

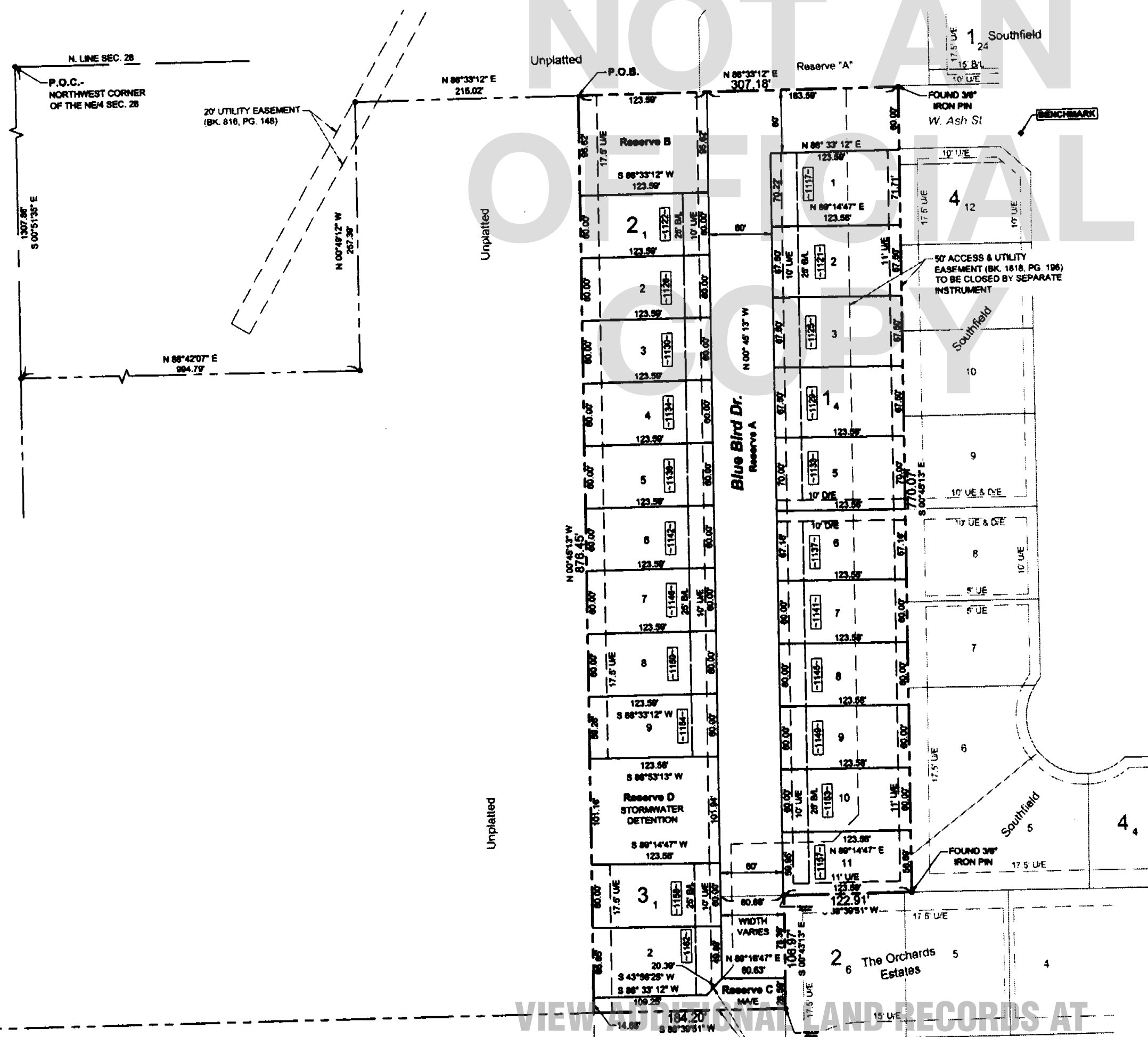
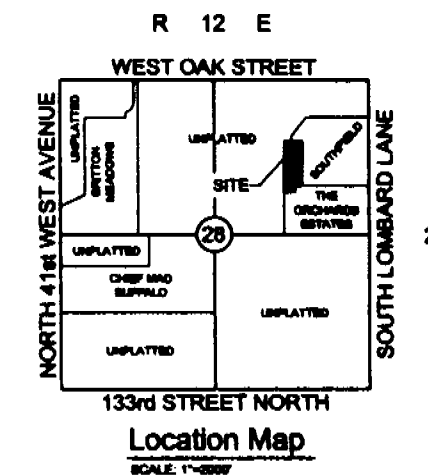
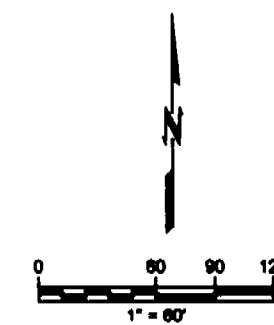
FINAL PLAT
RESERVE AT SOUTHFIELD

PART OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-TWO NORTH (22) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TOWN OF SKIATOOK, OSAGE COUNTY, STATE OF OKLAHOMA.

OWNER:
Blue Bull Capital LLC
4400 Saint Patrick Drive
Oklahoma city, Oklahoma, 73120
CONTACT: GABE WALKER
gabewalker@gmail.com

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1480, EXPIRES 8/30/2025
ALAN TAYLOR P.E.
alan.taylor@wallace.design

SURVEYOR:
Fritz Land Surveying, LLC
2017 West 91st Street
Tulsa, Oklahoma, 74132
Phone: (918) 231-0575
OK CA NO. 5848, EXPIRES 8/30/2024
ANDY FRITZ, PLS 1694
fritzlandsurveying@gmail.com



Lot Area Table (Block 1)		
Lot #	Area	(ACRE)
1	8,770.10	0.20
2	8,341.87	0.19
3	8,341.87	0.19
4	8,341.87	0.19
5	8,680.82	0.20
6	8,289.41	0.19
7	7,414.82	0.17
8	7,414.82	0.17
9	7,414.82	0.17
10	7,414.82	0.17
11	7,330.94	0.17

Lot Area Table (Block 2)		
Lot #	Area	(Acre)
1	7,414.82	0.17
2	7,414.82	0.17
3	7,414.82	0.17
4	7,414.82	0.17
5	7,414.82	0.17
6	7,414.82	0.17
7	7,414.82	0.17
8	7,414.82	0.17
9	7,370.38	0.17

Lot Area Table (Block 3)		
Lot #	Area	(Acre)
1	7,414.82	0.17
2	7,824.93	0.18

LEGEND

- BL = BUILDING SETBACK
 - R/W = RIGHT-OF-WAY
 - DE = DRAINAGE EASEMENT
 - MAE = MUTUAL ACCESS EASEMENT
 - UE = UTILITY EASEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
- ADDRESS

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS TWENTY-TWO (22) LOTS IN THREE (3) BLOCKS AND FOUR (4) RESERVE AREAS
SUBDIVISION CONTAINS 258,148.80 SF (5.86 ACRES)
RESERVE A CONTAINS 88,338 SF (1.34 ACRES)
RESERVE B CONTAINS 11,817 SF (0.27 ACRES)
RESERVE C CONTAINS 3,884 SF (0.08 ACRES)
RESERVE D CONTAINS 12,550 SF (0.29 ACRES)
ZONING: RS-3

MONUMENTATION

3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BENCHMARK

CUT BOX
NORTHING=600440.78
EASTING=2252413.19
ELEV=683.28

BASE OF BEARINGS

HORIZONTAL DATUM BASED UPON OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD 83 (1983) NORTH ZONE 3001. VERTICAL DATUM NAVD 1988

FLOODPLAIN NOTE

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF TULSA, OKLAHOMA, COMMUNITY PANEL NO. 40113C1157K - APRIL 2, 2008, WHICH INDICATES THE SURVEYED PROPERTY TO BE WITHIN UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

DATE OF SURVEYOR'S LAST SITE VISIT:

FEBRUARY 23, 2023

1-2023-005293
08/08/2023 9:05am

Book 1888 Pg 184
Pg 0184-0186

Fee: \$35.00 Doc: \$0.00
Robin Slack - Osage County Clerk
State of OK



VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM