

# FOUNTAIN SQUARE PRELIMINARY PLAT

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 22,  
TOWNSHIP 19 NORTH, RANGE 2 EAST, PAYNE COUNTY, OKLAHOMA

### LEGAL DESCRIPTION

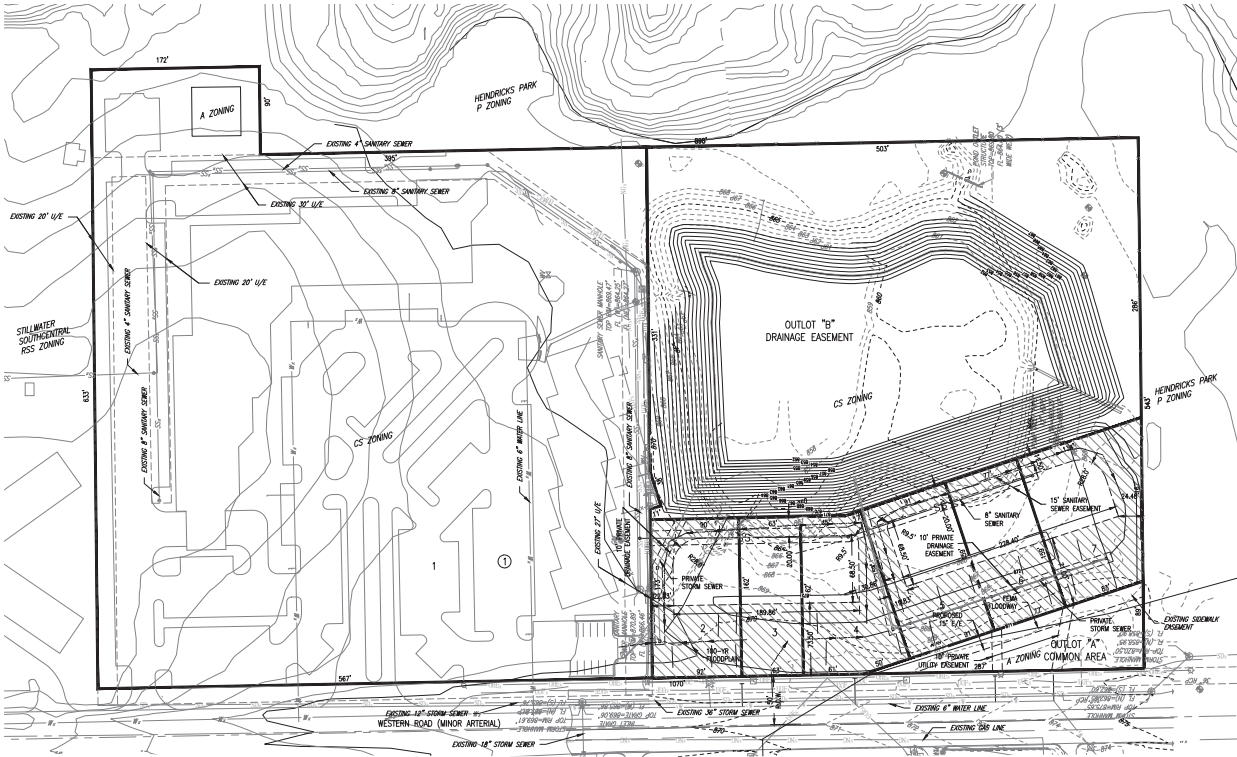
A tract of land in the Southwest Quarter of Section 22, Township 19 North, Range 2 East of the Indian Meridian, Payne County, State of Oklahoma, described in the Payne County Clerk's Office on Book 1411, Page, 757, being more particularly described as follows:

"Starting at the Northwest Corner of the Southwest Quarter of said Section 22; thence, South along the West line of said Southwest Quarter, 363.00 feet; thence, East parallel to the North Line of said Southwest Quarter, 33.00 feet to the Point of Beginning; thence, South parallel to the West Line of said Southwest Quarter, 1070 feet; thence, East parallel to the North Line of said Southwest Quarter, 560.00 feet; thence, North parallel to the West line 808.00 feet; thence East parallel to the North Line, of said Southwest Quarter, 90.00 feet; thence, North parallel to the West line of said Southwest Quarter, 172.00 feet to a point 363.00 feet South of the North Line of said Southwest Quarter; thence, West parallel to the North Line of said Southwest Quarter, 650.00 feet to the Point of Beginning."

Less and Except the West 17 feet of said tract of land as described in the Payne County Clerk's Office in Book 1612, page 482.

Total land area: 13.69 acres

Total number of proposed lots: 7



LOT DATA	
LOT NUMBER	AREA
1	323,352 S.F.
2	14,731 S.F.
3	10,206 S.F.
4	14,142 S.F.
5	14,487 S.F.
6	12,282 S.F.
7	17,370 S.F.
OUTLET "A"	12,817 S.F.
OUTLET "B"	177,202 S.F.

- ### LEGEND
- - - EXISTING CONTOUR
  - ▨ ASPHALT PAVING
  - ▨ CONCRETE PAVING
  - ▨ GRAVEL PAVING
  - W— EXISTING WATER LINE
  - W— EXISTING WATER METER
  - W— EXISTING WATER VALVE
  - W— EXISTING WATER SPOUT
  - W— EXISTING IRRIGATION VALVE
  - W— EXISTING FIRE HYDRANT
  - G— EXISTING NATURAL GAS LINE
  - G— EXISTING GAS VALVE
  - G— EXISTING GAS METER
  - G— EXISTING UNDERGROUND NATURAL GAS MARKER
  - - - EXISTING OVERHEAD ELECTRIC
  - - - EXISTING UNDERGROUND ELECTRIC
  - E— EXISTING UTILITY POLE
  - E— EXISTING GUY ANCHOR
  - E— EXISTING LIGHT POLE
  - E— EXISTING ELECTRIC DEVICE AS NOTED
  - E— EXISTING ELECTRIC MANHOLE
  - - - EXISTING UNDERGROUND TELECOMMUNICATIONS
  - - - EXISTING OVERHEAD TELECOMMUNICATIONS
  - - - EXISTING UNDERGROUND FIBER OPTIC
  - EXISTING TELECOM PEDSTAL
  - SS— EXISTING SANITARY SEWER LINE
  - SS— EXISTING SANITARY SEWER MANHOLE
  - EXISTING CLEANOUT
  - SS— EXISTING STORM DRAIN
  - SS— EXISTING STORM SEWER MANHOLE
  - SS— EXISTING POLE SIGN
  - SS— EXISTING TRAFFIC SIGNAL CONTROL BOX
  - SS— EXISTING TRAFFIC SIGNAL POLE
  - SS— EXISTING PIPE BOLLARD
  - SS— EXISTING FENCE
  - SS— EXISTING FLAGPOLE
  - SS— EXISTING MAILBOX
  - SS— EXISTING TREE LINE
  - SS— EXISTING TREE
  - SS— EXISTING SHRUBBERY
  - SS— EXISTING STUMP
  - SS— EXISTING UNDERGROUND UTILITY MARKER AS NOTED
  - SS— EXISTING UTILITY WALL AS NOTED
  - ▨ PROPOSED PRIVATE CROSS ACCESS EASEMENT
  - SS— PROPOSED SANITARY SEWER MANHOLE
  - SS— PROPOSED SANITARY SEWER LINE

NOTES:  
1. ALL EXISTING AND PROPOSED UTILITIES ARE PUBLIC WITH THE EXCEPTION OF THE ON-SITE STORM SEWER.

### PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Stillwater, County of Payne, State of Oklahoma, hereby certify that said commission duly approved the above plat of FOUNTAIN SQUARE at the meeting on the

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman

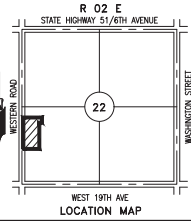
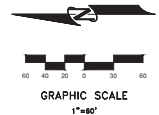


I, KELLY D. HARRIS, have to the best of my ability designed this Subdivision in accordance with the Comprehensive Plan of the City of Stillwater with which I am completely familiar and in accordance with the ordinances and regulations governing the subdivision of land.

*Kelly D. Harris* 11/2/17  
Kelly D. Harris, P.E. 24280 Date

ENGINEER:  
KEYSTONE ENGINEERING AND LAND SURVEYING, INC.  
P.O. BOX 438  
STILLWATER, OK 74076  
CA #5877 Exp: 6/30/2019

OWNERS:  
FOUNTAIN SQUARE GROUP, LLC  
1120 NORTH DUCK STREET, SUITE B  
STILLWATER, OK 74075



### BENCHMARK

1. 7' BENCH W/ CAP  
N-483031 PARTS  
ELEV-869.17
2. MAG. NAIL W/ WISHER  
E223817.02599  
ELEV-868.62

### REVISIONS

NO.	DATE	DESCRIPTION

**Keystone Engineering and Land Surveying, Inc.**  
 983 SOUTHLAWN STREET  
 STILLWATER, OK 74076  
 PHONE: (405) 743-3933  
 FAX: (405) 743-3933  
 CA #5877 EXP: 6/30/2019  
 EMAIL: kdh@keystone-els.com

**FOUNTAIN SQUARE**  
STILLWATER, OK

**PRELIMINARY PLAT**

DRAWN BY: A.F.  
DATE: 07/17

SCALE: 1"=60'  
SHEET: CS101