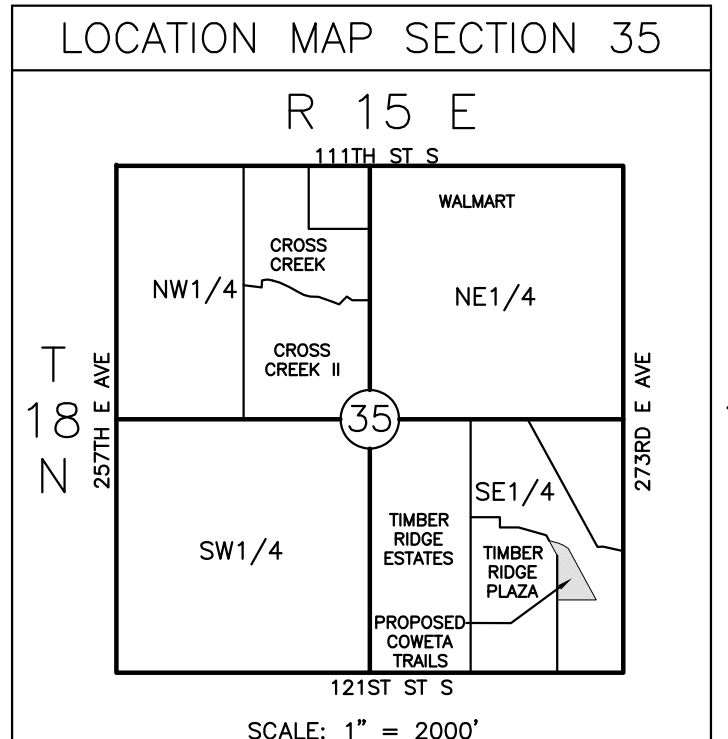
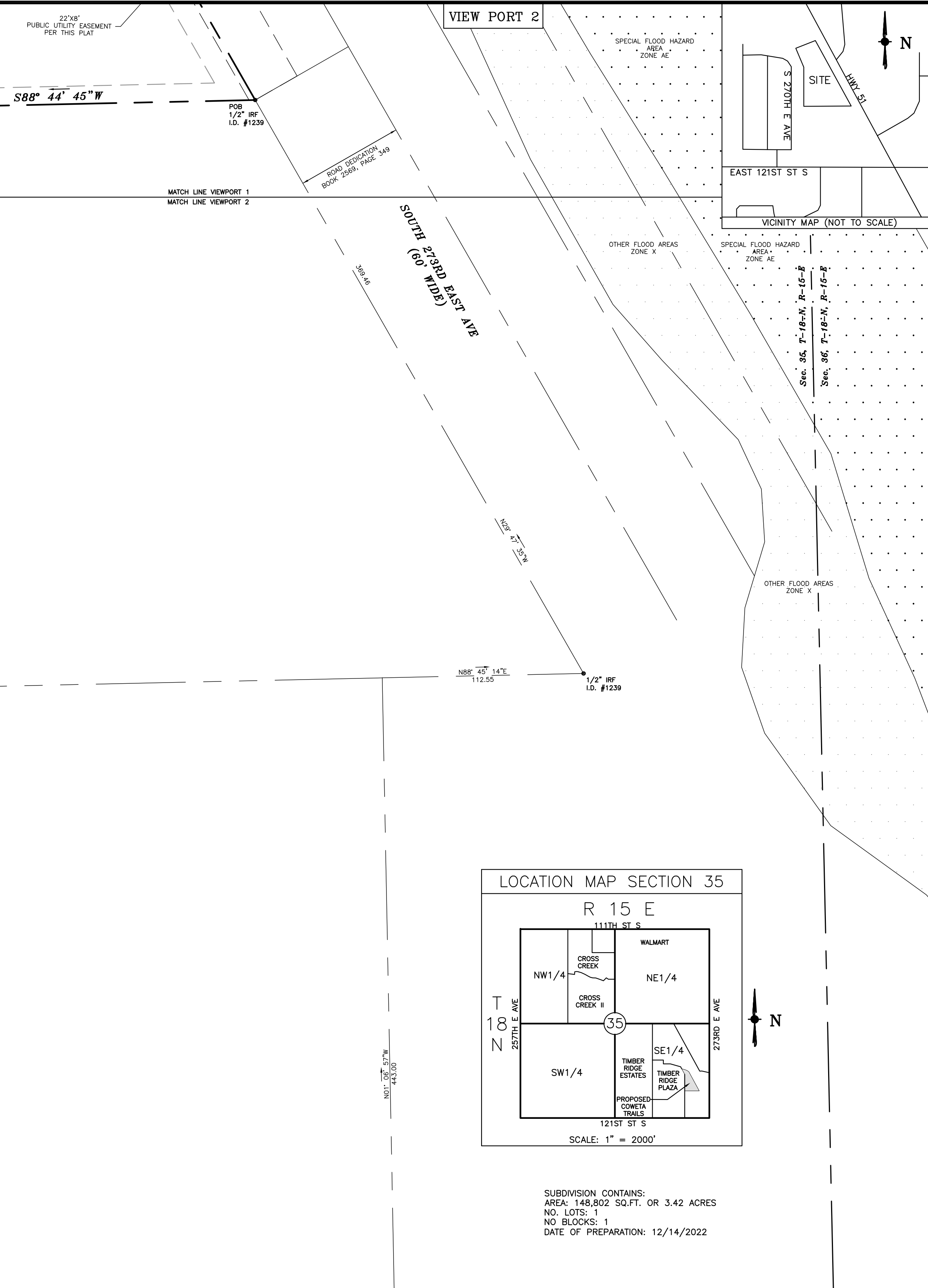
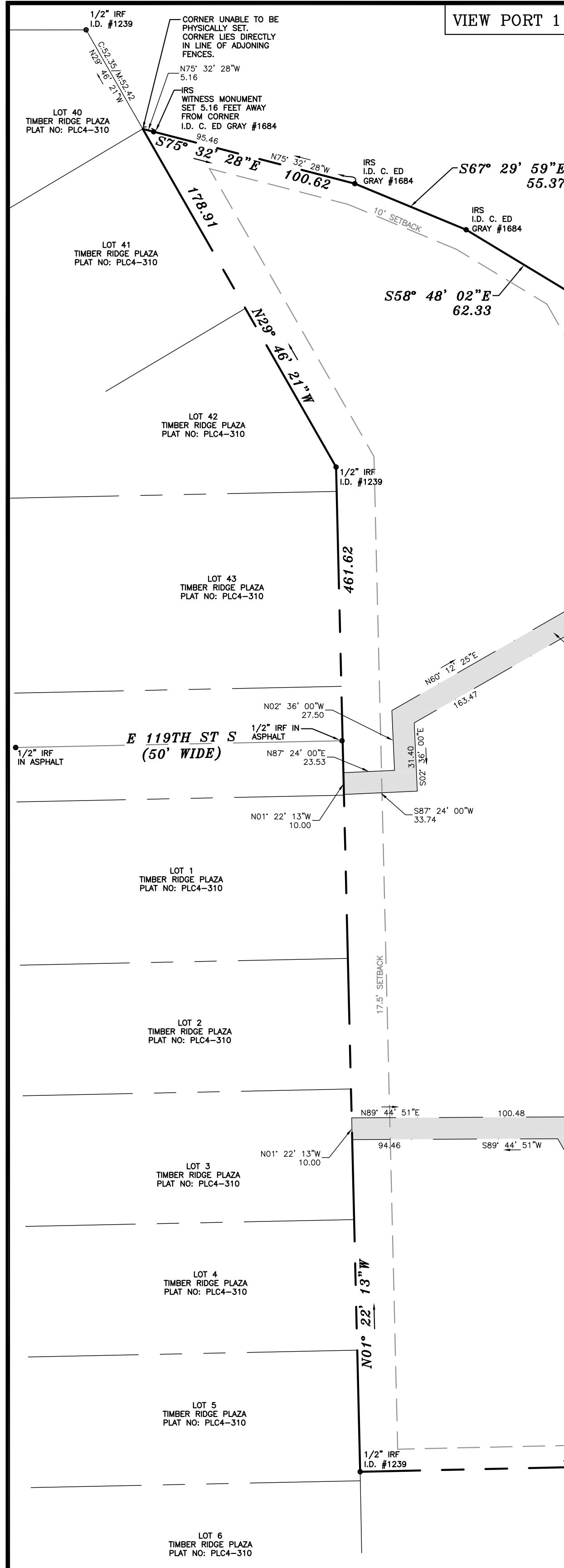


**FINAL PLAT
COWETA TRAILS SUBDIVISION**
AN ADDITION IN THE CITY OF COWETA, WAGONER COUNTY, OKLAHOMA
A SUBDIVISION IN THE THE SE 1/4, SEC. 35, T-18-N, R-15-E

OWNER: CAPSTONE AT COWETA TRAILS II, LP, AN OKLAHOMA LIMITED PARTNERSHIP
ADDRESS: 3556 S. CULPEPPER CIRCLE, SUITE 4, SPRINGFIELD, MO 65804
ENGINEER: CARLSON CONSULTING ENGINEERS, INC.
7088 LEDGESTONE COMMONS
BARTLETT, TN 38133
PHONE: (901)384-0404
SURVEYOR: ED GRAY, RPLS
501 E CENTERTON BLVD
APT #1917
CENTERTON, AR 72719

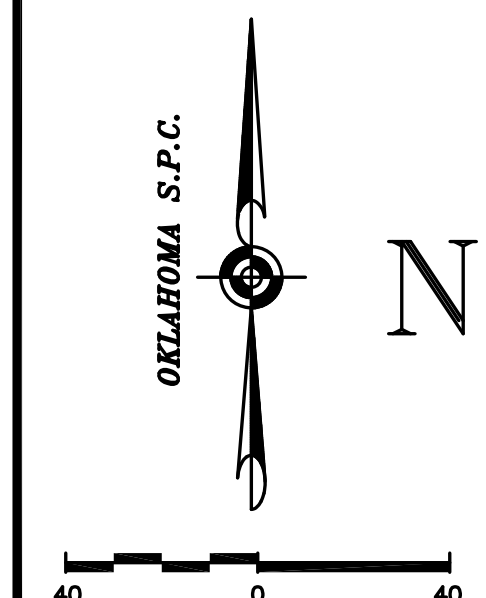
COWETA TRAILS, LP
DB 2591, PG 799
PCL 730091741
ZONING: PUC-2



SUBDIVISION CONTAINS:
AREA: 148,802 SQ.FT. OR 3.42 ACRES
NO. LOTS: 1
NO BLOCKS: 1
DATE OF PREPARATION: 12/14/2022

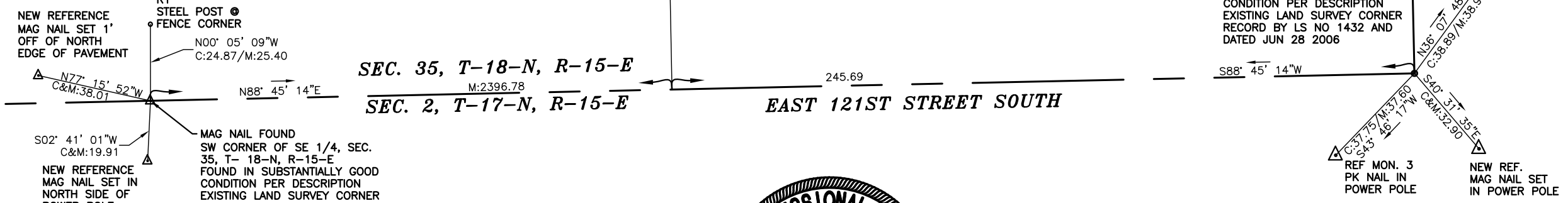
- NOTES:
1. THE PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
 2. THE SUBJECT PROPERTY IS LOCATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FLOOD LINES ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 40145C0260H, DATED: APRIL 17, 2012.
 3. THE REFERENCE BEARING FOR THIS DRAWING IS BASED ON OKLAHOMA S.P.C. PROVIDED BY OPUS OBSERVATION BY GLOBAL POSITIONING SYSTEM, NAD 83 OKLAHOMA STATE PLANES, 3501 OK N ZONE, US FOOT. COMBINED FACTOR=0.99992302 CONVERGENCE ANGLE=1.37296667 ELEVATIONS FOR THIS DRAWING ARE BASED ON NAVD83 HORIZONTAL AND VERTICAL CONTROL POINTS USED:

PID	DESIGNATION	LATITUDE	LONGITUDE	DISTANCE(m)
DN7119	ARYF FAYETTEVILLE CORRS ARP	N360856.851	W0941048.135	135287.6
DE8101	OKTU TULSA CORRS ARP	N361238.113	W0955115.782	29371.5
DE7174	OKTE TECUMSEH CORRS ARP	N351536.669	W0965352.107	137342.2
 4. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARD FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.



SYMBOLS LEGEND	
⊠	CONC. MONUMENT
●	IRON REBAR FOUND
⊙	5/8" CAPPED IRON REBAR SET
+ CMF	CHISELED MARK FOUND
+ CMS	CHISELED MARK SET
△ MAGF	MAGNETIC NAIL FOUND

LINE LEGEND	
---	EASEMENT LINE
---	PROPERTY LINE



ED GRAY, RPLS
501 E CENTERTON BLVD
APT #1917
CENTERTON, AR 72719

SCALE: 1" = 40'
DATE: 1/19/2023

DRAWING FILE: COWETA II
DRAWN BY: CDR/JSJ

JOB NO. FINALPLAT
SHEET 1 OF 2

