

# Oak Creek South Phase II

## PRELIMINARY PLAT

A SUBDIVISION OF A PART OF THE NORTHEAST QUARTER (NE/4), OF THE SOUTHWEST QUARTER (SW/4), SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, INDIAN MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA.

### LEGAL DESCRIPTION

A TRACT OF LAND LYING NORTH AND EAST OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY IN THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN, WAGONER COUNTY, OKLAHOMA. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION EIGHTEEN (18), SAID POINT BEING A FOUND STEM TO AN O.D.O.T. BRASS CAP; **THENCE** N 88°45'23" E ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 691.61 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND 3/8" IRON PIN;

**THENCE** CONTINUING N 88°45'23" E ON THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1,932.12 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW/4), SAID POINT BEING A FOUND O.D.O.T. BRASS CAP;

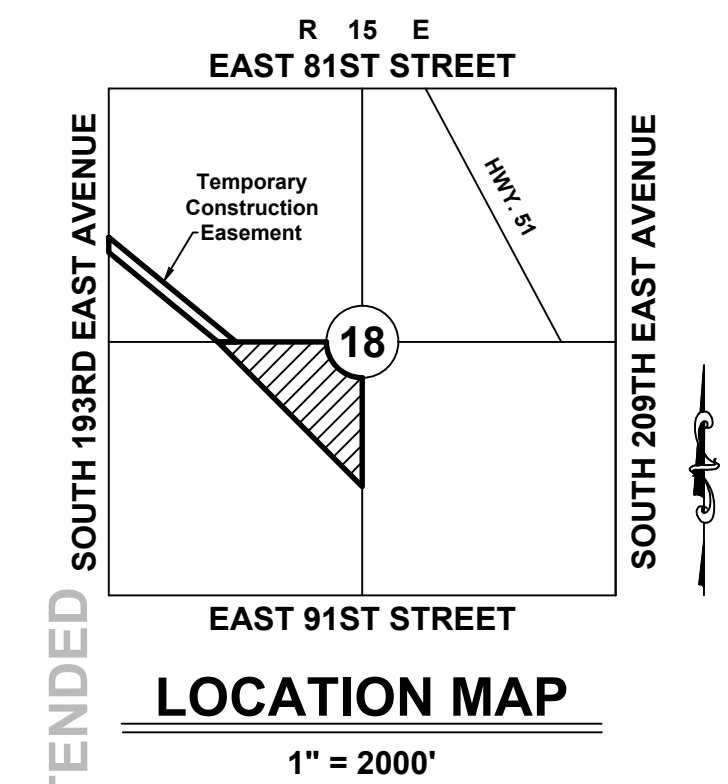
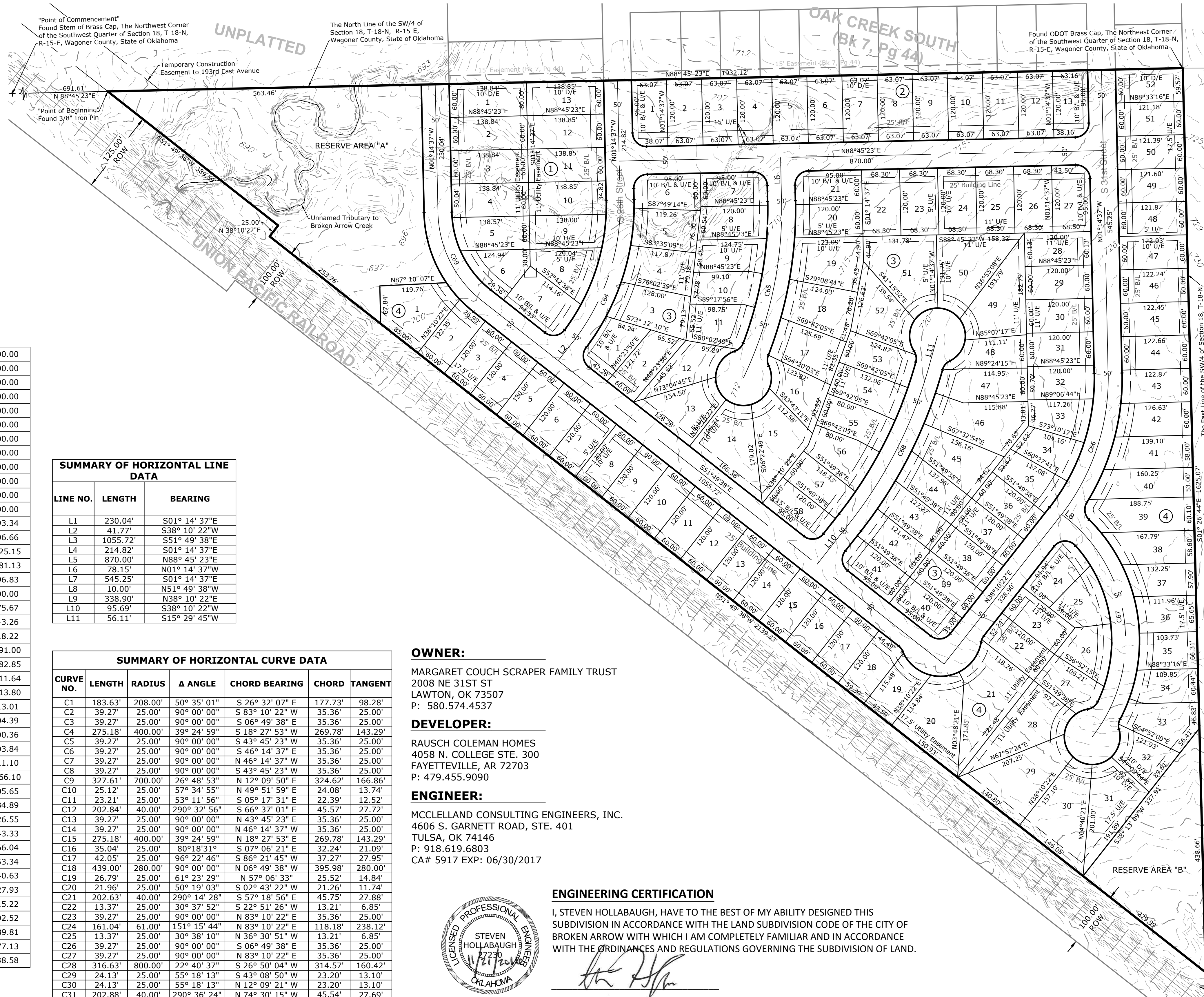
**THENCE** S 1°26'44" E ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1,625.07 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD, SAID POINT BEING A FOUND 1/2" IRON PIN WITH CAP;

**THENCE** N 51°49'38" W ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF 2,139.33 FEET TO A SET 1/2" IRON PIN WITH C.A. 7232 CAP;

**THENCE** N 38°10'22" E ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF 25.00 FEET TO A SET 1/2" IRON PIN WITH C.A. 7232 CAP;

**THENCE** N 51°49'38" W ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD A DISTANCE OF 389.60 FEET BACK TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 36.54 ACRES (1,591,779.83 SQ. FT.) AS DESCRIBED.

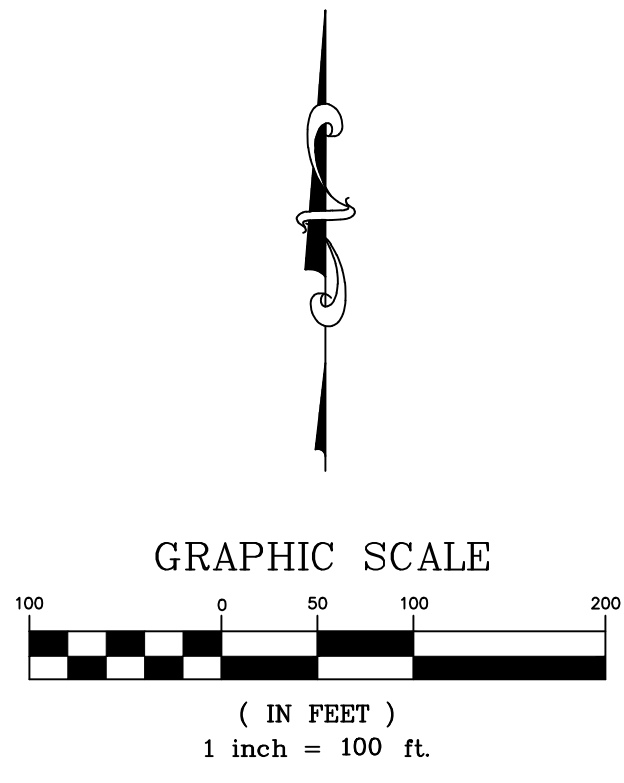


**Legend**

- B/L = Building Line
- D/E = Drainage Easement
- U/E = Utility Easement
- ROW = Right of Way
- = Building Line
- - - = Easement
- · - · = Easement / Building Line

**BASIS OF BEARINGS:**  
THIS SURVEY WAS DONE ON NAD 83, OKLAHOMA NORTH - STATE PLANE COORDINATE SYSTEM

**BASIS OF BEARING FOR THIS SURVEY**  
IS "GRID" NORTH BASED ON GPS OBSERVATION ON THE ABOVE REFERENCED COORDINATE SYSTEM WITH THE CONTROLLING LINE BEING THE NORTH LINE OF THE SOUTHWEST QUARTER WITH A BEARING OF N88°45'23"E



LOT SUMMARY			18	3	10205.64	6	4	7200.00
1	1	8330.70	19	3	11030.32	7	4	7200.00
2	1	8330.70	20	3	7268.69	8	4	7200.00
3	1	8330.70	21	3	7065.95	9	4	7200.00
4	1	8329.80	22	3	8196.00	10	4	7200.00
5	1	8012.47	23	3	8196.00	11	4	7200.00
6	1	7008.54	24	3	8196.00	12	4	7200.00
7	1	9147.01	25	3	8196.00	13	4	7200.00
8	1	8150.42	26	3	8196.00	14	4	7200.00
9	1	8060.98	27	3	8085.99	15	4	7200.00
10	1	8323.60	28	3	7215.10	16	4	7200.00
11	1	8330.70	29	3	7200.00	17	4	7200.00
12	1	8330.70	30	3	7200.00	18	4	7093.34
13	1	8330.70	31	3	7200.00	19	4	7006.66
1	2	7434.27	32	3	7167.25	20	4	14125.15
2	2	7568.40	33	3	7032.47	21	4	15681.13
3	2	7568.40	34	3	7035.12	22	4	7196.83
4	2	7568.40	35	3	7327.13	23	4	7200.00
5	2	7568.40	36	3	7200.00	24	4	7475.67
6	2	7568.40	37	3	7200.00	25	4	7043.26
7	2	7568.40	38	3	7200.00	26	4	7218.22
8	2	7568.40	39	3	7200.00	28	4	13291.00
9	2	7568.40	40	3	7065.87	29	4	15482.85
10	2	7568.40	41	3	7065.87	30	4	14911.64
11	2	7568.40	42	3	7224.23	31	4	12113.80
12	2	7568.40	43	3	7440.31	32	4	7413.01
13	2	7568.40	44	3	7922.19	34	4	7004.39
1	3	7484.89	45	3	10693.55	35	4	7000.36
2	3	8025.63	46	3	13037.55	36	4	7003.84
3	3	9998.89	47	3	9305.11	38	4	8711.10
4	3	8924.20	48	3	7084.94	39	4	11266.10
5	3	8465.86	49	3	12952.69	40	4	9205.65
6	3	7494.46	50	3	14441.14	41	4	8634.89
7	3	7065.79	51	3	14603.09	42	4	7926.55
8	3	7368.22	52	3	10184.61	43	4	7443.33
9	3	7296.07	53	3	7822.07	44	4	7366.04
10	3	7136.28	54	3	7994.44	45	4	7353.34
11	3	8045.19	55	3	7788.29	46	4	7340.63
12	3	8282.58	56	3	8375.17	47	4	7327.93
13	3	10096.41	57	3	7174.21	48	4	7315.22
14	3	12614.63	58	3	7065.55	49	4	7302.52
15	3	12030.95	1	4	11913.63	50	4	7289.81
16	3	7889.62	2	4	7225.82	51	4	7277.13
17	3	9482.64	3	4	7200.00	52	4	7238.58
			4	4	7200.00			
			5	4	7200.00			

**SUMMARY OF HORIZONTAL LINE DATA**

LINE NO.	LENGTH	BEARING
L1	230.04'	S01° 14' 37"E
L2	41.77'	S38° 10' 22"W
L3	1055.72'	S51° 49' 38"E
L4	214.82'	S01° 14' 37"E
L5	870.00'	N88° 45' 23"E
L6	78.15'	N01° 14' 37"W
L7	545.25'	S01° 14' 37"E
L8	10.00'	N51° 49' 38"W
L9	338.90'	N38° 10' 22"E
L10	95.69'	S38° 10' 22"W
L11	56.11'	S15° 29' 45"W

**SUMMARY OF HORIZONTAL CURVE DATA**

CURVE NO.	LENGTH	RADIUS	Δ ANGLE	CHORD BEARING	CHORD	TANGENT
C1	183.63'	208.00'	50° 35' 01"	S 26° 32' 07" E	177.73'	98.28'
C2	39.27'	25.00'	90° 00' 00"	S 83° 10' 22" W	35.36'	25.00'
C3	39.27'	25.00'	90° 00' 00"	S 06° 49' 38" E	35.36'	25.00'
C4	275.18'	400.00'	39° 24' 59"	S 18° 27' 53" W	269.78'	143.29'
C5	39.27'	25.00'	90° 00' 00"	S 43° 45' 23" W	35.36'	25.00'
C6	39.27'	25.00'	90° 00' 00"	S 46° 14' 37" E	35.36'	25.00'
C7	39.27'	25.00'	90° 00' 00"	N 46° 14' 37" W	35.36'	25.00'
C8	39.27'	25.00'	90° 00' 00"	S 43° 45' 23" W	35.36'	25.00'
C9	327.61'	700.00'	26° 48' 53"	N 12° 09' 50" E	324.62'	166.86'
C10	25.12'	25.00'	57° 34' 55"	N 49° 51' 59" E	24.08'	13.74'
C11	23.21'	25.00'	53° 11' 56"	S 05° 17' 31" E	22.39'	12.52'
C12	202.84'	400.00'	29° 32' 56"	S 66° 37' 01" E	45.57'	27.72'
C13	39.27'	25.00'	90° 00' 00"	N 43° 45' 23" E	35.36'	25.00'
C14	39.27'	25.00'	90° 00' 00"	N 46° 14' 37" W	35.36'	25.00'
C15	275.18'	400.00'	39° 24' 59"	N 18° 27' 53" E	269.78'	143.29'
C16	35.04'	25.00'	80° 18' 31"	S 07° 06' 21" E	32.24'	21.09'
C17	42.05'	25.00'	96° 22' 46"	S 86° 21' 45" W	37.27'	27.95'
C18	439.00'	280.00'	90° 00' 00"	N 06° 49' 38" W	395.98'	280.00'
C19	26.79'	25.00'	61° 23' 29"	N 57° 06' 33" W	25.52'	14.84'
C20	21.96'	25.00'	50° 19' 03"	S 02° 43' 22" W	21.26'	11.74'
C21	202.63'	400.00'	29° 34' 28"	S 7° 18' 56" E	45.75'	27.88'
C22	13.37'	25.00'	30° 37' 52"	S 22° 51' 26" W	13.21'	6.85'
C23	39.27'	25.00'	90° 00' 00"	N 83° 10' 22" E	35.36'	25.00'
C24	161.04'	61.00'	151° 15' 44"	N 83° 10' 22" E	118.18'	238.12'
C25	13.37'	25.00'	30° 38' 10"	N 36° 30' 51" W	13.21'	6.85'
C26	39.27'	25.00'	90° 00' 00"	S 06° 49' 38" E	35.36'	25.00'
C27	39.27'	25.00'	90° 00' 00"	N 83° 10' 22" E	35.36'	25.00'
C28	316.63'	800.00'	22° 40' 37"	S 26° 50' 04" W	314.57'	160.42'
C29	24.13'	25.00'	55° 18' 13"	S 43° 08' 50" W	23.20'	13.10'
C30	24.13'	25.00'	55° 18' 13"	S 43° 08' 50" W	23.20'	13.10'
C31	202.88'	400.00'	29° 36' 24"	N 74° 30' 15" W	45.54'	27.69'

**OWNER:**  
MARGARET COUCH SCRAPER FAMILY TRUST  
2008 NE 31ST ST  
LAWTON, OK 73507  
P: 580.574.4537

**DEVELOPER:**  
RAUSCH COLEMAN HOMES  
4058 N. COLLEGE STE. 300  
FAYETTEVILLE, AR 72703  
P: 479.455.9090

**ENGINEER:**  
MCCLLELLAND CONSULTING ENGINEERS, INC.  
4606 S. GARNETT ROAD, STE. 401  
TULSA, OK 74146  
P: 918.619.6803  
CA# 5917 EXP: 06/30/2017



**ENGINEERING CERTIFICATION**  
I, STEVEN HOLLABAUGH, HAVE TO THE BEST OF MY ABILITY DESIGNED THIS SUBDIVISION IN ACCORDANCE WITH THE LAND SUBDIVISION CODE OF THE CITY OF BROKEN ARROW WITH WHICH I AM COMPLETELY FAMILIAR AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

STEVEN HOLLABAUGH PE# 27230