UTILITY PLAT FOR REFERENCE ONLY

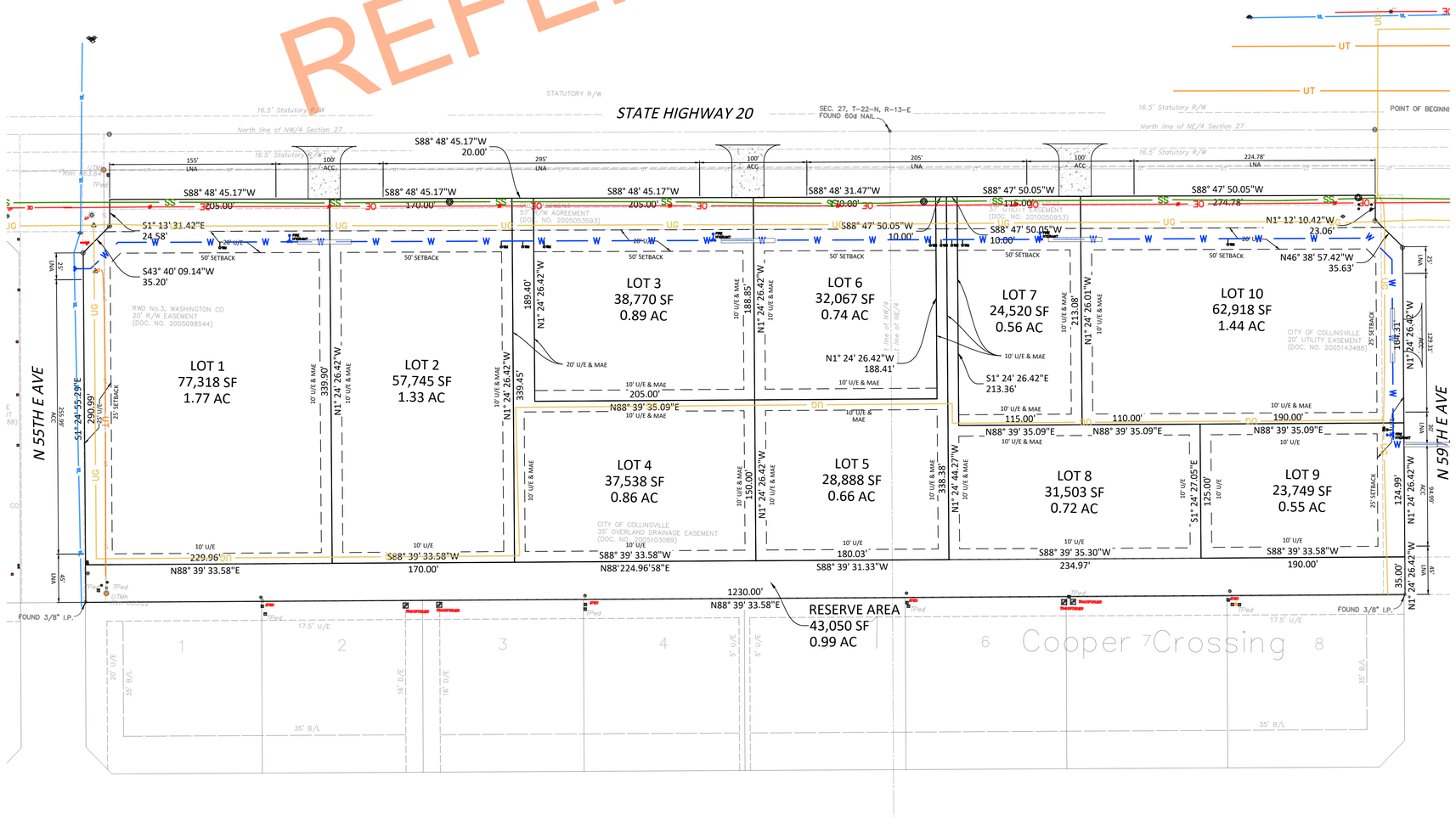
Cooper Ranch I

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

REFERENCE ONLY

ENGINEER	OWNER	SURVEYOR
STACEY DESIGN LLC	918 PROPERTY MGMT	OKLAHOMA SURVEY CO
AN OKLAHOMA LLC	8544 E 11TH ST	3121 E SORGHUM MILL RD
9734 S DELAWARE CT APT 1704	COLLINSVILLE, OK 74112	EDMOND, OK 7303
COLLINSVILLE, OK 74137	918-830-1814	405-821-5656
918-500-7272	JEFFH@TPSV.COM	OKLAHOMASURVEYCOMPANY.COM
CA 8405 EXP 6/30/25		
MARK@STACEYDESIGN.LLC		

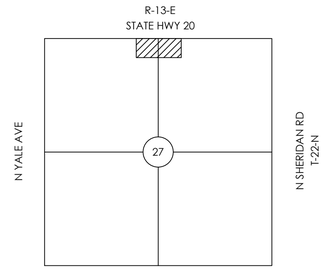
PLAT NO.
FINAL PLAT ENDORSEMENT OF APPROVAL
COLLINSVILLE PLANNING COMMISSION
APPROVAL DATE_____ CHAIR, CITY OF COLLINSVILLE PLANNING COMMISSION
COLLINSVILLE CITY COMMISSION APPROVAL
APPROVAL DATE_____ MAYOR CITY OF COLLINSVILLE CITY ENGINEER ATTEST: CITY CLERK THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THE DATE OF CITY 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.



LOCATION MAP
NOT TO SCALE

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 CRROSSING, 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.

REFERENCE ONLY