

PRELIMINARY PLAT ESTATES at TEAL RIDGE

A SUBDIVISION IN THE CITY OF SAND SPRINGS, TULSA COUNTY, OKLAHOMA
PART OF NE/4 SECTION 25, T-19-N, R-11-E, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF

LEGEND

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|---------------------------------|
| SECTION CORNER |
| QUARTER CORNER |
| SET 1/2" IRON ROD |
| SET MAG NAIL |
| PLAT BOUNDARY LINE |
| LOT LINE (THIS PLAT) |
| EASEMENT (THIS PLAT) |
| BUILDING LIMIT LINE (THIS PLAT) |
| EXISTING LOT LINE |
| EXISTING LOT LIMIT LINE |

| |
|---------------------------------------|
| ACC- LIMITS OF ACCESS |
| LNA = LIMITS OF NO ACCESS |
| UE = UTILITY EASEMENT |
| BL = BUILDING SETBACK LINE |
| RW = RIGHT-OF-WAY |
| SF = SQUARE FEET |
| F.I.P. = FOUND IRON PIN |
| TCE = TEMPORARY CONSTRUCTION EASEMENT |

NOTE: ALL MONUMENTS SET ARE CAPPED
1/2" IRON PINS OR MAG NAILS WITH
WASHERS BOTH BEING STAMPED "GOLDEN
CA 7623

SUBDIVISION CONTAINS 10 LOTS IN 2 BLOCKS

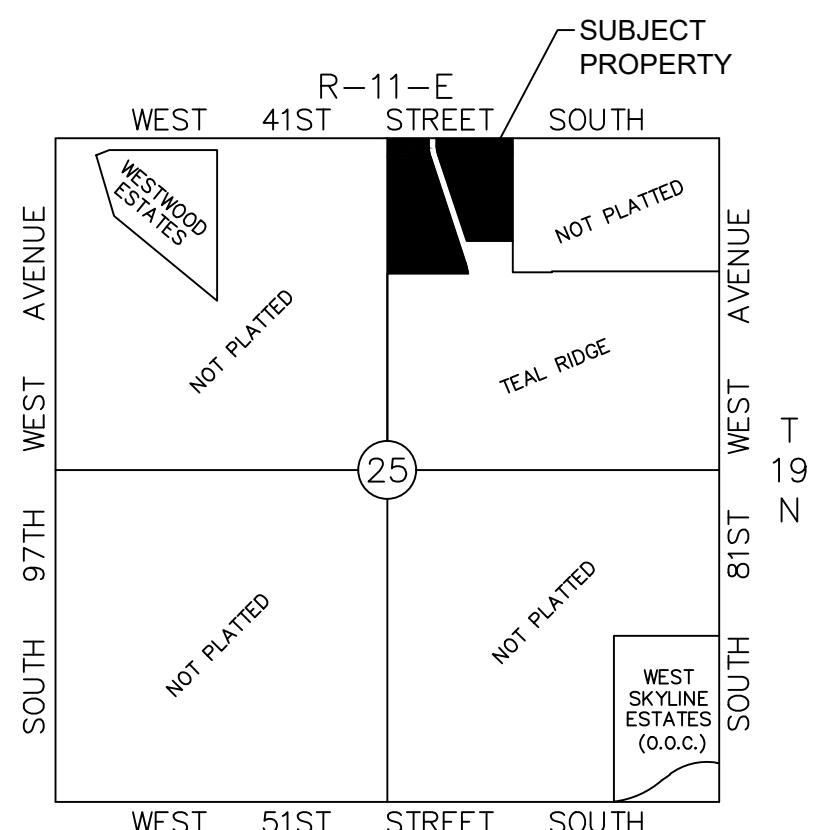
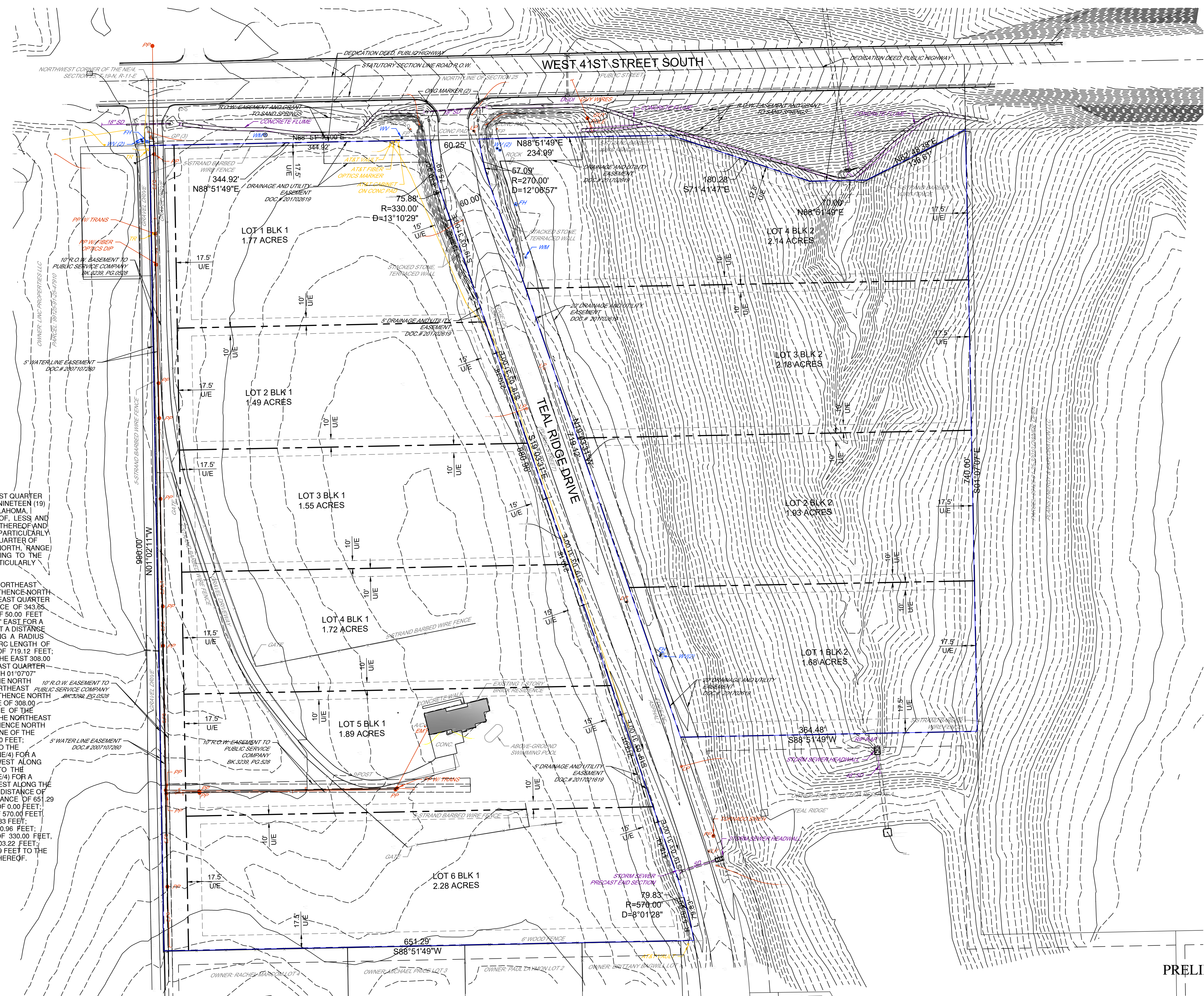
SUBDIVISION CONTAINS 19.21 TOTAL ACRES

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

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, LESS AND EXCEPT THE EAST 308 FEET OF THE NORTH 1070 FEET THEREOF AND LESS AND EXCEPT TEAL RIDGE ADDITION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE ELEVEN (11) EAST, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION TWENTY-FIVE (25); THENCE NORTH 88°51'49" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION TWENTY-FIVE (25) FOR A DISTANCE OF 343.65 FEET; THENCE SOUTH 01°08'11" EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°51'49" EAST FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 01°08'11" EAST A DISTANCE OF 2.69 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 17°55'20" FOR AN ARC LENGTH OF 94.46 FEET; THENCE SOUTH 19°03'31" EAST A DISTANCE OF 719.12 FEET; THENCE NORTH 88°51'49" EAST TO THE WEST LINE OF THE EAST 308.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) A DISTANCE OF 364.48 FEET; THENCE SOUTH 01°07'07" EAST ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 1070.00 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW/4 NE/4) FOR A DISTANCE OF 259.00 FEET; THENCE NORTH 88°51'49" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 308.00 FEET; THENCE NORTH 01°08'11" WEST TO THE NORTH LINE OF THE SOUTH 250.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) FOR A DISTANCE OF 4.38 FEET; THENCE NORTH 89°04'00" EAST ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1312.30 FEET; THENCE SOUTH 01°12'00" EAST ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1570.27 FEET; THENCE SOUTH 89°16'09" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER (NE/4) TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 2629.12 FEET; THENCE NORTH 01°02'11" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1551.93 FEET; THENCE NORTH 88°51'49" EAST FOR A DISTANCE OF 651.29 FEET; THENCE NORTH 10°39'45" WEST FOR A DISTANCE OF 0.00 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, DELTA ANGLE OF 08°01'28" FOR AN ARC LENGTH OF 79.83 FEET; THENCE NORTH 19°03'31" WEST FOR A DISTANCE OF 880.96 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET, DELTA ANGLE OF 17°55'20" FOR AN ARC LENGTH OF 103.22 FEET; THENCE NORTH 01°08'11" WEST FOR A DISTANCE OF 2.69 FEET TO THE POINT OF BEGINNING, AND LESS THE NORTH 30 FEET THEREOF.



SCALE: 1" = 60'

OWNER / DEVELOPER

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