

STONE CREEK ESTATES III

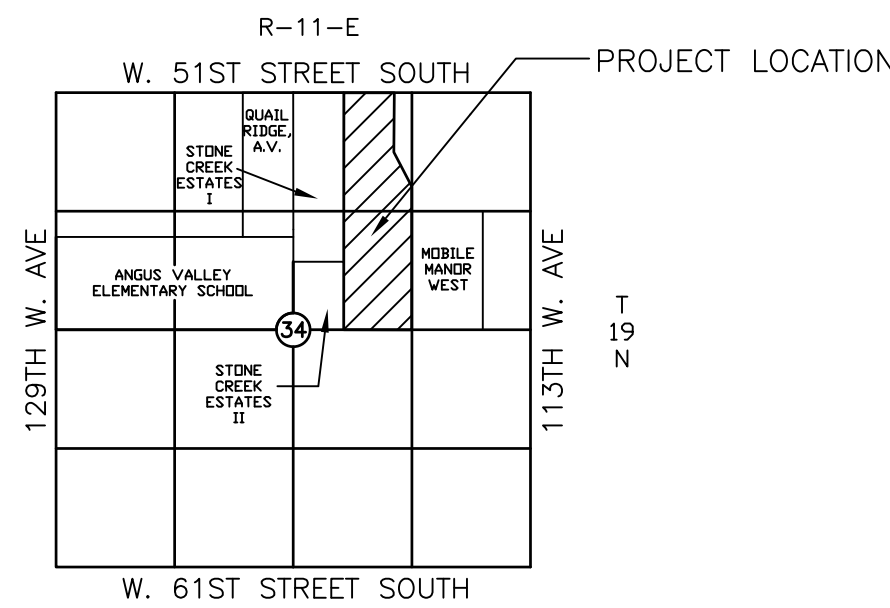
SUBDIVISION OF LAND LOCATED IN THE NE/4 SECTION 34,
TOWNSHIP 19 NORTH, RANGE 11 EAST OF THE INDIAN BASE AND MERIDIAN,
CITY OF SAND SPRINGS, TULSA COUNTY, STATE OF OKLAHOMA,
CONTAINING 42.29 ACRES MORE OR LESS.

ADDITION CONTAINS

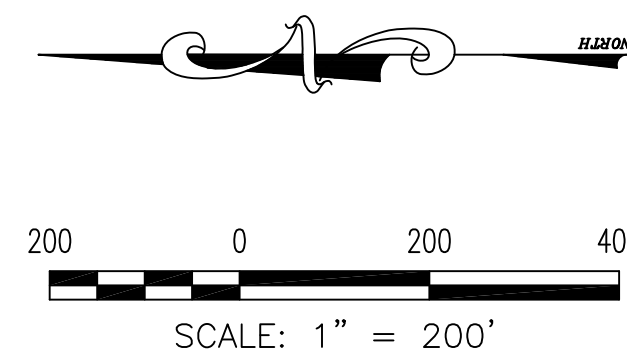
- 153 LOTS
- 2 RESERVES
- 3 RESTRICTIVE DRAINAGE EASEMENTS
- 42.29 ACRES
- 5 BLOCKS

LEGEND

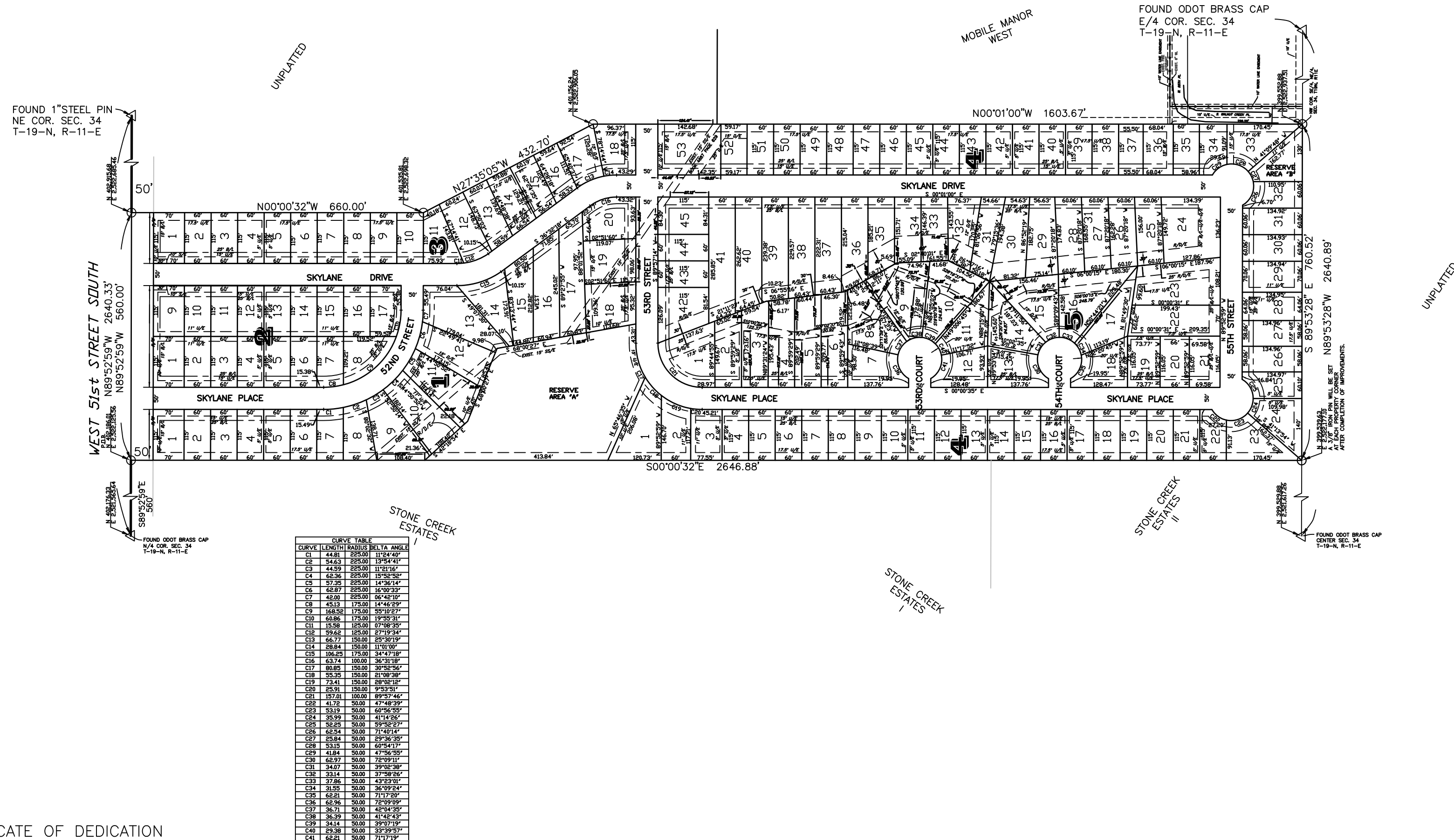
- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- R/D/E RESTRICTED DRAINAGE EASEMENT
- LNA LIMITS OF NO ACCESS
- S/E SUBDIVISION SIGNAGE EASEMENT
- D/E DRAINAGE EASEMENT
- SS/E SANITARY SEWER EASEMENT



LOCATION MAP
SCALE: 1" = 2000'



BASIS OF BEARING IS N89°52'59"W
ON THE NORTH LINE OF THE NE/4
OF SECTION 34, T-19-N, R-11-E



LOT	AREA (SQ. FT.)	AREA (ACRES)
1	10,000	0.229
2	10,000	0.229
3	10,000	0.229
4	10,000	0.229
5	10,000	0.229
6	10,000	0.229
7	10,000	0.229
8	10,000	0.229
9	10,000	0.229
10	10,000	0.229
11	10,000	0.229
12	10,000	0.229
13	10,000	0.229
14	10,000	0.229
15	10,000	0.229
16	10,000	0.229
17	10,000	0.229
18	10,000	0.229
19	10,000	0.229
20	10,000	0.229
21	10,000	0.229
22	10,000	0.229
23	10,000	0.229
24	10,000	0.229
25	10,000	0.229
26	10,000	0.229
27	10,000	0.229
28	10,000	0.229
29	10,000	0.229
30	10,000	0.229
31	10,000	0.229
32	10,000	0.229
33	10,000	0.229
34	10,000	0.229
35	10,000	0.229
36	10,000	0.229
37	10,000	0.229
38	10,000	0.229
39	10,000	0.229
40	10,000	0.229
41	10,000	0.229
42	10,000	0.229
43	10,000	0.229
44	10,000	0.229
45	10,000	0.229
46	10,000	0.229
47	10,000	0.229
48	10,000	0.229
49	10,000	0.229
50	10,000	0.229
51	10,000	0.229
52	10,000	0.229
53	10,000	0.229
54	10,000	0.229
55	10,000	0.229
56	10,000	0.229
57	10,000	0.229
58	10,000	0.229
59	10,000	0.229
60	10,000	0.229
61	10,000	0.229
62	10,000	0.229
63	10,000	0.229
64	10,000	0.229
65	10,000	0.229
66	10,000	0.229
67	10,000	0.229
68	10,000	0.229
69	10,000	0.229
70	10,000	0.229
71	10,000	0.229
72	10,000	0.229
73	10,000	0.229
74	10,000	0.229
75	10,000	0.229
76	10,000	0.229
77	10,000	0.229
78	10,000	0.229
79	10,000	0.229
80	10,000	0.229
81	10,000	0.229
82	10,000	0.229
83	10,000	0.229
84	10,000	0.229
85	10,000	0.229
86	10,000	0.229
87	10,000	0.229
88	10,000	0.229
89	10,000	0.229
90	10,000	0.229
91	10,000	0.229
92	10,000	0.229
93	10,000	0.229
94	10,000	0.229
95	10,000	0.229
96	10,000	0.229
97	10,000	0.229
98	10,000	0.229
99	10,000	0.229
100	10,000	0.229

CERTIFICATE OF DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE TO THE PUBLIC ALL STREETS SHOWN UPON THIS PLAT AND DO HEREBY ESTABLISH THE EASEMENTS SHOWN UPON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF SAND SPRINGS AND ALL UTILITY COMPANIES, INCLUDING CABLE TELEVISION COMPANIES; AND SAID EASEMENTS SHALL BE FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REPLACING UTILITY LINES, CABLE TELEVISION LINES, AND DRAINAGE STRUCTURES. THE CITY OF SAND SPRINGS, AND ALL UTILITY COMPANIES, AND ALL CABLE TELEVISION COMPANIES SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS AND SHALL HAVE THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS AND THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS.

DATED _____

STATE OF OKLAHOMA

COUNTY OF TULSA

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 2005

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

LAND SURVEYOR'S DECLARATION

I HEREBY DECLARE THAT ON THE _____ DAY OF _____ 2005, THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION, AND THE IRON PINS WERE SET, AS SHOWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. BAKER P.L.S. #1239

The coordinates shown are Okalahoma State Plane NAD 1983 (1993) "Modified" to ground distances with a Combined Scale Factor of 0.999904412. The respective Azimuths are Grid Azimuths and are not Geodetic Azimuths as shown on this Final Plat of Survey.

DESCRIPTION:

A Tract of land located in the Northeast Quarter (NE/4) of Section 34, Township 19 North, Range 11 East of the Indian Base Meridian, said tract described as follows:

Commencing at the North Quarter corner of said Section 34; Thence S 89°52'59" East along the North line of said Section 34 a distance of 560 feet to the POINT OF BEGINNING; thence S 00°00'32" E along the east boundary of Stone Creek Estates and Stone Creek Estates II a distance of 2646.88 feet to a point on the South line of said NE/4; thence S 89°53'28" E along the south line of said NE/4 a distance of 760.52; thence N 00°01'00" W a distance of 1603.67 feet; thence N 27°35'05" W a distance of 432.70 feet; thence N 00°00'32" W a distance of 660.00 feet to a point on the North line of said NE/4; thence N 89°52'59" W a distance of 560.00 feet to the Point of Beginning, said tract of land containing 42.29 Acres more or less.

"THE CONTENTS OF THE FULLY URBANIZED FLOOD PLAIN ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS AND/OR RESERVE AREAS AS SHOWN."

FINAL PLAT CERTIFICATION OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE SAND SPRINGS PLANNING COMMISSION ON _____

CHAIRPERSON, VICE CHAIRPERSON OR SECRETARY

I HEREBY CERTIFY THE THIS PLAT WAS APPROVED BY THE SAND SPRINGS CITY COUNCIL ON _____

MAYOR OR VICE MAYOR

THIS APPROVAL IS VOID IF THE ABOVE SIGNATURES ARE NOT ENDORSED BY THE CITY MANAGER OR CITY ENGINEER.

CITY MANAGER OR CITY ENGINEER

THIS APPROVAL SHALL NOT BE INTERPRETED TO MEAN STREETS, SANITARY SEWERS, STORM DRAINAGE OR OTHER UTILITIES ARE CONSTRUCTED AS SHOWN ON THIS PLAT.

OWNER:
GIBSON & POWELL INVESTMENTS, L.L.C.
1951 E. 10TH STREET
SAND SPRINGS, OK 74063
TOBY POWELL & M. DAVID GIBSON

ENGINEER:
BAKER ENGINEERING & SURVEYING, INC.
1501 N. OLD NORTH PLACE
SAND SPRINGS, OK 74063
PHONE: (918) 245-9966
C.A. NO. 4004 EXP. DATE 6/30/2006

THIS PLAT OF SURVEY 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.