

Presley Heights Blocks 1-5

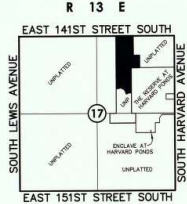
PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17)
 TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN
 A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Jenks Land, L.L.C.
 AN OKLAHOMA LIMITED LIABILITY COMPANY
 MIKE WALLACE, MANAGER
 114 South 3rd Street
 Jenks, Oklahoma 74037
 Phone: (918)298-6100

SURVEYOR / ENGINEER:
Tanner Consulting, LLC
 DAN E. TANNER, P.L.S. NO. 1435
 OK CA NO. 2861, EXPIRES 6/30/2019
 1523 SOUTH LEWIS AVENUE
 TULSA, OKLAHOMA 74105
 Phone: (918)745-9929



- LEGEND**
- B/L BUILDING LINE
 - B/U BUILDING LINE & UTILITY EASEMENT
 - BK PG BOOK & PAGE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - DA DELTA ANGLE
 - F/E FENCE & LANDSCAPE EASEMENT
 - ITB INITIAL TANGENT BEARING
 - R/W RIGHT-OF-WAY
 - RES. RESERVE
 - ODE OVERLAND DRAINAGE EASEMENT
 - S&DE STORM AND DRAINAGE EASEMENT
 - U/E UTILITY EASEMENT
 - Z/24 ADDRESS ASSIGNED
 - FOUND MONUMENT
 - SET MONUMENT (SEE NOTE # 2)



Location Map
 Scale: 1" = 200'

SUBDIVISION CONTAINS:
 SIXTY-THREE (63) LOTS
 IN FIVE (5) BLOCKS
 WITH FOUR (4) RESERVE AREAS
 GROSS SUBDIVISION AREA: 26.357 ACRES

Boundary Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD(BE)	CHORDS(CD)
A	43.12	25.00	88°48'37"	58°24'36" W	42.38
B	92.95	200.00	26°37'45"	N20°00'45" W	92.12
C	30.77	25.00	70°31'44"	N68°40'30" W	28.87
D	86.30	50.00	82°00'31"	N07°30'55" W	71.94

Lot Curve Table

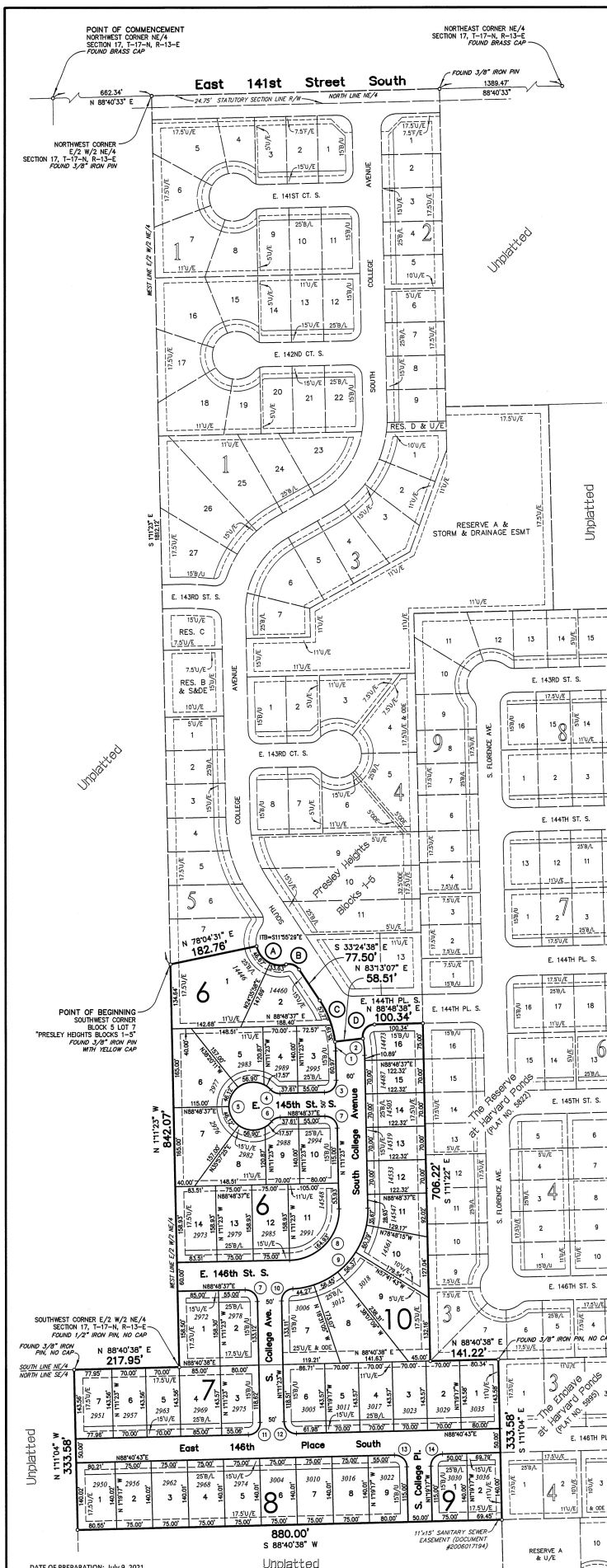
CURVE	LENGTH	RADIUS	DELTA	CHORD(BE)	CHORDS(CD)
1	47.00	30.00	89°51'50"	N84°48'41" W	42.38
2	47.18	30.00	90°08'04"	N46°15'25" W	41.48
3	39.27	25.00	90°00'00"	N43°48'37" E	35.86
4	21.00	25.00	48°11'23"	N87°05'41" W	20.41
5	241.39	50.00	276°24'46"	N11°12'33" W	66.67
6	21.03	25.00	48°11'23"	N44°42'56" E	20.41
7	39.27	25.00	90°00'00"	N87°12'27" W	35.86
8	188.08	175.00	61°34'46"	N29°38'00" E	179.16
9	241.82	225.00	61°34'46"	N29°38'00" E	230.35
10	102.53	225.00	42°39'31"	N89°03'32" E	103.69
11	34.31	25.00	78°38'18"	N57°02'49" E	31.68
12	69.23	525.00	7°33'21"	N87°34'42" W	69.18
13	62.38	475.00	7°33'21"	N87°28'04" W	62.22
14	35.99	25.00	82°29'23"	N42°26'04" W	32.96
15	126.53	225.00	32°13'51"	N17°18'00" W	124.87
16	154.65	275.00	32°13'51"	N17°18'00" W	152.62
17	30.77	25.00	70°31'44"	N15°14'14" E	28.87
18	123.10	50.00	141°09'27"	N33°34'38" W	94.28
19	25.11	25.00	57°46'44"	N62°18'00" W	24.15

- Notes:**
- THIS PLAT 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.
 - ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER LAST" UNLESS OTHERWISE NOTED.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8501), NORTH AMERICAN DATUM 1983 (NAD83). SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (A) FOUND BRASS CAP AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 17;
 - (B) FOUND BRASS CAP AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 17;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°40'33" EAST.
 - ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED UPON IN PLACE OF THE LEGAL DESCRIPTION.
 - ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 141ST STREET SOUTH, A PUBLIC ROAD, AND ADJACENT PUBLIC STREETS WITHIN "THE RESERVE" AT HARVARD PONDS, AN ADDITION IN THE CITY OF BIXBY, OKLAHOMA.

STATE OF OKLAHOMA)
 COUNTY OF TULSA)
 I, MICHAEL WILLIS, Tulsa County Clerk, in and for the County and State aforesaid, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.
 Dated this 21st day of December 2018.
 MICHAEL WILLIS, Tulsa County Clerk
 Katelyn White, Deputy

CERTIFICATE
 I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$18,368.00 per trust per no. tax rolls to be applied to 2018 taxes. This certificate is NOT to be construed as payment of 2018 taxes in full but is given in order that this plat may be filed on record. 2018 taxes may exceed the amount of the security deposit.
 Dated: 12/31/2018
 Dennis Seaman
 Tulsa County Treasurer
 By: [Signature] Deputy

**FINAL PLAT
 CERTIFICATE OF APPROVAL**
 I hereby certify that this plat was approved by the City Council of the City of Bixby, on July 2, 2018.
 [Signature]
 MAYOR - VICE MAYOR
 This approval is void if the above signature is not endorsed by the City Manager or City Clerk.
 [Signature]
 CITY MANAGER - CITY CLERK



Presley Heights Blocks 6-10

PART OF THE NORTHEAST QUARTER (NE/4) AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION SEVENTEEN (17) TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF BIXBY, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Jenks Land, L.L.C.
 AN OKLAHOMA LIMITED LIABILITY COMPANY
 MIKE WALLACE, MANAGER
 114 South 3rd Street
 Jenks, Oklahoma 74037
 Phone: (918)298-6100

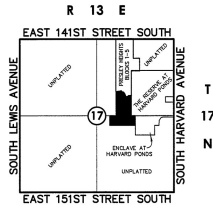
SURVEYOR / ENGINEER:
Tanner Consulting, L.L.C.
 DAN E. TANNER, P.L.S. NO. 1435
 O.K. NO. 2661, EXPIRES 6/30/2023
 5323 South Lewis Avenue
 Tulsa, Oklahoma 74105
 Phone: (918)745-9929



NORTH
 Scale: 1" = 100'
 Tanner Consulting

LEGEND

- AC ACRES
- BLA BUILDING LINE
- BUA BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CD CHORD BEARING
- CD CHORD DISTANCE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- ITB INITIAL TANGENT BEARING
- ODE OVERLAND DRAINAGE EASEMENT
- RES. RESERVE
- SDOE STORM AND DRAINAGE EASEMENT
- UE UTILITY EASEMENT
- 9929 ADDRESS ASSIGNED
- FOUND MONUMENT
- SET MONUMENT



Location Map
 Scale: 1" = 200'

SUBDIVISION CONTAINS:
 FORTY-EIGHT (48) LOTS
 IN FIVE (5) BLOCKS
 GROSS SUBDIVISION AREA: 16.181 ACRES

Boundary Curve Table

CURVE	LENGTH	RADIUS	DELTA(Δ)	CHORD(BE)	CHORD(DI)
A	80.36	50.00	92°00'31"	57°55'55"E	71.84
B	30.77	25.00	70°31'44"	56°40'30"E	28.87
C	92.95	200.00	28°37'45"	52°05'45"E	92.12
D	43.12	25.00	58°48'56"	N89°23'51"E	37.97

Lot Curve Table

CURVE	LENGTH	RADIUS	DELTA(Δ)	CHORD(BE)	CHORD(DI)
1	15.82	200.00	5°35'30"	N3°59'08"W	15.51
2	35.42	230.00	8°48'24"	N5°38'04"W	35.38
3	39.27	25.00	90°00'00"	N43°48'37"E	35.36
4	21.08	25.00	48°12'28"	N67°52'42"W	20.41
5	241.18	50.00	278°22'46"	N11°12'37"W	66.67
6	21.03	25.00	48°12'28"	N64°42'36"E	20.41
7	39.27	25.00	90°00'00"	N46°11'23"W	35.36
8	164.89	105.00	90°00'00"	N43°48'37"E	148.49
9	253.58	165.00	88°02'37"	N42°49'56"E	228.33
10	38.42	25.00	88°02'37"	N42°49'56"E	34.75
11	39.27	25.00	89°52'05"	N43°44'40"E	35.31
12	39.23	25.00	90°07'55"	N46°15'27"W	35.40
13	39.27	25.00	90°00'00"	N46°19'17"W	35.36
14	39.27	25.00	90°00'00"	N43°40'43"E	35.36

Notes:

- THIS PLAT 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.
- ALL PROPERTY CORNERS ARE FOUND ON 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1433" UNLESS OTHERWISE NOTED.
- 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) FOUND BRASS CAP AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 17;
 (B) FOUND BRASS CAP AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 17;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°40'38" EAST.
- ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED UPON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH COLLEGE AVENUE, EAST 144TH PLACE SOUTH, AND EAST 146TH PLACE SOUTH, ALL BEING PUBLIC STREETS.

CERTIFICATE

STATE OF OKLAHOMA
 COUNTY OF TULSA
 I, MICHAEL WILLIS, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a instrument on file in my office.
 Dated this 5th day of August 2021.
 MICHAEL WILLIS, Tulsa County Clerk
 Deputy

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$10315.00 per trust receipt no. 16925 to be applied to 2021 taxes. This certificate is NOT to be construed as payment of 2021 taxes in full but is given in order that this plat may be filed on record. 2021 taxes may exceed the amount of the security deposit.

Dated: 08/05/2021
 John M. Pithers
 Tulsa County Clerk
 By: [Signature]
 Deputy

**FINAL PLAT
CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the City Council of the City of Bixby on 4/26/2021.
 Mayor-Vice Mayor
 This approval is void if the above signature is not endorsed by the City Manager or City Clerk.
 [Signature]
 City Manager-City Clerk