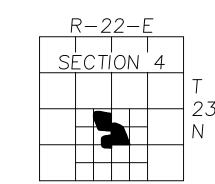
- FOUND IRON PIN • SET 5/8" IRON PIN W/CAP
- ▲ SET RAILROAD SPIKE Δ FOUND RAILROAD SPIKE
- □ STONE (M) MEASURED BEARING &/OR DISTANCE



POINT OF BEGINNING-

Lot 12 5 5 Lot 135 7 Lot 14 6 8 Lot 15 5

S 00°29'48" E 139.83' (M)

GRAND LAKE

0.66

0.72

0.57

0.53

0.53

0.53

0.64

0.54

0.65

0.60

0.54

0.63

0.60

1.03

0.85 1.41

0.55

0.50

0.55

SW CORNER-4-23-22

SQUARE FEET ACRES

28876.67

48934.13

31440.16

24970.75

22980.04

22905.51

22965.65 22855.68 22556.02 27691.65

24717.51

22484.57

23449.05 25001.48

28100.78

26033.88

23537.94

27243.11

26092.09

44649.11

36996.99

61469.09

43954.65 33967.74

23860.45

21918.12

23762.26

33006.05

37935.07

FOX POINTE

A SUBDIVISION OF DELAWARE COUNTY, OKLAHOMA

LINE T	ABLE	
NUMBER	BEARING	DISTANCE
L1	N 35°23'43" W	24.24'
L2	N 35 ° 23'43" W	12.99'
L3	N 35°23'43" W	9.75'
L4	N 35°23'43" W	26.96'
L7	N 70°46'26" W	15.45'
L10	S 6717'00" W	56.28'
L11	S 6717'00" W	56.28'
L12	N 74°00'00" E	10.00'
L13	S 16°00'00" E	57.43'
L14	S 16°00'00" E	35.18'
L15	S 74°00'00" W	20.00'
L16	S 16°00'00" E	20.00'
L17	S 16°00'00" E	72.00'
L18	S 00'37'00" E	37.70'

HOLIDAY HILL

N 89°09'03" E 669.00' (M)

EAST 687.5'

NE 1/4 SE 1/4 SW 1/4

S 1/4 CORNER

4-23-22

4-23-22

CURVE	TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	86°21'43"	35.00	52.76	32.85	N 23 ° 25'34" W	47.90
C2	38"17'22"	35.00	23.39	12.15	N 85°45'07" W	22.96
C3	34°35'19"	35.00	21.13	10.90	S 57°48'33" W	20.81
C4	74°07'31"	35.00	45.28	26.43	S 03°27'08" W	42.19
C5	56 ° 56'06"	35.00	34.78	18.98	S 62°04'41" E	33.37
C6	60°23'17"	40.00	42.16	23.27	S 65°35'22" E	40.23
C7	60°23'17"	80.00	84.32	46.55	S 65°35'22" E	80.47
C8	60°19'41"	35.00	36.85	20.34	N 87°43'50" W	35.17
C9	45°35'05"	35.00	27.85	14.71	S 39°18'47" W	27.12
C10	48*53'29"	35.00	29.87	15.91	S 07°55'30" E	28.97
C11	56°09'42"	35.00	34.31	18.67	S 60°27'05" E	32.95
C12	79°20'05"	35.00	48.46	29.02	N 51°48'02" E	44.68
C13	1291213"	35.00	78.93	73.72	N 74°10'46" W	63.23
C14	38 ° 50'57"	35.00	23.73	12.34	S 21°47'39" W	23.28
C15	5818'03"	35.00	35.61	19.52	S 26°46'50" E	34.10
C16	31°38'28"	35.00	19.33	9.92	S 71°45'06" E	19.08
C17	31°49'20"	35.00	19.44	9.98	N 76°31'01" E	19.19

BASIS OF BEARINGS: N 81°07' W ALONG THE GRDA TAKING LINE

- 3.) LOTS SUBJECT TO 20 FOOT UTILITY EASEMENT ALONG FRONT LOT LINES.
- 4.) LOTS SUBJECT TO 35 FOOT REAR BUILDING SETBACK LINE. 5.) LOTS SUBJECT TO 10 FOOT SIDE BUILDING SETBACK LINE.
- 6.) LOTS SUBJECT TO 25 FOOT FRONT BUILDING SETBACK LINE.
- 7.) LOTS SUBJECT TO A FLOWAGE EASEMENT IN FAVOR OF U.S.C.O.E. TO 757' NGVD DATUM.

CERTIFICATE OF COUNTY COMMISSIONERS ROADS WILL BE PRIVATE.

ROADS WILL NOT BE MAINTAINED BY THE COUNTY. APPROVED BY THE DELAWARE COUNTY COMMISSIONERS ON THIS ____ DAY OF _____

KENNETH CROWDER

DAVE KENDRICK

BILLY CORNELL

STATE OF OKLAHOMA COUNTY OF DELAWARE

, THE COUNTY CLERK IN AND FOR DELAWARE COUNTY, STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS NOW ON FILE IN MY OFFICE.

DATED THIS _____ DAY OF _____, 20____.

CAROL FORTNER, DELAWARE COUNTY CLERK

STATE OF OKLAHOMA COUNTY OF DELAWARE

, THE COUNTY TREASURER IN AND FOR DELAWARE COUNTY, STATE OF OKLAHOMA, HEREBY CERTIFY THAT ALL TAXES FOR THE YEAR ____ AND ALL PREVIOUS YEARS HAVE BEEN PAID.

DATED THIS _____ DAY OF ______, 20_____

MARY JANE LAW, DELAWARE COUNTY TREASURER

PLAT AND DEDICATION OF FOX POINTE

A SUBDIVISION OF DELAWARE COUNTY, OKLAHOMA

KNOW ALL MEN BY THESE PRESENT: THAT, CONCEPT BUILDERS 1987, INC. AND TULSA REAL ESTATE INVESTMENTS, LTD PTR BEING SOLE OWNERS OF THE HEREON PLATTED PROPERTY, DO HEREBY CERTIFY THAT WE HAVE CAUSED SAME TO BE PLATTED INTO LOTS AND EASEMENTS SHOWN WHICH ARE RESERVED BY THE DEDICATORS WHICH WE HEREBY ADOPT AS FOX POINTE.

DATED THIS	DAY	ΟF	20	
DAILD IIIIS		Oi	 20	

TOBY POWELL, MANAGER

OWNERS CERTIFICATE & DEDICATION

KNOWN ALL MEN BY THESE PRESENT:

THAT CONCEPT BUILDERS 1987, INC. AND TULSA REAL ESTATE INVESTMENTS, LTD PTR BEING SOLE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

A TRACT OF LAND LOCATED IN A PART OF LOT 10 AND PART OF THE NE1/4 SE1/4 SW1/4 AND PART OF THE NW1/4 SE1/4 OF SECTION 4, TOWNSHIP 23 NORTH, RANGE 22 EAST, DELAWARE COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 483.9 FEET NORTH OF THE SE CORNER OF THE NE 10.0 ACRES OF SAID LOT 10; THENCE N81°07'W 245.2 FEET; THENCE N78*19'W 173.5 FEET; THENCE N88*15'W 138.5 FEET; THENCE S66*03'W 101.0 FEET; THENCE S03'20'W 149.0 FEET; THENCE S19'24'E 171.5 FEET; THENCE S21'11'E 179.7 FEET; THENCE S19'33'E 127.5 FEET; THENCE S40'34'E 55.0 FEET; THENCE S85'08'E 454.6 FEET TO A POINT IN THE EAST BOUNDARY OF THE SOUTH 20.0 ACRES OF LOT 10, AND 158.4 FEET SOUTH OF THE NE CORNER THEREOF; THENCE SOO'09'E ALONG SAID EAST BOUNDARY A DISTANCE OF 140.9 FEET TO A POINT 361.5 FEET NORTH OF THE SE CORNER THEREOF; THENCE S80°57'W 255.5 FEET; THENCE S59°23'W 101.0 FEET; THENCE S20°45'W 58.5 FEET; THENCE S0°37'E 199.0 FEET; THENCE \$16°00'E 92.0 FEET: THENCE \$65°36'E 88.5 FEET: THENCE \$86°26'E 260.2 FEET TO A POINT IN THE EAST BOUNDARY OF THE SAID NE1/4 SE1/4 SW1/4; THENCE NORTH ALONG SAID EAST BOUNDARY 125 FEET TO THE NE CORNER OF THE SAID NE1/4 SE1/4 SW1/4; THENCE EAST 687.5 FEET ALONG THE SOUTH BOUNDARY OF THE SAID NW1/4 SE1/4 TO A POINT ON THE SOUTH AND WEST LINE OF ROCK CABIN DRIVE, AS SHOWN ON RECORDED PLAT OF HOLIDAY HILL; THENCE ALONG SAID DRIVE N19°25'W 333.7 FEET; THENCE N22°43'W 327.7 FEET; THENCE N54°52'W 128.0 FEET; THENCE N68'33'W 194.0 FEET; THENCE S84'13'W 147.6 FEET TO A POINT WHERE ROCK CABIN DRIVE INTERSECTS WITH THE WEST BOUNDARY LINE OF THE NW1/4 NW1/4 SE1/4; THENCE NORTH ALONG SAID WEST BOUNDARY OF SAID NW1/4 NW1/4 SE1/4 (BEING THE SAME AS THE EAST BOUNDARY OF LOT 10) 364.60 FEET TO THE POINT OF BEGINNING, SUBJECT TO A FLOWAGE EASEMENT IN FAVOR OF GRAND RIVER DAM AUTHORITY COVERING ALL THAT PORTION OF THE SW1/4 NW1/4 SE1/4 LYING BELOW ELEVATION 750' SEA LEVEL DATUM AND SUBJECT TO A FLOWAGE EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA COVERING ALL THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING BELOW ELEVATION 757' SEA LEVEL DATUM, ALL IN DELAWARE COUNTY, OKLAHOMA. AND ANY AND ALL EASEMENTS OF RECORD.

FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF FOX POINTE, WE DO HEREBY PROVIDE RESTRICTIVE COVENANTS FILED IN BOOK _____, PAGE ____, OF RECORDS IN THE OFFICE OF THE COUNTY CLERK, DELAWARE COUNTY, OKLAHOMA.

IN WITNESS WHEREOF, CONCEPT BUILDERS 1987, INC. AND TULSA REAL ESTATE INVESTMENTS, LTD PTR, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____,

TOBY POWELL. MANAGER

STATE OF OKLAHOMA COUNTY OF DELAWARE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____

MY COMMISSION EXPIRES: ____/____

DEPARTMENT OF ENVIRONMENTAL QUALITY

I CERTIFY THAT I HAVE APPROVED THE APPLICATION AND PLAN FOR A PLAT OF A RESIDENTIAL DEVELOPMENT WHICH IS ON FILE AT DELAWARE COUNTY OFFICE OF THE DEPARTMENT OF ENVIRONMENTAL QUALITY, AND HEREBY APPROVE THIS PLAT FOR THE USE OF MAYES COUNTY R.W.D. #3 WATER SYSTEM AND INDIVIDUAL SEWAGE SYSTEMS."

NOTE: ONCE PLAT APPROVAL HAS BEEN OBTAINED FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY, NO MAJOR SOIL MODIFICATION MAY OCCUR IN AN AREA DESIGNATED FOR SEPTIC SYSTEM

RESTRICTIONS TO APPROVAL:

ENVIRONMENTAL SPECIALIST

DEPARTMENT OF ENVIRONMENTAL QUALITY

FLOODPLAIN STATEMENT

I CERTIFY THAT I HAVE APPROVED THIS PLAT AND HAVE VERIFIED THAT PORTIONS OF THE PROPERTY ALONG THE LAKEFRONT ARE LOCATED WITHIN SFHA ZONE "AE" ACCORDING TO DELAWARE COUNTY F.I.R.M. MAP NUMBER NUMBER 400502, PANEL 0165 D & 0280 D. EFFECTIVE APRIL 16,

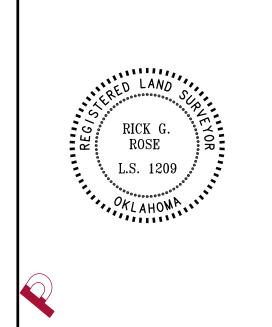
RESTRICTIONS TO APPROVAL:

FLOODPLAIN ADMINSITRATOR

LAND SURVEYOR'S DECLARATION: I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY

SUPERVISION AND 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.

RICK G. ROSE, P.L.S. #1209





CA 4716 (PE/LS) EXPIRES 6/30/2009

FINAL	PLAT

T.HOPKINS Checked by

Job Number 07384-00 Contact Person R.ROSE

JAN2008



LOT TABLE

Commons 1 | 11986.44

Commons 2 5744.91