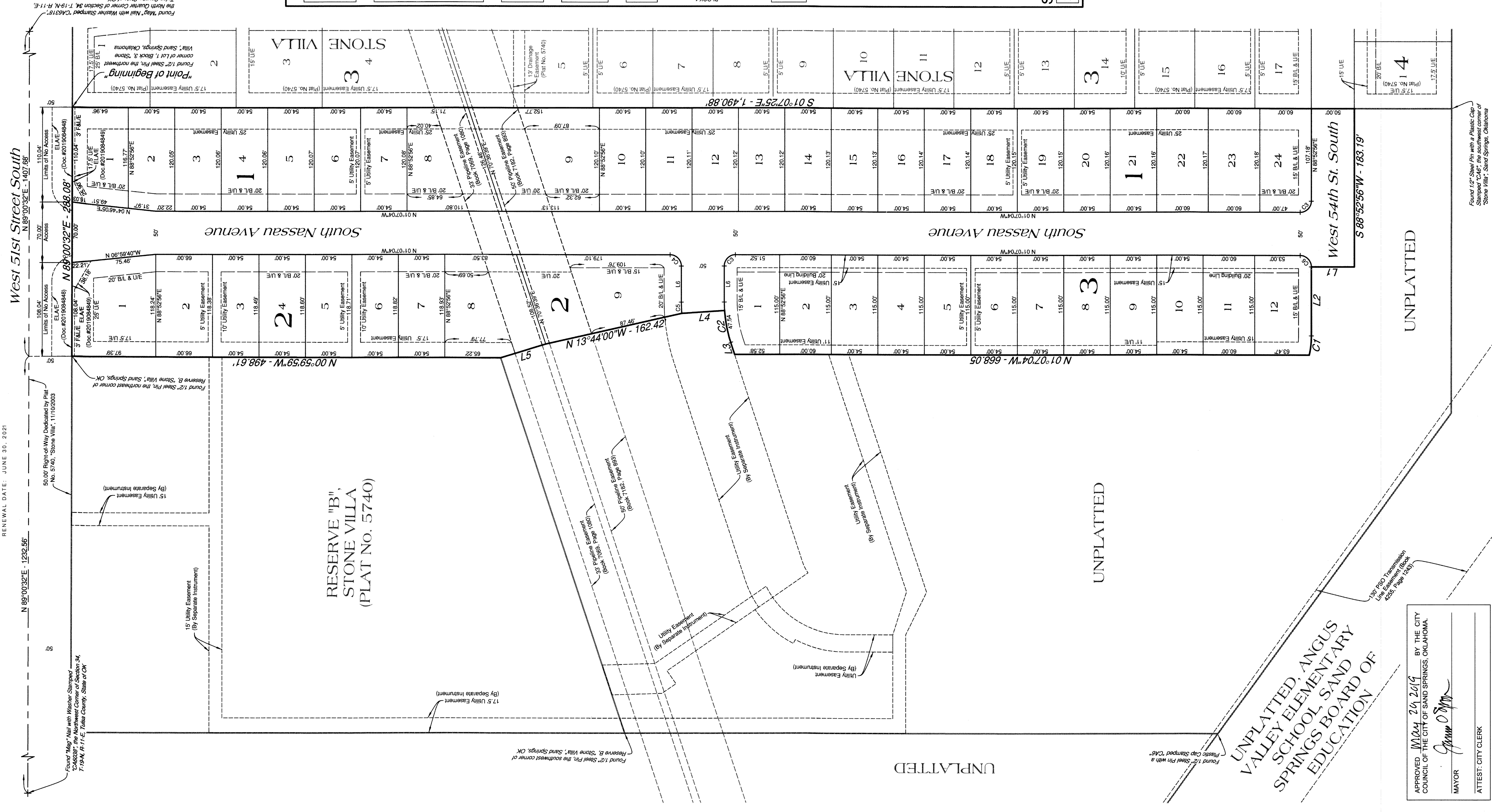
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918.252.9621



Capital Homes Residential Group, L.L.C.
an Oklahoma limited liability company
Charmey Properties, Inc.
an Oklahoma corporation, Manager
12150 East 96th Street North, Suite 202
Owasso, Oklahoma 74055
918.376.6536

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2021

SCALE: 1" = 60'



Legend
BL = Building Line
ELAE = Encroachment License
F & LE = Fence and Landscape Easement
UE = Utility Easement
UNPL = Unplatted

Monument Notes
A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sac and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings
The non-astronomic bearings for this plat are based on an Oklahoma State Plane Grid bearing of N 89°00'32"E along the north line of the NW/4 of Section 34, T-19-N, R-11-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark
A chiseled "X" on top of the curb at the north end of the entry island in the middle of Bahama Avenue near the south Right-of-Way line of West 51st Street South.
Elevation = 766.19 NAVD 88

Lot Address
The address shown on this plat was accurate at the time this plat was filed. The address is subject to change and should never be relied upon in place of the legal description.

Block	Lot	Address
BLOCK 1	1	765.79
	2	766.35
	3	767.00
	4	768.15
	5	769.30
	6	770.45
	7	771.60
	8	772.75
	9	773.90
	10	775.05
	11	776.20
	12	777.35
BLOCK 2	1	778.50
	2	779.65
	3	780.80
	4	781.95
	5	783.10
	6	784.25
	7	785.40
	8	786.55
	9	787.70
	10	788.85
	11	790.00
	12	791.15
BLOCK 3	1	792.30
	2	793.45
	3	794.60
	4	795.75
	5	796.90
	6	798.05
	7	799.20
	8	800.35
	9	801.50
	10	802.65
	11	803.80
	12	804.95
BLOCK 4	1	806.10
	2	807.25
	3	808.40
	4	809.55
	5	810.70
	6	811.85
	7	813.00
	8	814.15
	9	815.30
	10	816.45
	11	817.60
	12	818.75

Block	Lot	Address	Finished Floor Elevation	Finished Floor Elevation
BLOCK 1	1	765.79	12	765.2
	2	766.35	12	765.2
	3	767.00	12	765.2
	4	768.15	11	770.88
	5	769.30	11	770.88
	6	770.45	11	770.88
	7	771.60	11	770.88
	8	772.75	11	770.88
	9	773.90	11	770.88
	10	775.05	11	770.88
	11	776.20	11	770.88
	12	777.35	11	770.88
BLOCK 2	1	778.50	10	772.70
	2	779.65	10	772.70
	3	780.80	10	772.70
	4	781.95	10	772.70
	5	783.10	10	772.70
	6	784.25	10	772.70
	7	785.40	10	772.70
	8	786.55	10	772.70
	9	787.70	10	772.70
	10	788.85	10	772.70
	11	790.00	10	772.70
	12	791.15	10	772.70
BLOCK 3	1	792.30	10	772.70
	2	793.45	10	772.70
	3	794.60	10	772.70
	4	795.75	10	772.70
	5	796.90	10	772.70
	6	798.05	10	772.70
	7	799.20	10	772.70
	8	800.35	10	772.70
	9	801.50	10	772.70
	10	802.65	10	772.70
	11	803.80	10	772.70
	12	804.95	10	772.70
BLOCK 4	1	806.10	10	772.70
	2	807.25	10	772.70
	3	808.40	10	772.70
	4	809.55	10	772.70
	5	810.70	10	772.70
	6	811.85	10	772.70
	7	813.00	10	772.70
	8	814.15	10	772.70
	9	815.30	10	772.70
	10	816.45	10	772.70
	11	817.60	10	772.70
	12	818.75	10	772.70

If the actual finished floor elevation is lower than the top of rim elevation of the upstream manhole, it shall be the builder's responsibility to install a backwater valve near the building.
* These lots require a backwater valve.

Scale Factor
All distances on this plat are on the Oklahoma State Plane. Multiply any distance on this plat by 1.0002524 to determine the actual ground distance.

Line No.	Bearing	Distance
L1	N 01°07'04"W	50.00'
L2	S 88°52'56"W	79.65'
L3	N 70°43'19"E	14.98'

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	12°54'48"	100.00'	22.54'	N 84°39'41"W	22.49'
C2	14°29'32"	150.00'	27.81'	N 77°59'35"E	27.71'
C3	15°00'00"	200.00'	33.00'	N 70°00'00"E	33.00'
C4	30°00'00"	13.00'	20.42'	N 45°52'56"E	18.98'
C5	03°43'03"	200.00'	12.98'	N 87°03'23"E	12.88'
C6	30°00'00"	13.00'	20.42'	S 45°52'56"W	18.98'

No.	Bearing	Distance
L4	N 04°50'09"W	50.00'
L5	N 18°06'51"W	54.71'
L6	N 88°52'56"E	41.69'

FINAL PLAT
CERTIFICATION OF APPROVAL
I hereby certify that this plat was approved by the Sand Springs Planning Commission on
May 13, 2019
Paul Schell
Chairman, Vice Chairman or Secretary
I hereby certify that this plat was approved by the Sand Springs City Council on
May 20, 2019
Paul Schell
Mayor or Vice Mayor
This approval is void if the above signatures are not endorsed by the Mayor or City Engineer
Paul Schell
City Manager or City Engineer
This approval shall not be interpreted to mean streets, sanitary sewers, storm drainage or other utilities are constructed as shown on this plat.

UNPLATTED, ANGUS VALLEY ELEMENTARY SPRINGS BOARD OF EDUCATION
APPROVED 10/24/2019 BY THE CITY COUNCIL OF THE CITY OF SAND SPRINGS, OKLAHOMA
MAYOR
ATTEST: CITY CLERK