

FINAL PLAT

THE BLUFFS AT STONE CANYON

OWNER/DEVELOPER:
C.A.B.O. DEVELOPMENT COMPANY, L.L.C.
P.O. Box 419
Owasso, Oklahoma 74055
(918) 272-3282

ENGINEER:
KELLOGG ENGINEERING, INC.
6755 South 4060 Road
Tulsa, Oklahoma 74080
(918) 275-4080
Cert. of Authorization No. 2788
Renewal Date: June 30, 2011

SURVEYOR:
BENCHMARK SURVEYING, INC.
P.O. BOX 1078
Owasso, Oklahoma 74055
(918) 274-9081
Cert. of Authorization No. 2235
Renewal Date: June 30, 2010

PLANNER:
PLANNING DESIGN GROUP, INC.
5314 S. Yale Ave., Suite 710
Tulsa, Oklahoma 74135
(918) 628-1255

A SUBDIVISION LOCATED IN ROGERS COUNTY, STATE OF OKLAHOMA
SECTION 1, TOWNSHIP 20 NORTH, RANGE 14 EAST
SECTION 2, TOWNSHIP 20 NORTH, RANGE 14 EAST

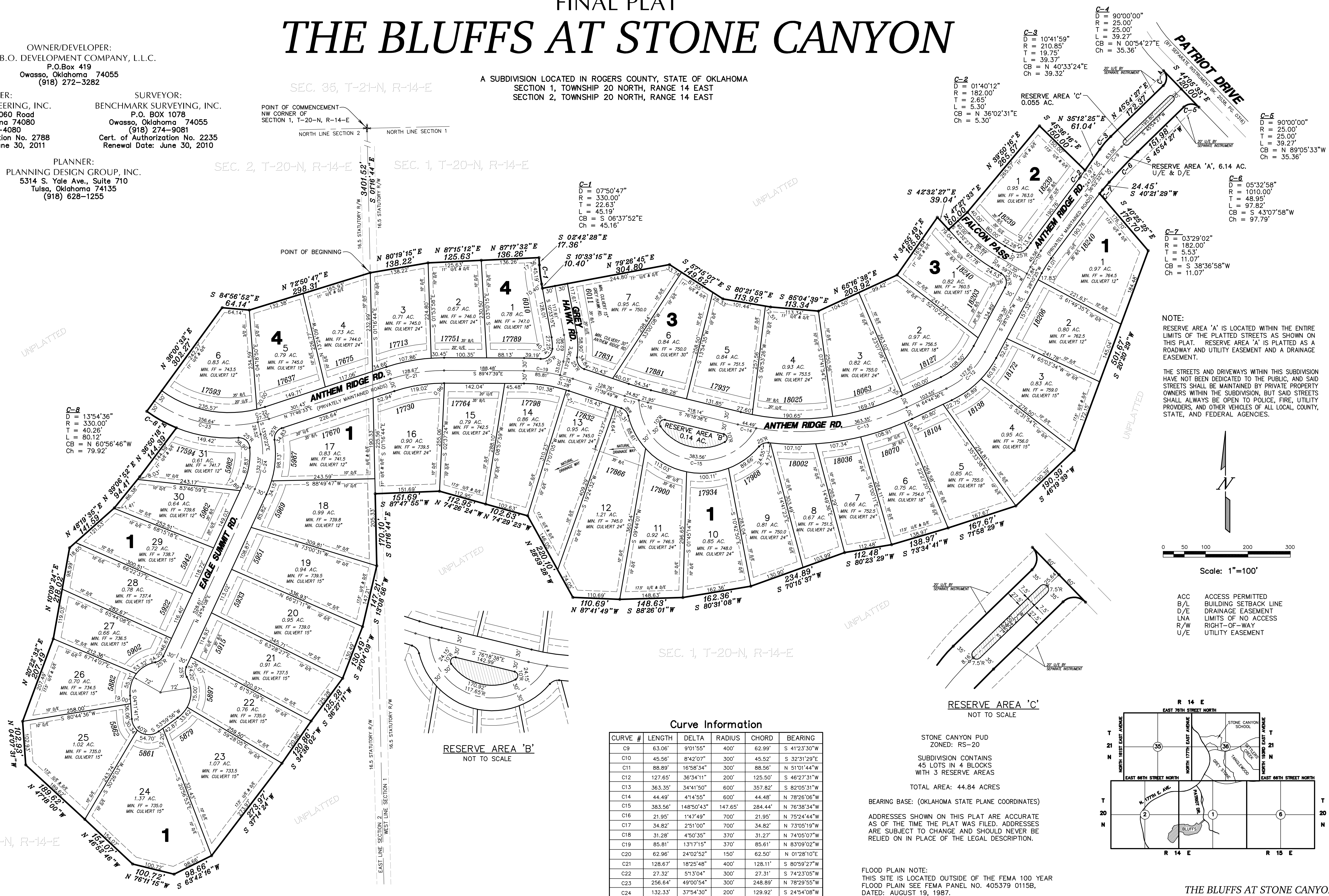
SEC. 35, T-21-N, R-14-E

SEC. 2, T-20-N, R-14-E

SEC. 1, T-20-N, R-14-E

SEC. 1, T-20-N, R-14-E

SEC. 2, T-20-N, R-14-E



C-1
D = 07°50'47"
R = 330.00'
T = 22.63'
L = 45.19'
CB = S 06°37'52"E
Ch = 45.16'

C-2
D = 01°40'12"
R = 182.00'
T = 2.65'
L = 5.30'
CB = N 36°02'31"E
Ch = 5.30'

C-3
D = 10°41'59"
R = 210.85'
T = 39.27'
L = 39.37'
CB = N 00°54'27"E
Ch = 35.36'

C-4
D = 90°00'00"
R = 25.00'
T = 25.00'
L = 39.27'
CB = N 00°54'27"E
Ch = 35.36'

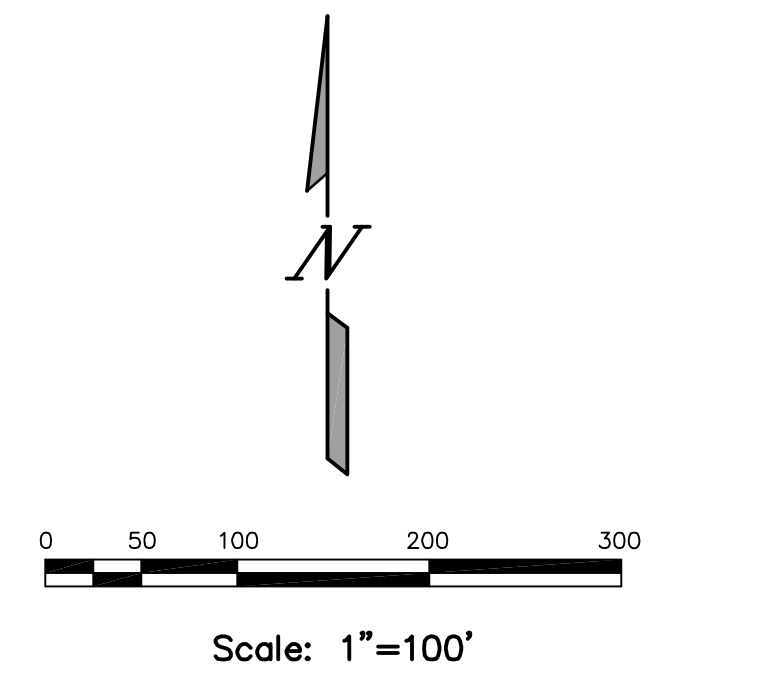
C-5
D = 90°00'00"
R = 25.00'
T = 25.00'
L = 39.27'
CB = N 89°05'33"W
Ch = 35.36'

C-6
D = 05°32'58"
R = 1010.00'
T = 48.95'
L = 97.82'
CB = S 43°07'58"W
Ch = 97.79'

C-7
D = 03°29'02"
R = 182.00'
T = 5.53'
L = 11.07'
CB = S 38°36'58"W
Ch = 11.07'

NOTE:
RESERVE AREA 'A' IS LOCATED WITHIN THE ENTIRE LIMITS OF THE PLATTED STREETS AS SHOWN ON THIS PLAT. RESERVE AREA 'A' IS PLATTED AS A ROADWAY AND UTILITY EASEMENT AND A DRAINAGE EASEMENT.

THE STREETS AND DRIVEWAYS WITHIN THIS SUBDIVISION HAVE NOT BEEN DEDICATED TO THE PUBLIC, AND SAID STREETS SHALL BE MAINTAINED BY PRIVATE PROPERTY OWNERS WITHIN THE SUBDIVISION, BUT SAID STREETS SHALL ALWAYS BE OPEN TO POLICE, FIRE, UTILITY PROVIDERS, AND OTHER VEHICLES OF ALL LOCAL, COUNTY, STATE, AND FEDERAL AGENCIES.



ACC ACCESS PERMITTED
B/L BUILDING SETBACK LINE
D/E DRAINAGE EASEMENT
LNA LIMITS OF NO ACCESS
R/W RIGHT-OF-WAY
U/E UTILITY EASEMENT

Curve Information

CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C9	63.06'	9°01'55"	400'	62.99'	S 41°23'30"W
C10	45.56'	8°42'07"	300'	45.52'	S 32°31'29"E
C11	88.89'	16°58'34"	300'	88.56'	N 51°01'44"W
C12	127.65'	36°34'11"	200'	125.50'	S 46°27'31"W
C13	363.35'	34°41'50"	600'	357.82'	S 82°05'31"W
C14	44.49'	4°14'55"	800'	44.48'	N 78°26'06"W
C15	363.56'	148°50'43"	147.65'	284.44'	N 76°38'34"W
C16	21.95'	1°47'49"	700'	21.95'	N 75°24'44"W
C17	34.82'	2°51'00"	700'	34.82'	N 73°05'19"W
C18	31.28'	4°50'35"	370'	31.27'	N 74°05'07"W
C19	85.81'	13°17'15"	370'	85.61'	N 83°09'02"W
C20	62.96'	24°02'52"	150'	62.50'	N 01°28'10"E
C21	128.67'	18°25'48"	400'	128.11'	S 80°59'27"W
C22	27.32'	5°13'04"	300'	27.31'	S 74°23'05"W
C23	256.64'	49°00'54"	300'	248.89'	N 78°29'55"W
C24	132.33'	37°54'30"	200'	129.92'	S 24°54'08"W

RESERVE AREA 'C'
NOT TO SCALE

STONE CANYON PUD
ZONED: RS-20
SUBDIVISION CONTAINS
45 LOTS IN 4 BLOCKS
WITH 3 RESERVE AREAS

TOTAL AREA: 44.84 ACRES

BEARING BASE: (OKLAHOMA STATE PLANE COORDINATES)

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

FLOOD PLAIN NOTE:
THIS SITE IS LOCATED OUTSIDE OF THE FEMA 100 YEAR FLOOD PLAIN SEE FEMA PANEL NO. 405379 0115B, DATED: AUGUST 19, 1987.

