Tulsa County Clerk - MICHAEL WILLIS
Doc #: 7122 Page(s): 2 Recorded: 02/06/2024 01:16:56 PM
Receipt #: 2024-06438 Fees: $20.00

FINAL PLAT FOR

COOPER RANCH I

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

ENGINEER	OWNER	SURVEYOR
STACEY DESIGN LLC AN OKLAHOMA LLC 9734 S DELAWARE CT APT 1704 COLLINSVILLE, OK 74137 918-500-7272 CA 8405 EXP 6/30/23 MARK@STACEYDESIGN.LLC	918 PROPERTY MGMT 8544 E 11TH ST COLLINSVILLE, OK 74112 918-830-1814 JEFFH@TPSV.COM	OKLAHOMA SURVEY CO 3121 E SORGHUM MILL RD EDMOND, OK 7303 405-821-5656 OKLAHOMASURVEYCOMPANY.COM

PLAT NO.

FINAL PLAT
ENDORSEMENT OF APPROVAL

COLLINSVILLE PLANNING COMMISSION

APPROVAL DATE: 12-21-23

CHAIR, CITY OF COLLINSVILLE PLANNING COMMISSION

COLLINSVILLE CITY COMMISSION APPROVAL

APPROVAL DATE: 1-16-24

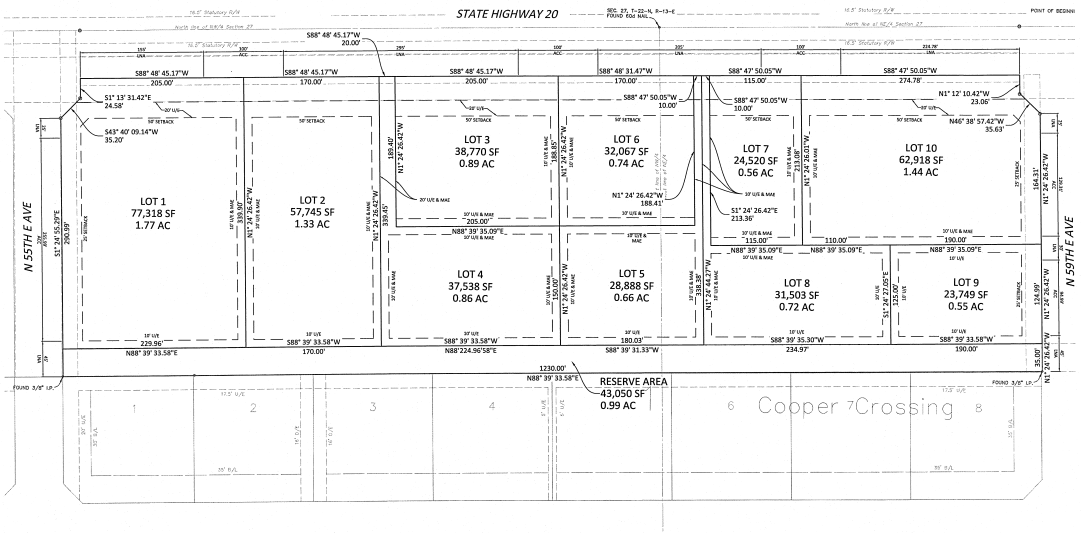
MAYOR CITY OF COLLINSVILLE

ATTEST: CITY CLERK

THIS APPROVAL OF THE FINAL PLAT WILL EXPIRE ONE YEAR FROM THE DATE OF COUNCIL APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE

GRAPHIC SCALE:
60 0 30 60 120
(IN FEET)
1 inch = 60 ft.

R-13-E
STATE HWY 20
N YALE AVE
N SHERIDAN RD
T-22-N
27
E 136TH ST N
LOCATION MAP
NOT TO SCALE



CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $9,584.00 per trust receipt no.17504 to be applied to 2024 taxes. This certificate is NOT to be construed as payment of 2024 taxes in full but is given in order that this plat may be filed on record. 2024 taxes may exceed the amount of the security deposit.

Dated: 02/02/2024
John M. Fothergill
Tulsa County Treasurer
By:
Deputy

LEGEND:

U/E	UTILITY EASEMENT
MAE	MUTUAL ACCESS EASEMENT
ACC	LIMITS OF ACCESS
LNA	LIMITS OF NO ACCESS

BASIS OF HORIZONTAL AND VERTICAL DATUM

ALL COORDINATES ARE BASED ON OKLAHOMA STATE PLANE NORTH ZONE NAD 83 AND ALL ELEVATIONS ARE BASED ON NAVD 88

SUBDIVISION STATISTICS

THIS SUBDIVISION CONTAINS ONE (1) BLOCK, TEN (10) LOTS, AND ONE (1) RESERVE AREAS

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW/4) AND THE NORTHEAST QUARTER (NE/4) OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-TWO (22) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NE/4 OF SEC. 27, T-22-N, R-13-E, I.B.&M.; THENCE S 88°47'50"W ALONG THE NORTH LINE OF SAID NE/4 A DISTANCE OF 2191.78 FEET; THENCE S 01°12'10"E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING BEING ON THE PRESENT HIGHWAY RIGHT-OF-WAY AND PRESENT STREET RIGHT-OF-WAY OF NORTH 59TH EAST AVENUE; THENCE S 01°12'10"E ALONG SAID PRESENT STREET RIGHT-OF-WAY (UNTIL OTHERWISE NOTED) A DISTANCE OF 23.06 FEET; THENCE S 46°38'57"E A DISTANCE OF 35.63 FEET; THENCE S 01°24'26"E A DISTANCE OF 324.30 FEET TO THE BOUNDARY OF COOPER CROSSING, ACCORDING TO THE RECORDED PLAT NO.5905; THENCE S 88°39'34"W ALONG THE BOUNDARY OF SAID COOPER CROSSING (LEAVING SAID PRESENT STREET RIGHT-OF-WAY) A DISTANCE OF 1230.00 FEET TO THE PRESENT STREET RIGHT-OF-WAY OF NORTH 55TH EAST AVENUE; THENCE N 01°24'26"W ALONG SAID PRESENT STREET RIGHT-OF-WAY (UNTIL OTHERWISE NOTED) A DISTANCE OF 326.00 FEET; THENCE N 43°41'02"E A DISTANCE OF 35.19 FEET; THENCE N 01°13'31"W A DISTANCE OF 24.58 FEET TO SAID PRESENT HIGHWAY RIGHT-OF-WAY; THENCE N 88°48'45"E ALONG SAID PRESENT HIGHWAY RIGHT-OF-WAY (LEAVING SAID PRESENT STREET RIGHT-OF-WAY) A DISTANCE OF 727.25 FEET; THENCE N 88°47'50"E ALONG SAID PRESENT STREET RIGHT-OF-WAY A DISTANCE OF 452.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 10.516 ACRES, MORE OR LESS.

FINAL PLAT, PREPARED 12/2023