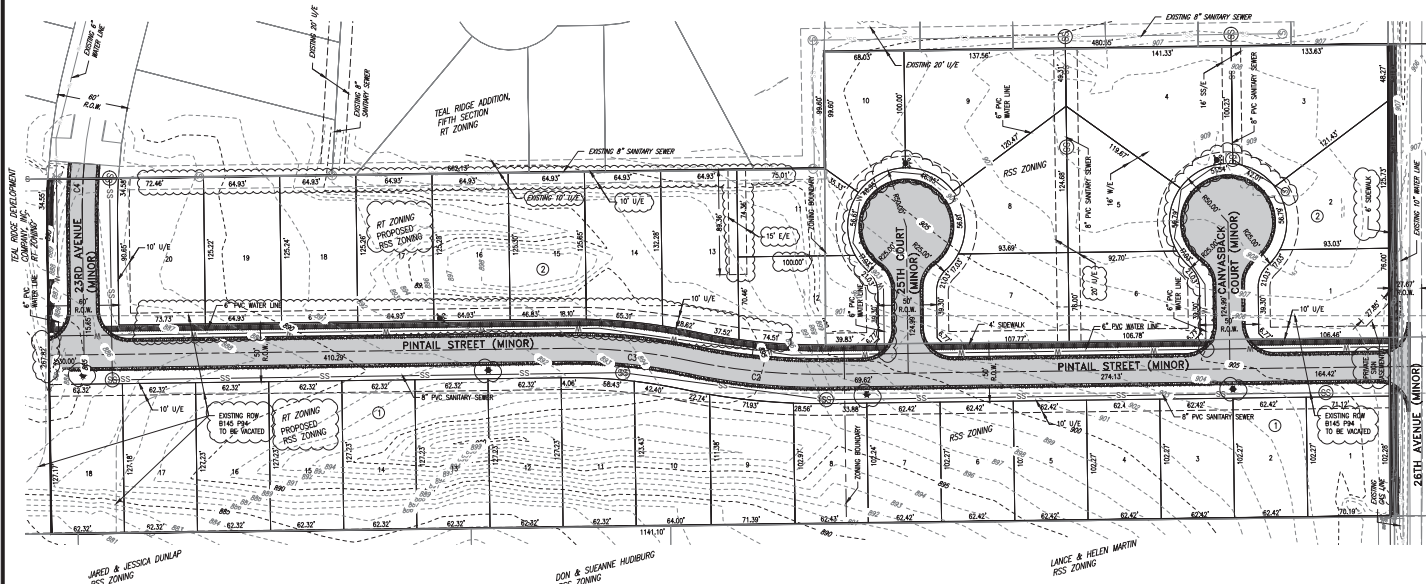


TEAL RIDGE ESTATES PRELIMINARY PLAT

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 27,
TOWNSHIP 19 NORTH, RANGE 02 EAST, PAYNE COUNTY, OKLAHOMA



LEGAL DESCRIPTION

A tract of land being a part of the Northwest Quarter of Section 27, Township 19 North, Range 2 East of the Indian Meridian, City of Stillwater, County of Payne, State of Oklahoma, being more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of said Section 27; thence, 1313.97 feet along the south right-of-way line of 26th Avenue, on a bearing of N89°45'23"E to the Point of Beginning; thence, N00°45'14"W, a distance of 1181.10 feet; thence, N89°13'59"E, a distance of 267.82 feet; thence, southeasterly along a tangent curve to the right having a radius of 530.00 feet, on an arc distance of 34.55 feet, the chord of which bears S88°53'37"E, a chord distance of 34.55 feet to a point on the West line of Teal Ridge, Fifth Section; thence, S00°48'43"E, a distance of 661.74 feet continuing along the West line of Teal Ridge, Fifth Section; thence, N02°54'47"E, a distance of 99.77 feet continuing along the West line of Teal Ridge, Fifth Section; thence, S00°45'02"E, a distance of 481.25 feet continuing along the West line of Teal Ridge, Fifth Section to a point on the north 26th Avenue right-of-way line; thence, S00°16'39"E, a distance of 40.14 feet, to a point on the south 26th Avenue right-of-way line; thence, S89°45'23"W, a distance of 402.29 feet to the Point of Beginning.

Said tract contains 9.41 acres more or less and is subject to all recorded easements.

EXISTING FEATURES LEGEND

- - - EXISTING CONTOUR
- - - EXISTING OVERHEAD TELEPHONE
- - - EXISTING UNDERGROUND TELEPHONE
- - - EXISTING OVERHEAD CABLE
- - - EXISTING UNDERGROUND CABLE
- - - EXISTING OVERHEAD TELEPHONE
- - - EXISTING OVERHEAD FIBER
- - - EXISTING UNDERGROUND FIBER
- - - EXISTING OVERHEAD ELECTRIC
- - - EXISTING UNDERGROUND ELECTRIC
- - - EXISTING WATER LINE
- - - EXISTING CHILLED WATER
- - - EXISTING HOT WATER
- - - EXISTING RIVER WATER
- - - EXISTING FIRE LINE
- - - EXISTING NATURAL GAS LINE
- - - EXISTING OIL PIPELINE
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING STORM DRAIN
- - - EXISTING FENCE
- - - EXISTING TREE LINE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING LIGHT POLE
- EXISTING GROUND LIGHT
- EXISTING ELECTRIC DEVICE AS NOTED
- EXISTING ELECTRIC MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEAFOUT AS NOTED
- EXISTING STORM MANHOLE
- EXISTING UTILITY MARKER
- EXISTING UTILITY MARKING SIGN
- EXISTING HANGAR/POD SYMBOL
- EXISTING TRAFFIC CONTROL BOX
- EXISTING TRAFFIC SIGNAL POLE
- EXISTING TRAFFIC SIGNAL
- EXISTING REFLECTOR POST

PROPOSED FEATURES LEGEND

- - - PROPOSED CONTOUR
- - - PROPOSED CONCRETE PAVING
- - - PROPOSED SIDEWALK
- - - PROPOSED CURB & GUTTER
- - - PROPOSED OVERHEAD TELEPHONE
- - - PROPOSED UNDERGROUND TELEPHONE
- - - PROPOSED OVERHEAD ELECTRIC
- - - PROPOSED FIRE LINE
- - - PROPOSED NATURAL GAS MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED WATER MAIN

LOT DATA			
BLOCK	LOT NUMBER	AREA	
1	1	7,227 S.F.	
	2	6,384 S.F.	
	3	6,384 S.F.	
	4	6,384 S.F.	
	5	6,384 S.F.	
	6	6,384 S.F.	
	7	6,383 S.F.	
	8	6,389 S.F.	
	9	7,602 S.F.	
	10	7,536 S.F.	
	11	7,855 S.F.	
	12	7,929 S.F.	
	13	7,929 S.F.	
	14	7,929 S.F.	
	15	7,929 S.F.	
	16	7,929 S.F.	
	17	7,929 S.F.	
	18	7,925 S.F.	
2	1	8,232 S.F.	
	2	8,315 S.F.	
	3	12,043 S.F.	
	4	12,917 S.F.	
	5	8,206 S.F.	
	6	8,231 S.F.	
	7	8,307 S.F.	
	8	8,284 S.F.	
	9	12,535 S.F.	
	10	7,378 S.F.	
	11	7,025 S.F.	
	12	6,640 S.F.	
	13	9,010 S.F.	
	14	6,326 S.F.	
	15	8,138 S.F.	
	16	8,135 S.F.	
	17	8,134 S.F.	
	18	8,133 S.F.	
	19	8,131 S.F.	
	20	9,217 S.F.	

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C2	117.64'	525.00'	012°50'18"	N05°39'59"E	117.20'	59.00'
C3	106.44'	475.00'	012°50'18"	N05°39'59"E	106.21'	53.44'
C4	47.45'	596.10'	004°33'21"	S89°03'03"E	47.39'	23.72'

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 TEAL RIDGE ESTATES at the meeting on the _____ day of _____, 20____.

Chairman _____

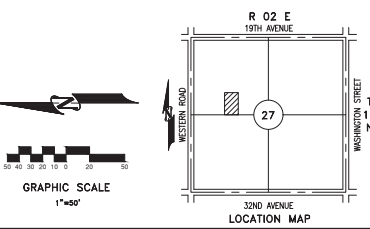
ENGINEER:
KEYSTONE ENGINEERING AND LAND SURVEYING, INC.
P.O. BOX 438
STILLWATER, OK 74076
CA #5877 Exp: 6/30/2019

OWNERS:
IBJR, LLC
306 E HARRIS AVENUE
STILLWATER, OK 74075



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 preferences and regulations governing the subdivision of land.

Kelly D. Harris 6/11/18
Kelly D. Harris, P.E. 24280 Date



REVISIONS	
NO.	DESCRIPTION
1	06/07/18 CITY COMMISSION REVISIONS

Keystone Engineering and Land Surveying, Inc.
983 SOUTH LOWRY STREET
STILLWATER, OK 74076
PHONE: (405) 743-9393
FAX: (405) 743-9393
CA #5877 EXP: 6/30/2019
EMAIL: kelly@keystone-els.com

TEAL RIDGE ESTATES STILLWATER, OK	PRELIMINARY PLAT
DRAWN BY: AF	DATE: 04/18
SCALE: 1"=50'	SHEET: CS101

RCVD 06.05.2018 ~ADC
SUB18-08

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