

LEGAL DESCRIPTION

A tract of land lying in and being a part of the Northwest Quarter NW/4 and a part of the North Half N/2 of the Southwest Quarter SW/4 of Section 1, Township 19 North, Range 11 East of the 18.M., Tulsa County, Oklahoma, being more particularly described as follows.

COMMENCING at the Northwest corner of said Section 1, thence N 89°56'00" E along the North line of said Section 1 a distance of 1088.20 feet to a POINT OF BEGINNING; Thence S 33°30'10" E for a distance of 1513.27 feet to a point on the North line of Old North Road right-of-way in Sand Springs, Oklahoma; Thence continuing along said North right-of-way line of Old North Road S 11°57'36" W for a distance of 0.00 feet; thence continuing along said right-of-way Southwesterly and Southerly around a curve to the left having a radius of 288.76 feet and a central angle of 13°29'04" for an arc length of 67.96 feet; Thence continuing along said right-of-way S 01°31'28" E a distance of 256.37 feet to a point of curve; Thence continuing along said right-of-way along a curve to the right having a radius of 938.80 feet and a central angle of 11°32'59" for an arc distance of 189.24 feet; Thence continuing along said right-of-way S 1°01'31" W a distance of 867.46 feet to a point of curve; Thence continuing along said right-of-way along a curve to the right having a radius of 289.19 feet and a central angle of 39°18'29" for an arc distance of 198.40 feet to a point of compound curve; Thence continuing along said right-of-way along a curve to the right having a radius of 232.49 feet and a central angle of 29°54'58" for an arc distance of 105.16 feet; Thence continuing along said right-of-way S 75°14'58" W a distance of 337.91 to a point of curve; Thence continuing along said right-of-way along a curve the right having a radius of 188.70 feet and a central angle of 65°30'28" for an arc distance of 215.74 feet; Thence continuing along said right-of-way N 39°14'34" W a distance of 331.10 feet to a point of curve; Thence continuing along said right-of-way along a curve to the left having a radius of 408.10 feet and a central angle of 40°52'00" for an arc distance of 291.08 to the Southwest corner of Nottingham Forest Estates 2nd Addition Lot 1 Block 3; Thence N 27°48'29" E along the East line of Nottingham Forest Estates 2nd Addition a distance of 136.94 feet; Thence N 12°19'53" W continuing along said East line a distance of 692.99 feet; Thence N 19°47'56" E Continuing along said East line a distance of 429.95 feet; Thence N 11°31'00" W continuing along said East line a distance of 270.75 feet to the Northeast Corner of Lot 5, Block 3 of Nottingham Forest Estates 2nd Addition; Thence N 02°59'49" E continuing along said East line a distance of 60 feet to the Southeast Corner of Lot 10, Block 1 of Nottingham Forest Estates 2nd Addition; Thence N 00°19'02" E continuing along said West line a distance of 249.92 feet to the Northeast Corner of Lot 10, Block 1 of Nottingham Forest Estates 2nd Addition; Thence N 51°49'43" E a distance of 590.00 feet; Thence N 33°30'00" W a distance of 300.00 feet; Thence N 67°35'09" E a distance of 198.88 to the POINT OF BEGINNING, Containing 65.0691 Acres, more or less; Subject to Easements and Rights-of-way of record and Statutes.

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT, SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF SAND SPRINGS AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES; AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES; THE CITY OF SAND SPRINGS, AND ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

16-10-01
DATED
Toby L. Powell, President

STATE OF OKLAHOMA
COUNTY OF TULSA
SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF October 2001

My COMMISSION EXPIRES:
May 18, 2003
NOTARY PUBLIC

LAND SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT ON THE 11th DAY OF Oct 2001, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION, AND THE IRON PINS WERE SET AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY WAYNE BAKER
L.S. 1239
P.L.S. #1239
CERTIFICATION OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE SAND SPRINGS PLANNING COMMISSION ON
AUG 21 2001

CHAIRPERSON, SAND SPRINGS PLANNING COMMISSION
I HEREBY CERTIFY THIS PLAT WAS APPROVED BY THE SAND SPRINGS CITY COUNCIL ON
AUG 27 2001

Mike Burdge
MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURES ARE NOT ENDORSED BY THE CITY MANAGER OR CITY ENGINEER.
CITY ENGINEER

THIS APPROVAL SHALL NOT BE INTERPRETED TO MEAN STREETS, SANITARY SEWERS, STORM DRAINAGE OR OTHER UTILITIES ARE CONSTRUCTED ON THIS PLAT.

ADDITION CONTAINS
74 LOTS
6 RESERVES
65.07 ACRES
2 BLOCKS

LEGEND
B/L BUILDING LINE
U/E UTILITY EASEMENT
LNA LIMITS OF NO ACCESS
R/W RIGHT-OF-WAY
A/E ACCESS EASEMENT
D/E DRAINAGE EASEMENT
P/U PRIVATE UTILITY EASEMENT
R/D/E RESTRICTIVE DRAINAGE EASEMENT
R/A/E RESERVE ACCESS EASEMENT

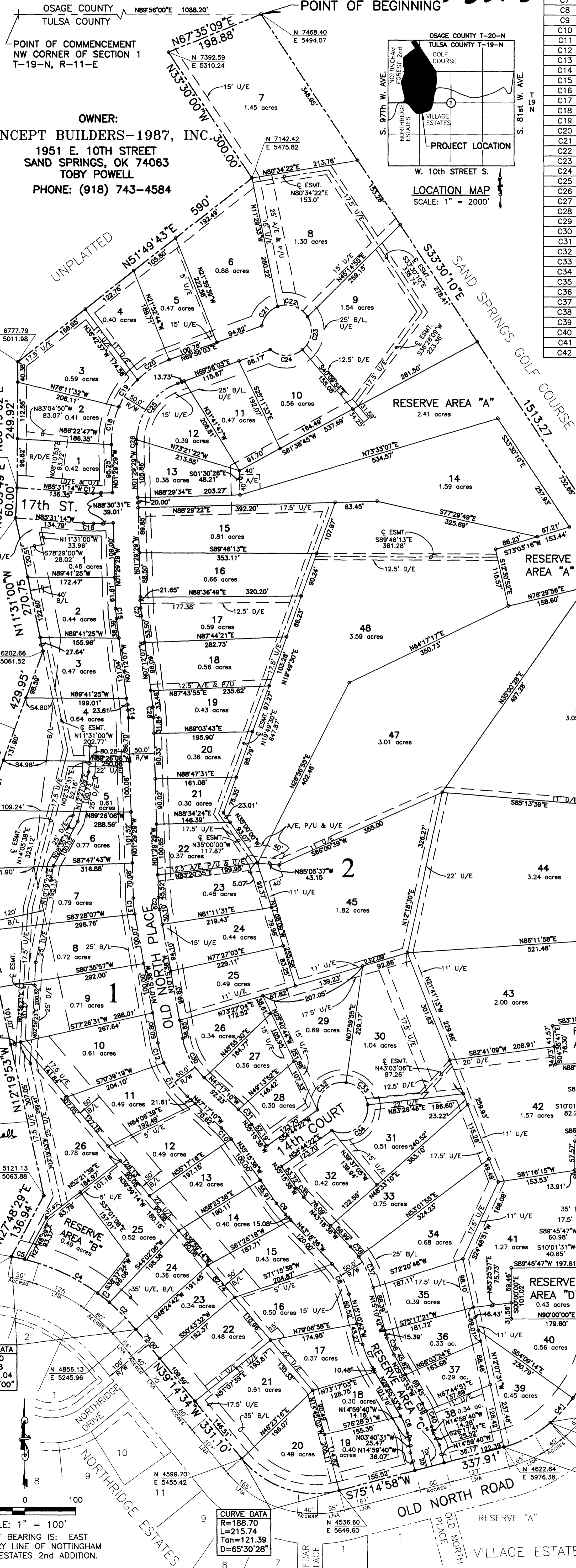
ENGINEER:
BAKER ENGINEERING & SURVEYING INC.
1211 E. 7TH STREET
SAND SPRINGS, OK 74063
PHONE: (918) 245-9966
C.A. NO. 4004 EXP. DATE 6/30/2003

THIS PLAT OF SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

"THE CONTENTS OF THE FULLY URBANIZED FLOOD PLAIN ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS AND/OR RESERVE AREAS AS SHOWN."

SHADOW CREEK

AN ADDITION TO THE CITY OF SAND SPRINGS BEING A PART OF THE NW/4, AND BEING A PART OF THE N/2 OF THE SW/4 OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 11 EAST TULSA COUNTY, OK, CONTAINING 65 ACRES MORE OR LESS.



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C2	75.11	408.10	10°32'41"
C3	29.64	408.10	4°09'41"
C4	160.31	408.10	22°30'25"
C5	26.02	408.10	3°19'13"
C6	36.48	140.00	14°55'53"
C7	48.90	190.00	14°44'51"
C8	68.74	140.00	28°07'54"
C9	28.80	205.00	8°02'57"
C10	29.38	140.00	12°01'32"
C11	81.58	190.00	24°36'03"
C12	41.20	190.00	12°25'29"
C13	31.38	205.00	8°46'10"
C14	15.45	155.00	5°42'38"
C15	20.43	205.00	5°42'38"
C16	20.32	191.43	6°04'58"
C17	14.07	138.87	5°48'14"
C18	77.19	175.00	25°16'18"
C19	66.02	175.00	21°36'56"
C20	74.95	175.00	24°32'18"
C21	52.21	50.00	59°49'45"
C22	68.05	50.00	77°59'09"
C23	71.63	50.00	82°04'58"
C24	69.89	50.00	80°05'53"
C25	146.95	125.00	67°21'19"
C26	8.85	125.00	4°04'13"
C27	15.45	155.00	5°42'38"
C28	20.43	205.00	5°42'38"
C29	23.72	155.00	8°46'10"
C30	90.47	140.00	37°01'32"
C31	39.88	190.00	12°01'32"
C32	90.10	50.00	103°15'21"
C33	65.84	50.00	75°26'52"
C34	108.84	50.00	121°17'31"
C35	21.78	155.00	8°02'57"
C36	26.24	190.00	7°54'43"
C37	67.05	190.00	20°13'10"
C38	36.03	140.00	14°44'51"
C39	16.47	190.00	4°57'56"
C40	33.05	190.00	9°57'57"
C41	66.25	289.19	13°07'34"
C42	132.15	289.19	26°10'55"

MINIMUM PAD ELEVATION TABLE			
BLOCK 1			
LOT #	MIN. PAD ELEV.	LOT #	MIN. PAD ELEV.
1	857.5	2	855.8

MINIMUM PAD ELEVATION TABLE			
BLOCK 2			
LOT #	MIN. PAD ELEV.	LOT #	MIN. PAD ELEV.
5	864.0	17	855.5
12	860.0	18	854.7
13	859.0	19	854.5
15	857.5	20	854.0
16	855.8	32	890.0

CURVE DATA
R=288.76
L=67.96
Tan=34.14
D=13°29'04"

CURVE DATA
R=938.80
L=189.24
Tan=94.94
D=11°32'58"

CURVE DATA
R=289.19
L=188.40
Tan=103.28
D=39°18'29"

CURVE DATA
R=232.49
L=105.16
Tan=53.50
D=25°54'58"

FINAL PLAT
SHADOW CREEK
AUGUST 13th, 2001
SHEET 1 of 2

