

# Conceptual Utility Plan (West)

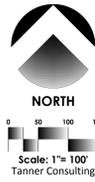
PUD-R 13-02

# The Woods

PART OF SECTION THIRTY-SIX (36)  
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN MERIDIAN  
A SUBDIVISION WITHIN THE CITY OF COWETA, WAGONER COUNTY, STATE OF OKLAHOMA

OWNER:  
**T.J.T. ENTERPRISES LLC**  
P.O. BOX 745  
Coweta, Oklahoma 74429  
Phone: (573) 429-2187

SURVEYOR/ENGINEER:  
**Tanner Consulting, L.L.C.**  
DAN E. TANNER, P.L.S. NO. 3435  
OKLAHOMA STATE BOARD OF SURVEYING  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929



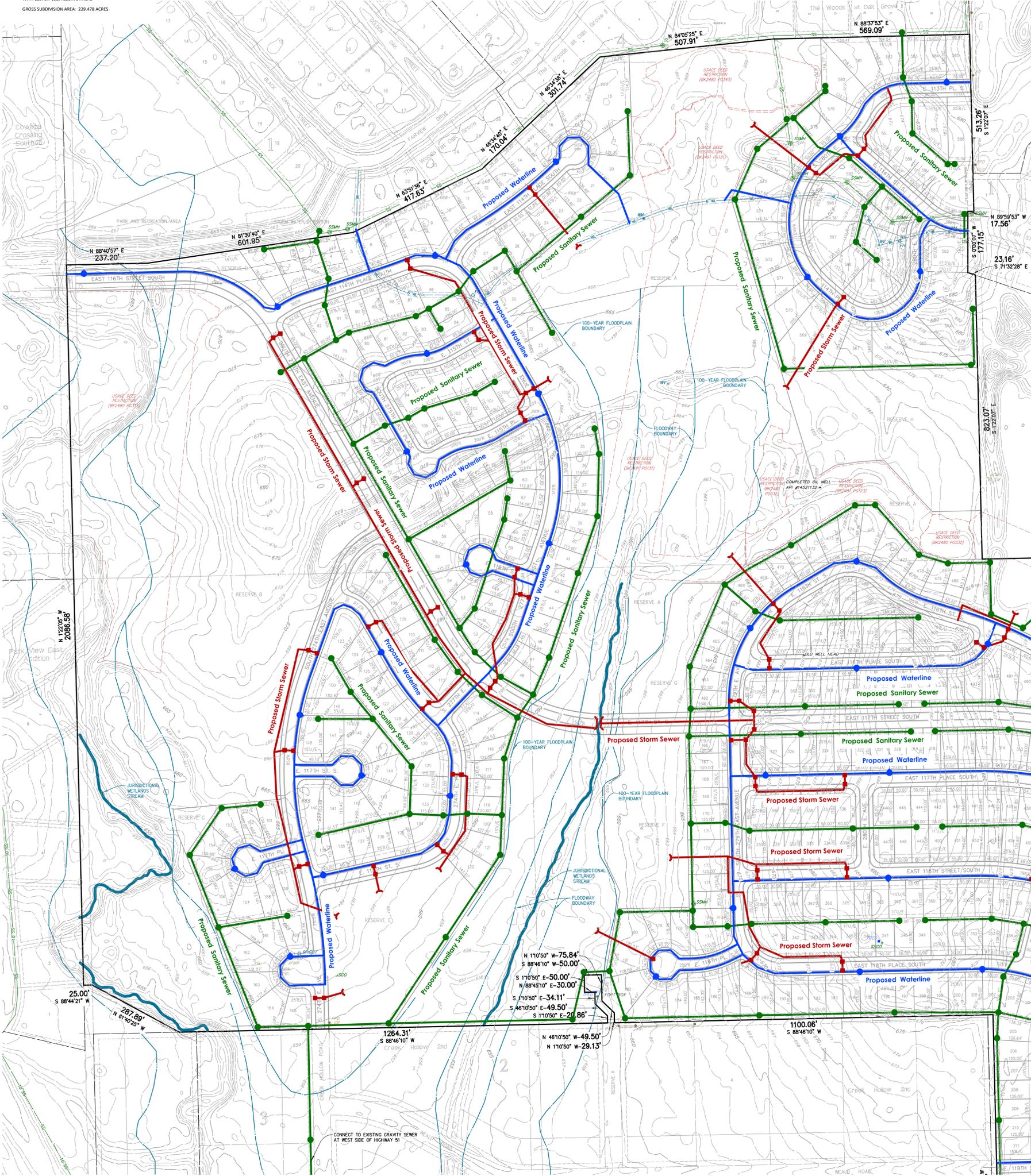
### LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BC BK PAGE
- CD CHORD BEARING
- CD CHORD DISTANCE
- CE CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- FENCE EASEMENT
- GOVT GOVERNMENT
- LNA LIMITS OF NO ACCESS
- QDE OVERLAND DRAINAGE EASEMENT
- R RESERVE
- RES RIGHT-OF-WAY
- UW UTILITY EASEMENT
- AD ADDRESS ASSIGNED
- FM FOUND MONUMENT
- SM SET MONUMENT
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM SEWER INLET

SUBDIVISION CONTAINS:  
FIVE HUNDRED NINETY-EIGHT (598) LOTS  
WITH ELEVEN (11) RESERVE AREAS  
GROSS SUBDIVISION AREA: 229.478 ACRES

### Notes:

1. THIS PLAN 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.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPO1), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD OBSERVATIONS TO THE FOLLOWING MONUMENTS:
  - (a) MAGNETIC NAIL FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 36;
  - (b) PK NAIL FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 36;THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°40' EAST.
4. ADDRESSES SHOWN ON THIS PLAN WERE PROVIDED BY THE CITY OF COWETA AND ARE ACCURATE AT THE TIME THE PLAN WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY CREEK HOLLOW ROAD AND WEALD ROAD.



DATE OF PREPARATION: June 30, 2020

# Conceptual Utility Plan (East)

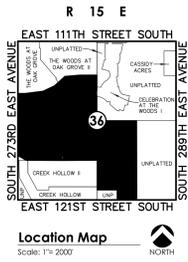
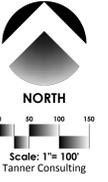
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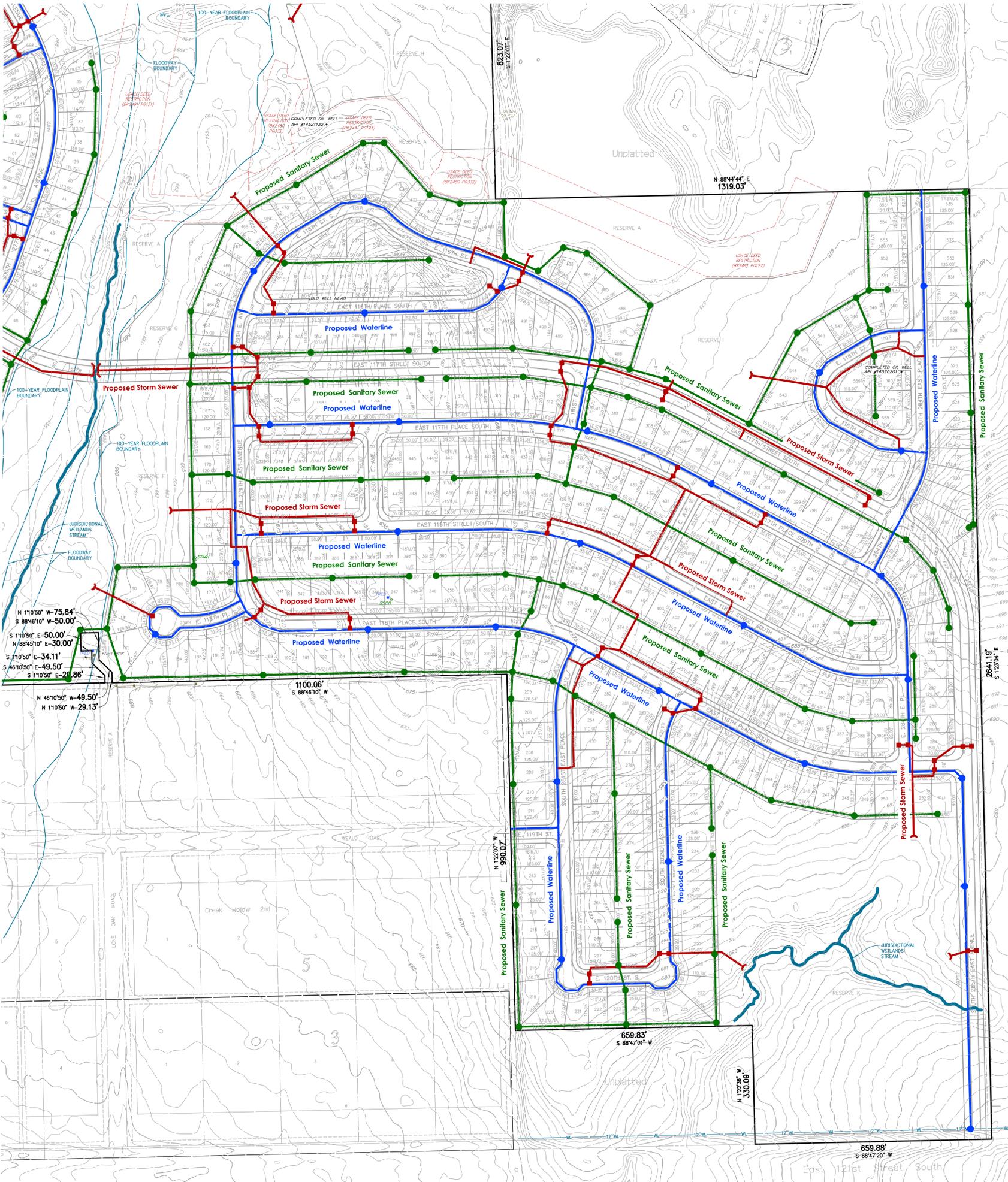
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SURVEYOR/ENGINEER:  
**Tanner Consulting, L.L.C.**  
DAN E. TANNER, P.L.S. NO. 3435  
OK. CA. NO. 2651, EXPIRES 6/30/2023  
EMAIL: DAN@TANNERCONSULTING.COM  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929



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  3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPO), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:  
(a) MAGNETIC NAIL FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 36;  
(b) PK NAIL FOUND AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 36;  
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°44'07" EAST.
  4. ADDRESSES SHOWN ON THIS PLAN WERE PROVIDED BY THE CITY OF COWETA AND ARE ACCURATE AT THE TIME THE PLAN WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
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