

### Planning Commission Meeting – 5.7.2025 – City of Shawnee, Oklahoma Staff Report | PPL01-25 | Shawnee Twin Lakes – Lake No. 1, Phase 3

Date: April 22, 2025

To: Shawnee Planning Commission

From: Diana Hood, City Planner

Subject: Consideration of a request for a Preliminary Plat for Shawnee Twin Lakes – No. 1, Phase 3

Case No. PPL01-25 | Applicant: City of Shawnee

### Background 4 6 1

The subject property is located to the northwest of the intersection of Highway 102 and Clearpond Road in Sections 14, 15, and 23, Township 10 North, Range 2 East. The property is zoned TL (Twin Lakes), with similar zoning to the north, west, and south, with a small section of C-2 (Regional Commercial) to the north-northwest. The property to the east across Highway 102 is not within the corporate limits of the city and has no zoning designation.

### Discussion

### Findings and Facts:

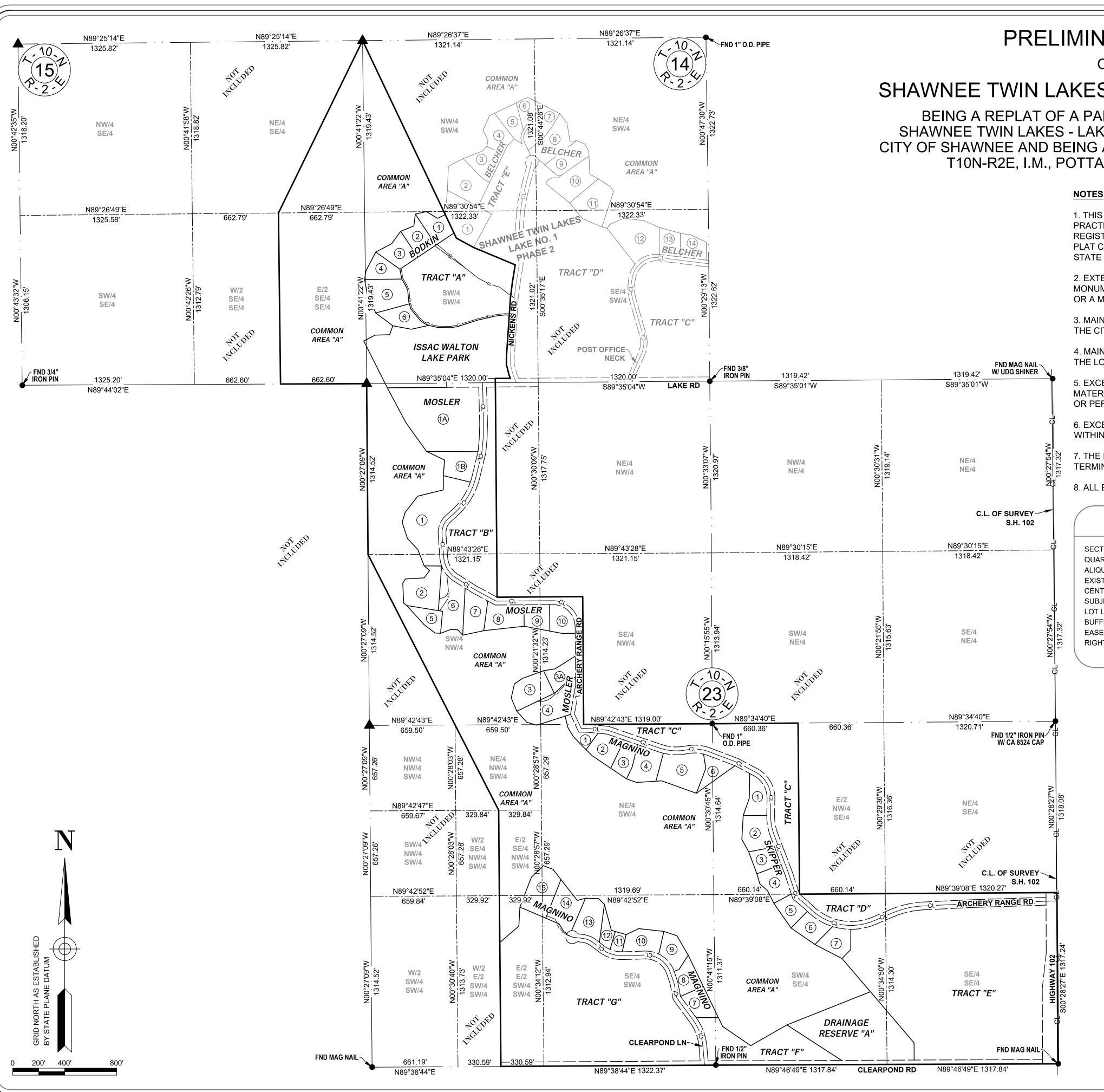
Staff has reviewed the document and finds it sufficient, including the City Engineer and the Fire Marshal

### Options:

- Recommending Approval of Case No. PPL01-25, Preliminary Plat for Shawnee Twin Lakes No. 1, Phase 3
  as presented.
- Recommending Denial of the application for PPL01-25, Preliminary Plat for Shawnee Twin Lakes No. 1, Phase 3 as presented.
- Recommending Deferral of Case No. PPL01-25 with a request for additional and specific information to a certain date.

Recommendation: Based on the Findings and Facts, staff recommends that the Planning Commission recommend to the City Commission APPROVAL of PPL01-25 for the Preliminary Plat of Shawnee Twin Lakes – No. 1, Phase 3

This application will be heard at the City Commission meeting on Monday, June 16, at 6:00 pm.



### PRELIMINARY PLAT

### SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3

BEING A REPLAT OF A PART OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE CITY OF SHAWNEE AND BEING A PART OF SECTIONS 14, 15 & 23 T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK

1. THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THIS FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.

2. EXTERIOR SUBDIVISION CORNERS, LOT CORNERS, R/W CORNERS, AND CENTERLINE MONUMENTS SHALL BE EITHER A 1/2" IRON PIN W/ PLASTIC CAP STAMPED "ELEVATION CA 8524" OR A MAG NAIL WITH SHINER STAMPED "ELEVATION CA 8524". UNLESS OTHERWISE NOTED

3. MAINTENANCE OF ALL COMMON AREAS AND RIGHT-OF-WAYS ARE THE RESPONSIBILITY OF THE CITY OF SHAWNEE.

4. MAINTENANCE OF ALL ACCESS EASEMENTS ARE THE RESPONSIBILITY OF THE LESSEE(S) OF THE LOT(S) THE ACCESS EASEMENT IS SERVING.

MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT. SHALL BE PLACED WITHIN THE COMMON AREAS OR RIGHT-OF-WAYS

6. EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENT, NO STRUCTURES SHALL BE PLACED

7. THE EDGES OF THE EASEMENTS AND RIGHT-OF-WAY LINES SHALL EXTEND TO AND/OR TERMINATE AT THE APPLICABLE LOT, PROPERTY, AND/OR RIGHT-OF-WAY LINES

8. ALL EASEMENT DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT.

LEGEND R/W = PUBLIC RIGHT-OF-WAY QUARTER SECTION LINE -----A/E = PRIVATE ACCESS EASEMENT O/U/E = PRIVATE OVERHEAD UTILITY EASEMENT EXISTING SUBDIVISION LOT LINE-CENTERLINE OF ROADWAY/DRIVE——CL—— U/U/E = PRIVATE UNDERGROUND UTILITY EASEMENT SUBJECT PROPERTY LINE—— P/E = PRIVATE PIPELINE EASEMENT LOT LINE-C/L = CENTERLINE BUFFER AREA LINE------C = CURVEEASEMENT LINE-----L/L = LOT LINE RIGHT-OF-WAY LINE— — — — — — — BOUNDARY CORNER (AS NOTED) CALCULATED CORNER (FALLS IN LAKE)

The following items refer to documents, affecting the subject property, found by the surveyor during the survey. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

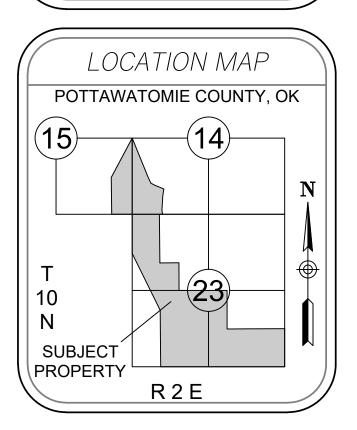
Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 72 Page 140-141	Right-of-Way in favor of McMann Oil Company	Yes	No	
2	Book 72 Page 141	Right-of-Way in favor of McMann Oil Company	Yes	No	
3	Book 159 Page 340	Right-of-Way in favor of Independent Pipe Line Company	Yes	No	
4	Book 66 Page 7	Right-of-Way in favor of Transok Pipe Line Company	Yes	No	
5	199600008326	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	Α
6 199800010565 7 200000016250		Easement for Private Streets in favor of Udell McSpadden	No	Yes	
		20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	A
8	200300007331	10' Easement in favor of Oklahoma Gas and Electric Company	No	Yes	
9	200600003106	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	А
10	201200012284	Highway Easement in favor of the State of Oklahoma	No	Yes	
11	201200012285	No	Yes		
12	201400007140	Access and Roadway Easement in favor of Gary & Barbara Chatham and ISAOA	No	Yes	
Note		Surveyor's Comments			

proposed pole line and/or underground line center. The surveyor made every effort to plot said right-of-way

easement in the correct location but in some cases the centerline description is ambiguous making it very

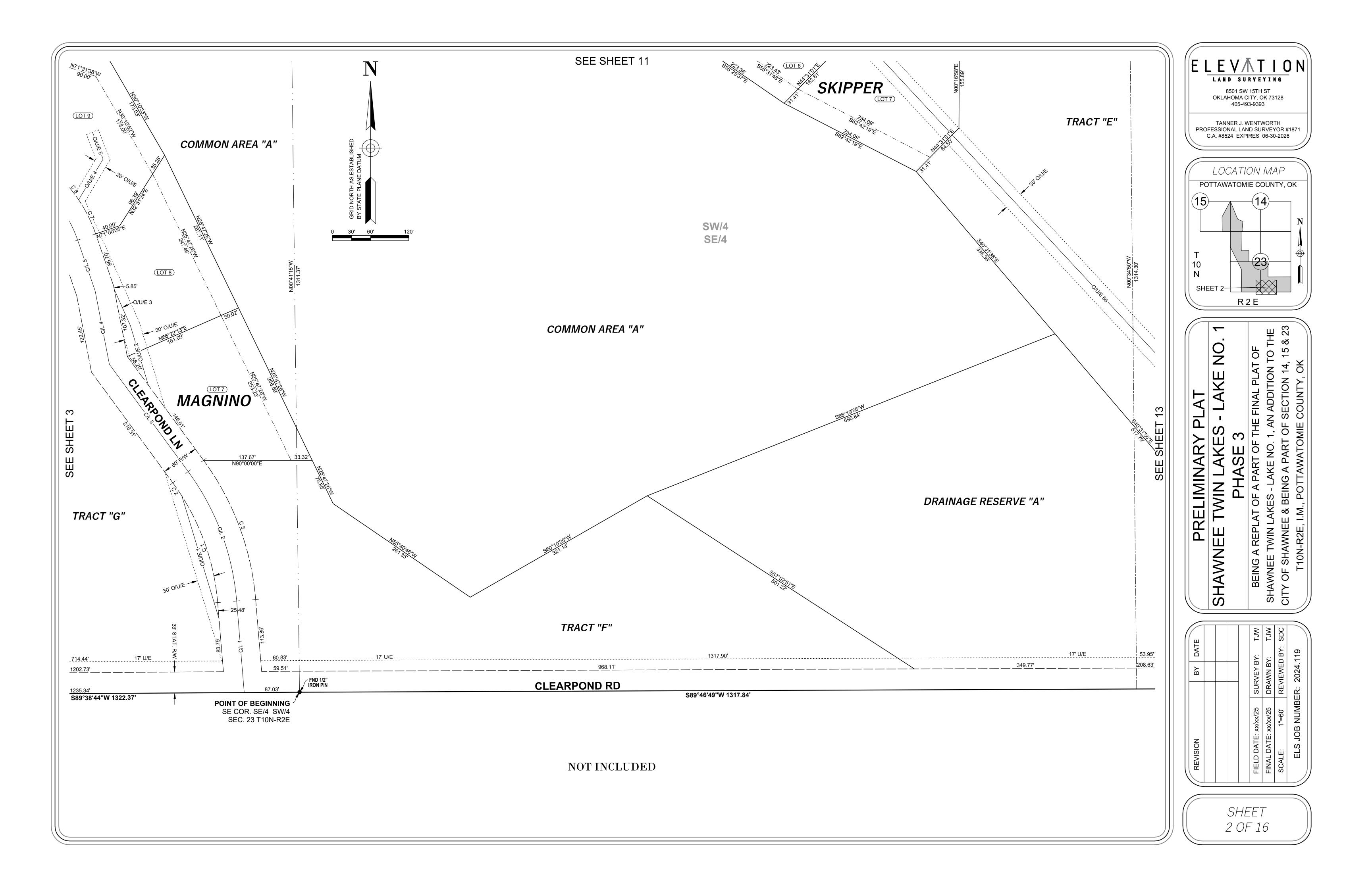
difficult to positively identify on the ground.

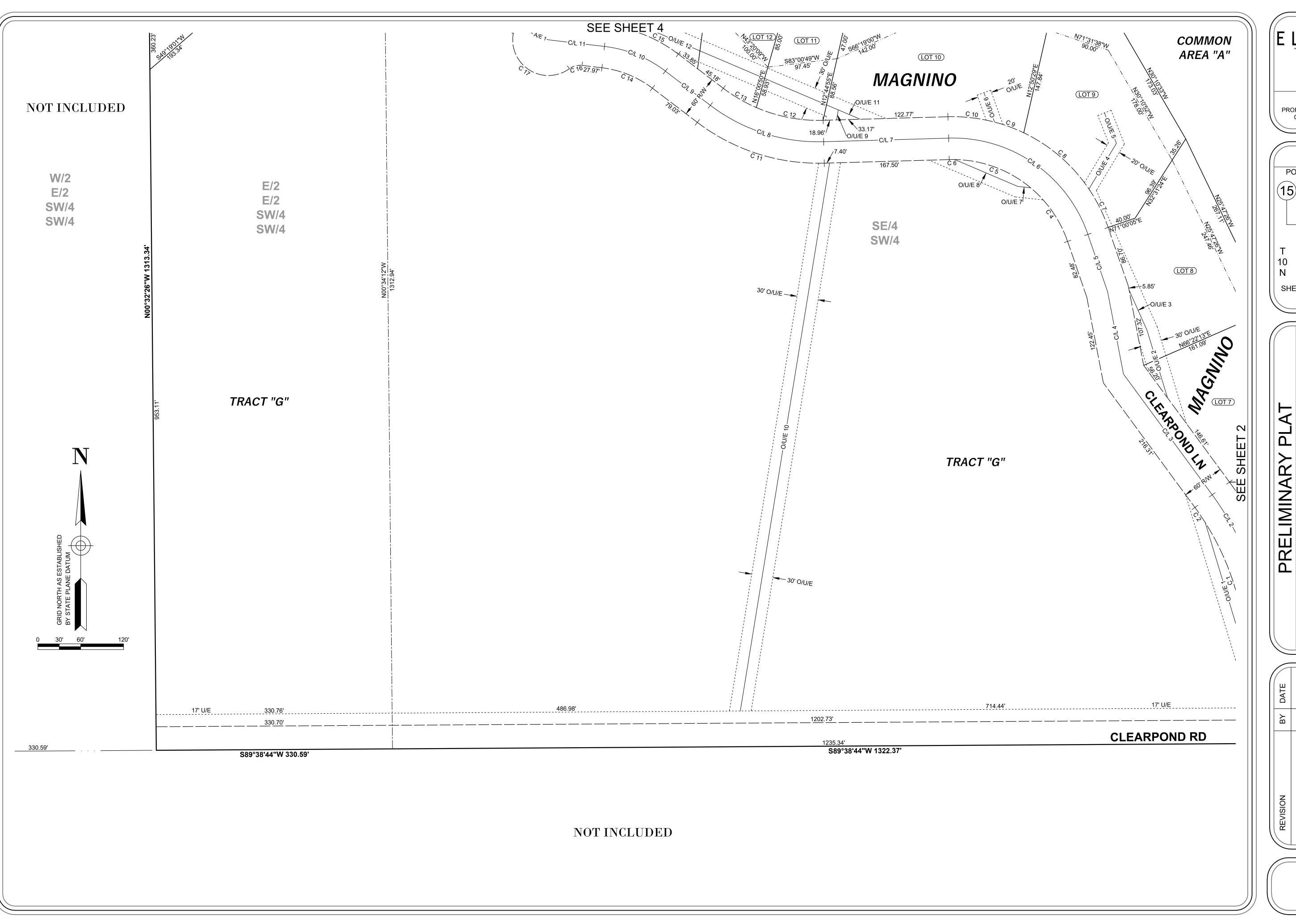
LAND SURVEYING 8501 SW 15TH ST OKLAHOMA CITY, OK 73128 405-493-9393 TANNER J. WENTWORTH PROFESSIONAL LAND SURVEYOR #1871 C.A. #8524 EXPIRES 06-30-2026



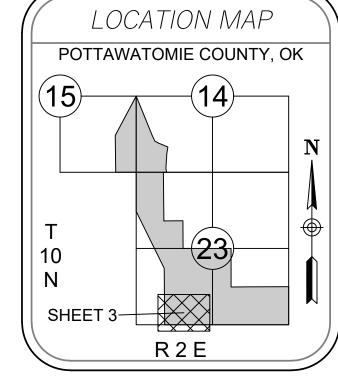
### 后 23 2 BEING ОЕ S

SHEET 1 OF 16





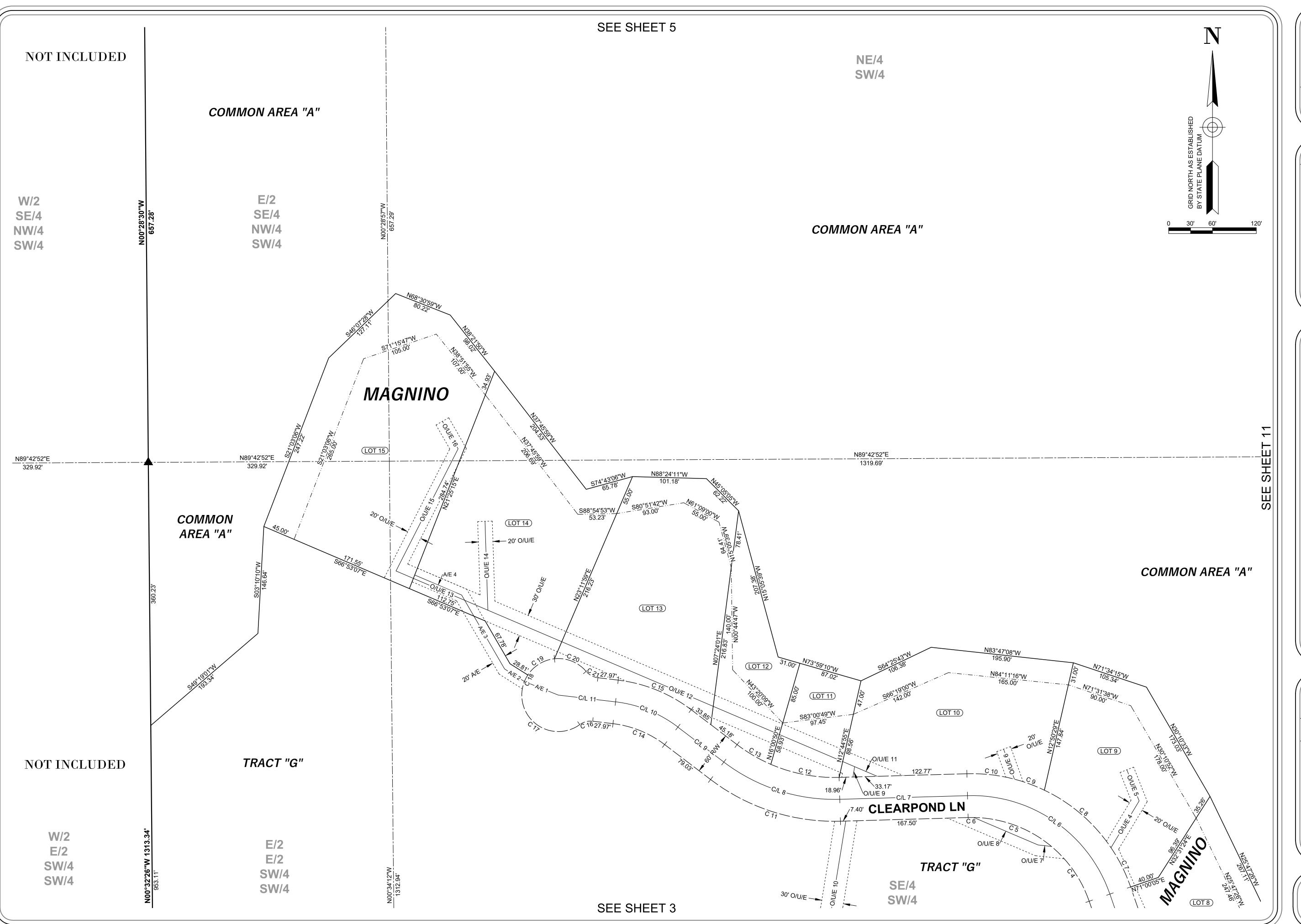




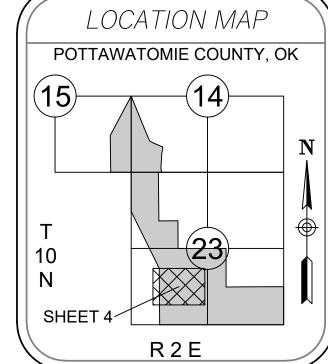
### PRELIMINARY PLAT VEE TWIN LAKES - LAKE NO. 1 REPLAT OF A PART OF THE FINAL PLAT OF TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE AWNEE & BEING A PART OF SECTION 14, 15 & 23

		ВУ	DAIE	Г
FIELD DATE: xx/xx/25	SURV	EY B	Υ:	WLT
FINAL DATE: xx/xx/25	DRAW	(N B)	٠.	WCT
1"=60'	REVIE	EWEL	BY:	SDC
NUMBE	ER: 2(	324.	119	
	/xx/25 /xx/25 "=60'			SURVEY BY DRAWN BY REVIEWED BER: 2024.1

SHEET 3 OF 16





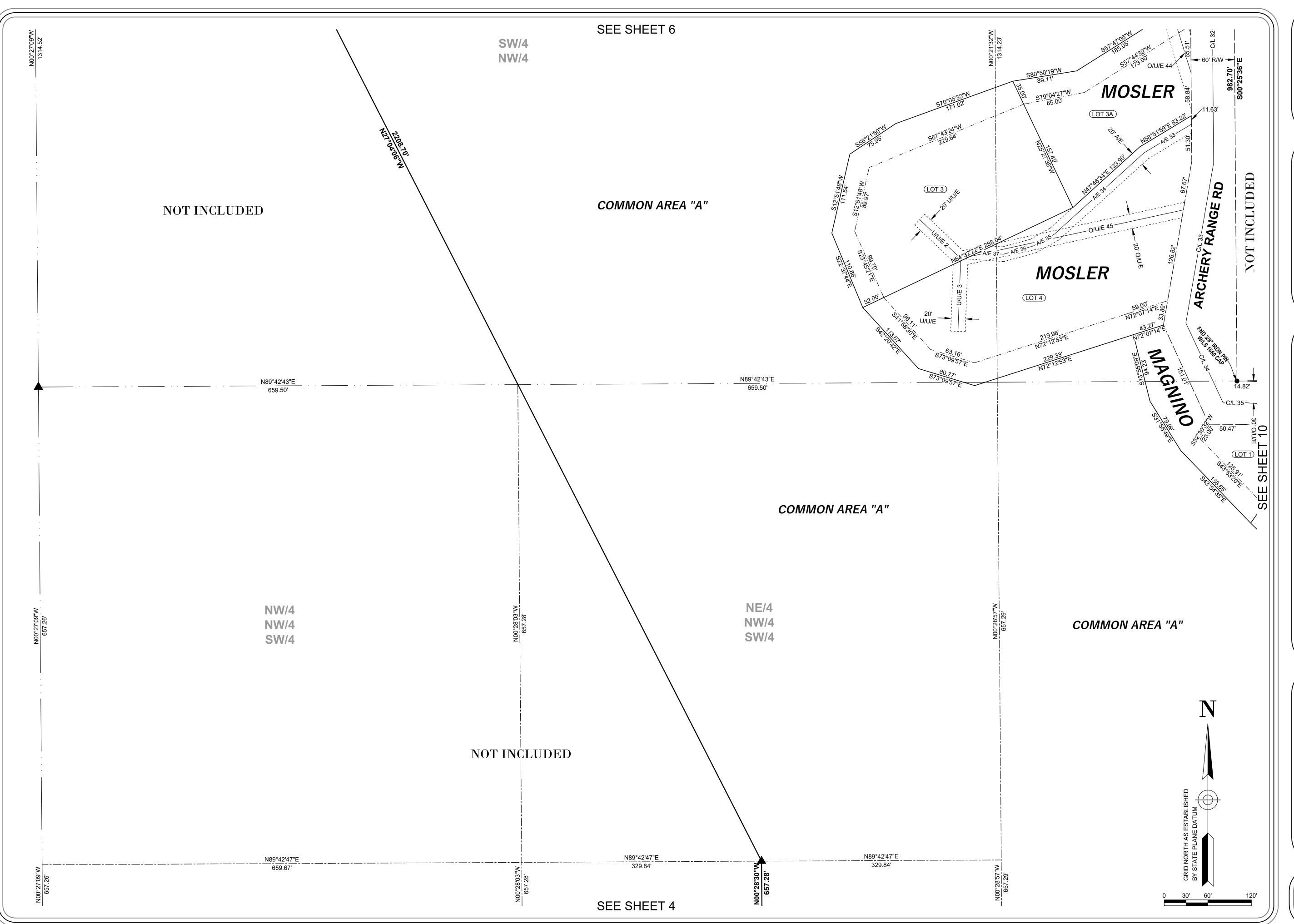


1년 23

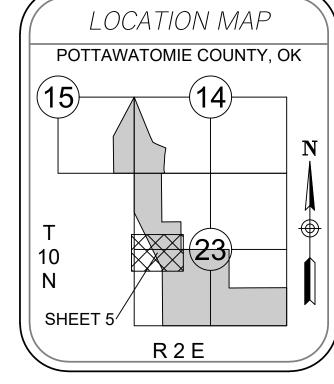
# SHAWNEE TWIN LAKES - LAKE NO. PHASE 3 BEING A REPLAT OF A PART OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO TI

_	REVISION			BY DATE	Щ	_
	FIELD DATE: xx/xx/25	x/xx/25	SURVEY BY:	BY:	WLT	
	FINAL DATE: xx/xx/25	x/xx/25	DRAWN BY:	BY:	WLT	
	SCALE:	1"=60'	REVIEWED BY: SDC	ED BY:	SDC	
	ELS JOE	ELS JOB NUMBER: 2024.119	:R: 202	1.119		_ \

SHEET 4 OF 16



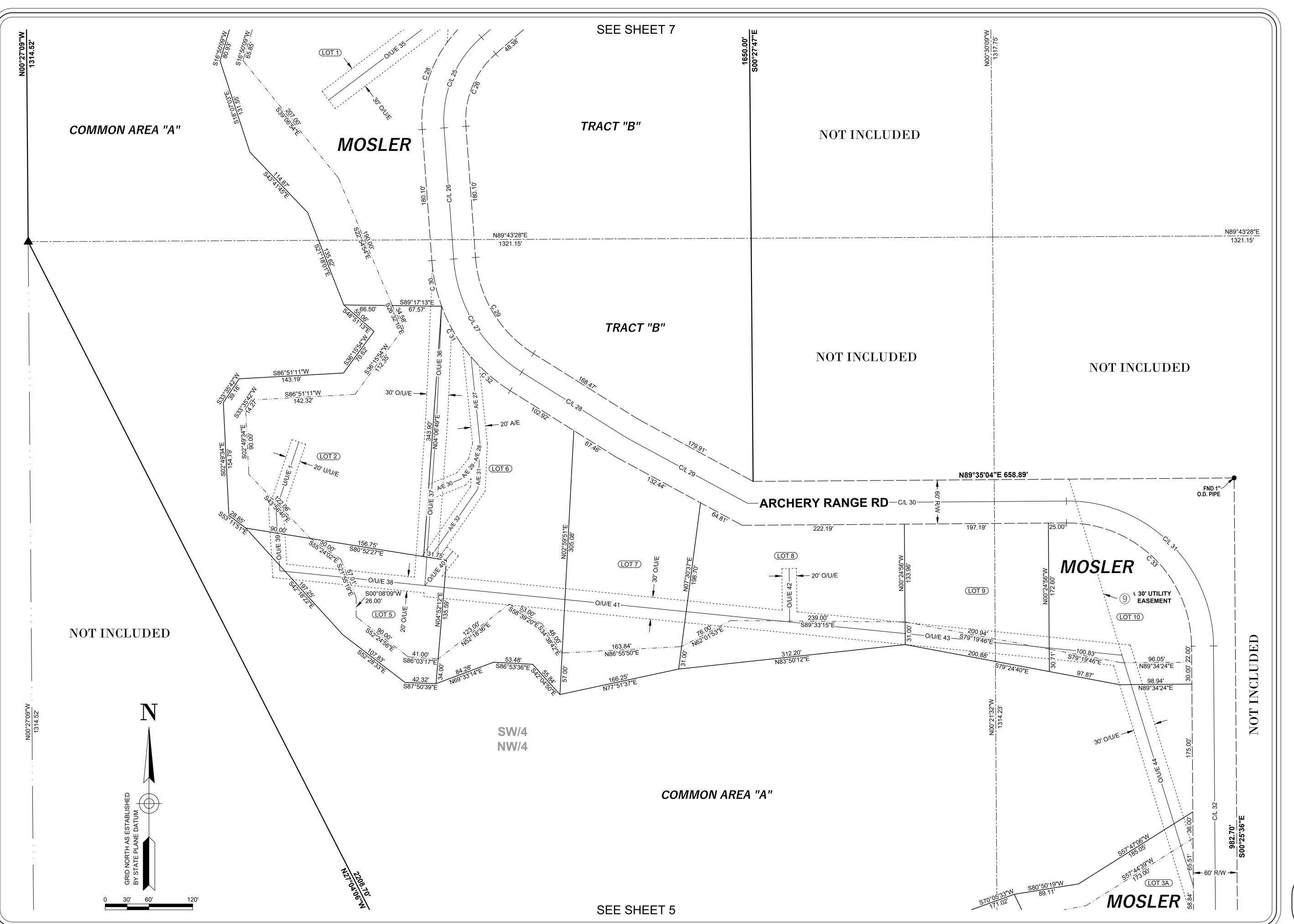




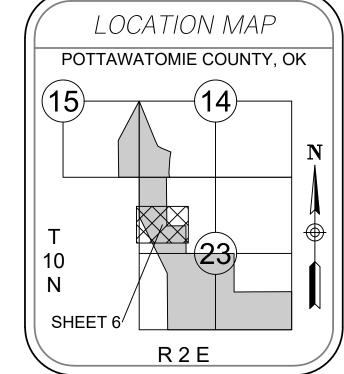
SHAWNEE TWIN LAKES - LAKE NO. 1	PHASE 3	BEING A REPLAT OF A PART OF THE FINAL PLAT OF	SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE	CITY OF SHAWNEE & BEING A DABT OF SECTION 14 15 & 23
---------------------------------	---------	---	---	--

		DA E	ш
FIELD DATE: xx/xx/25	SURVE	Y BY:	WCT
FINAL DATE: xx/xx/25	DRAWN	J BY:	MCT
1"=60'	REVIEV	VED BY:	SDC
NUMBE	:R: 202	24.119	
	x/25 x/25 =60'		DATE: xx/xx/25 SURVEY BY: TJW L DATE: xx/xx/25 DRAWN BY: TJW LE: 1"=60' REVIEWED BY: SDC ELS JOB NUMBER: 2024.119

SHEET 5 OF 16



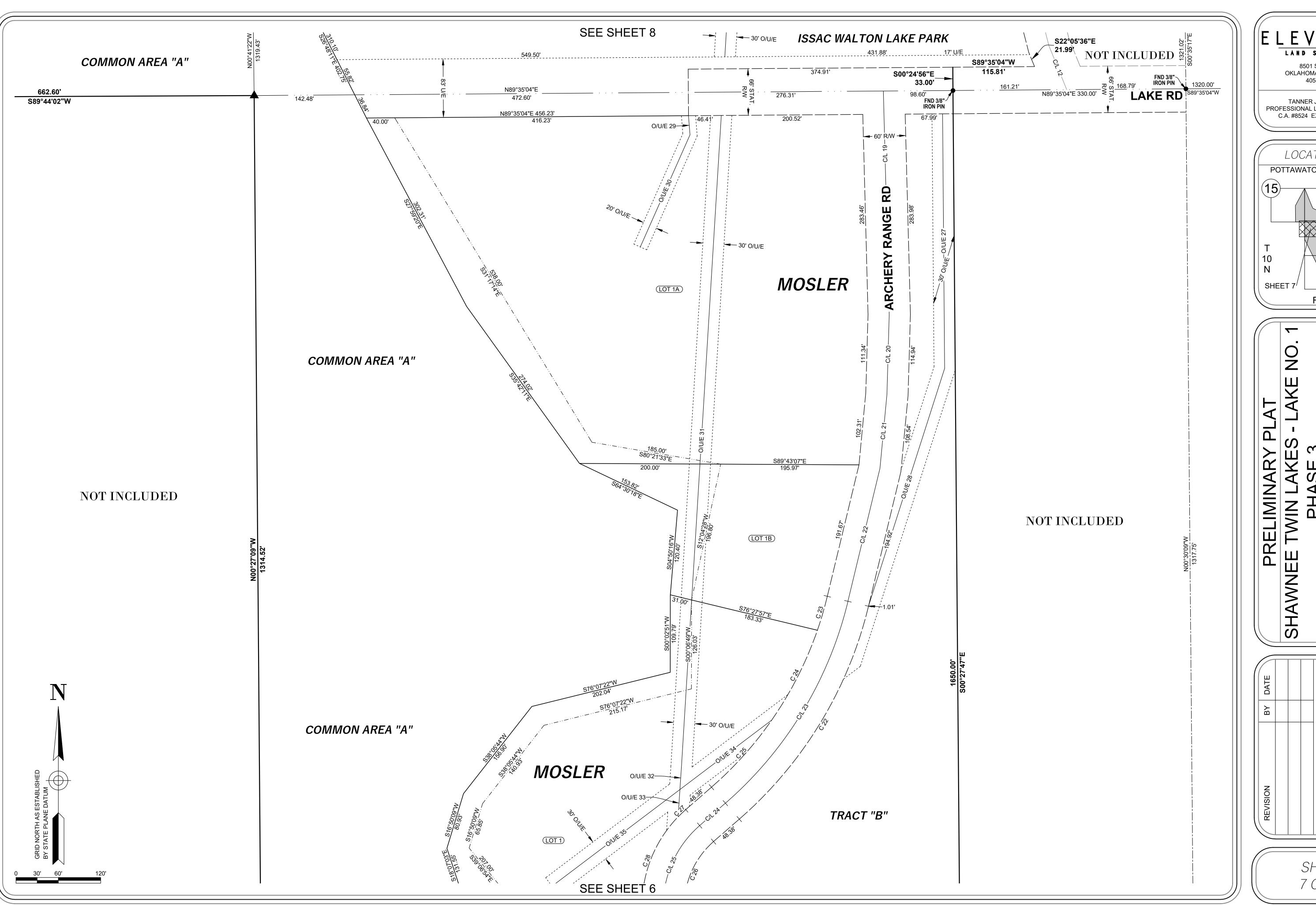




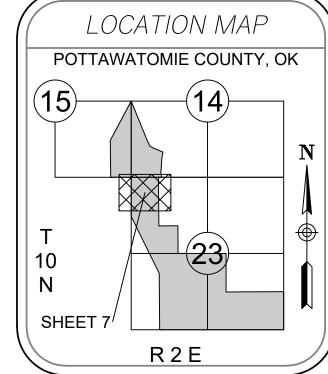
# SHAWNEE TWIN LAKES - LAKE NO. PHASE 3 BEING A REPLAT OF A PART OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE CITY OF SHAWNEE & BEING A PART OF SECTION 14, 15 & 2

REVISION	ВУ	DATE	
FIELD DATE: xx/xx/25	SURVEY BY:		MCT
FINAL DATE: xx/xx/25	DRAWN BY:		WLT
SCALE: 1"=60'	REVIEWED BY: SDC	JBY: S	DC
ELS JOB NUMBER: 2024.119	R: 2024.	119	
			1

SHEET 6 OF 16





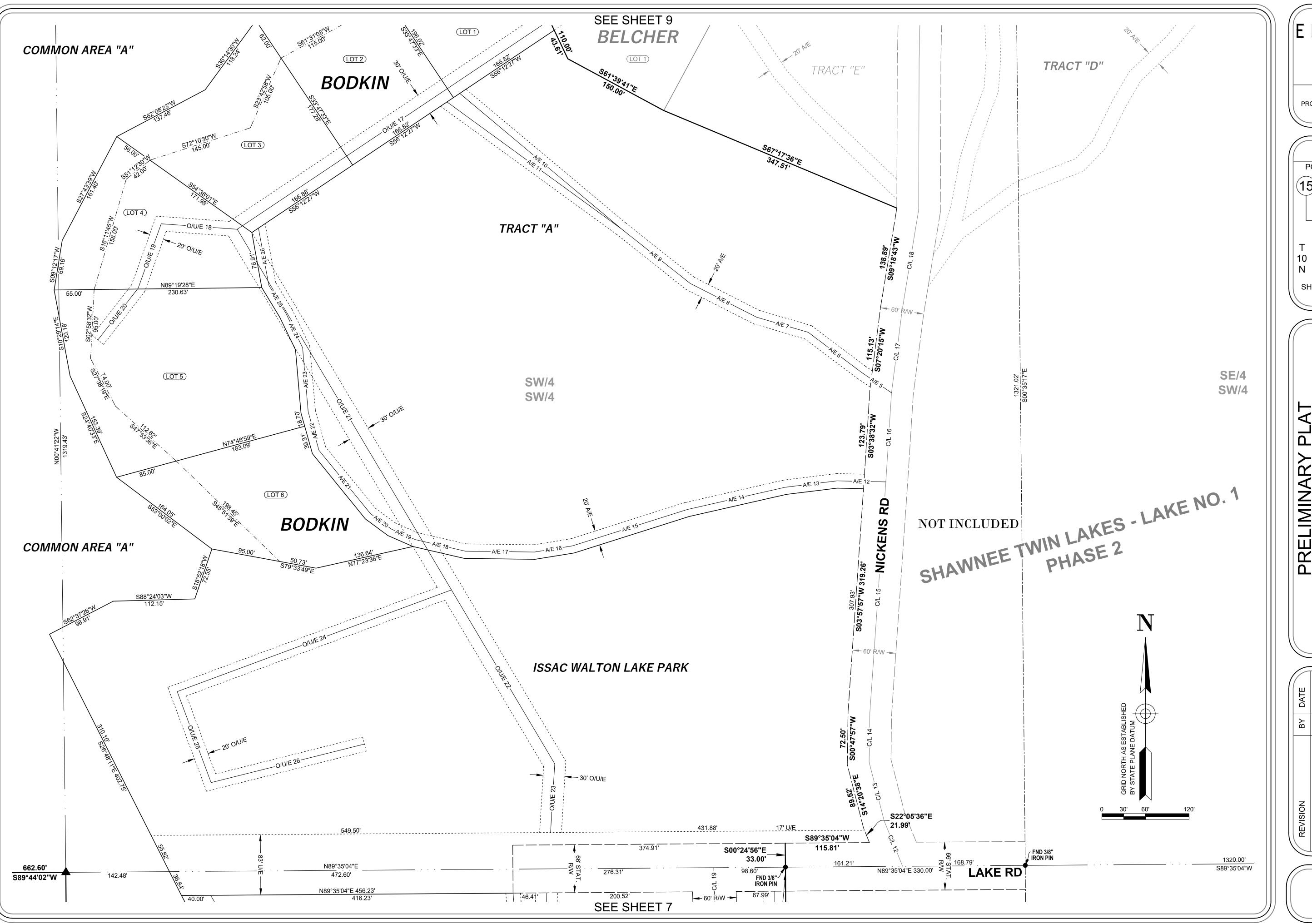


1년 23

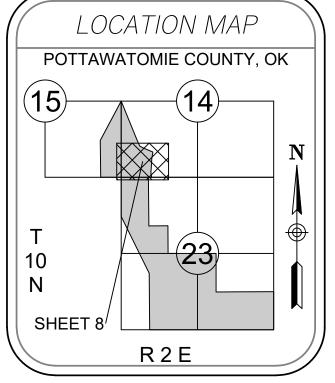
# SHAWNEE TWIN LAKES - LAKE NO PHASE 3 BEING A REPLAT OF A PART OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO T CITY OF SHAWNEE & BEING A PART OF SECTION 14, 15 8

REVISION	BY DATE	DATE
FIELD DATE: xx/xx/25 SI	SURVEY BY:	WLT :
FINAL DATE: xx/xx/25 DI	DRAWN BY:	WLT
SCALE: 1"=60' RI	REVIEWED BY: SDC	3Y: SDC
ELS JOB NUMBER: 2024.119	2024.11	<u>6</u>

SHEET 7 OF 16

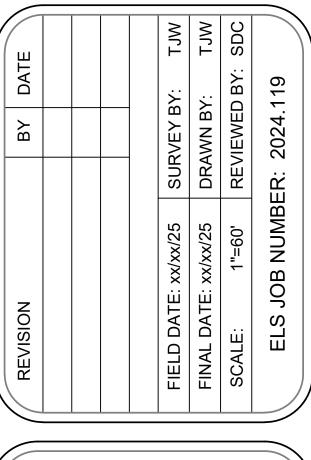




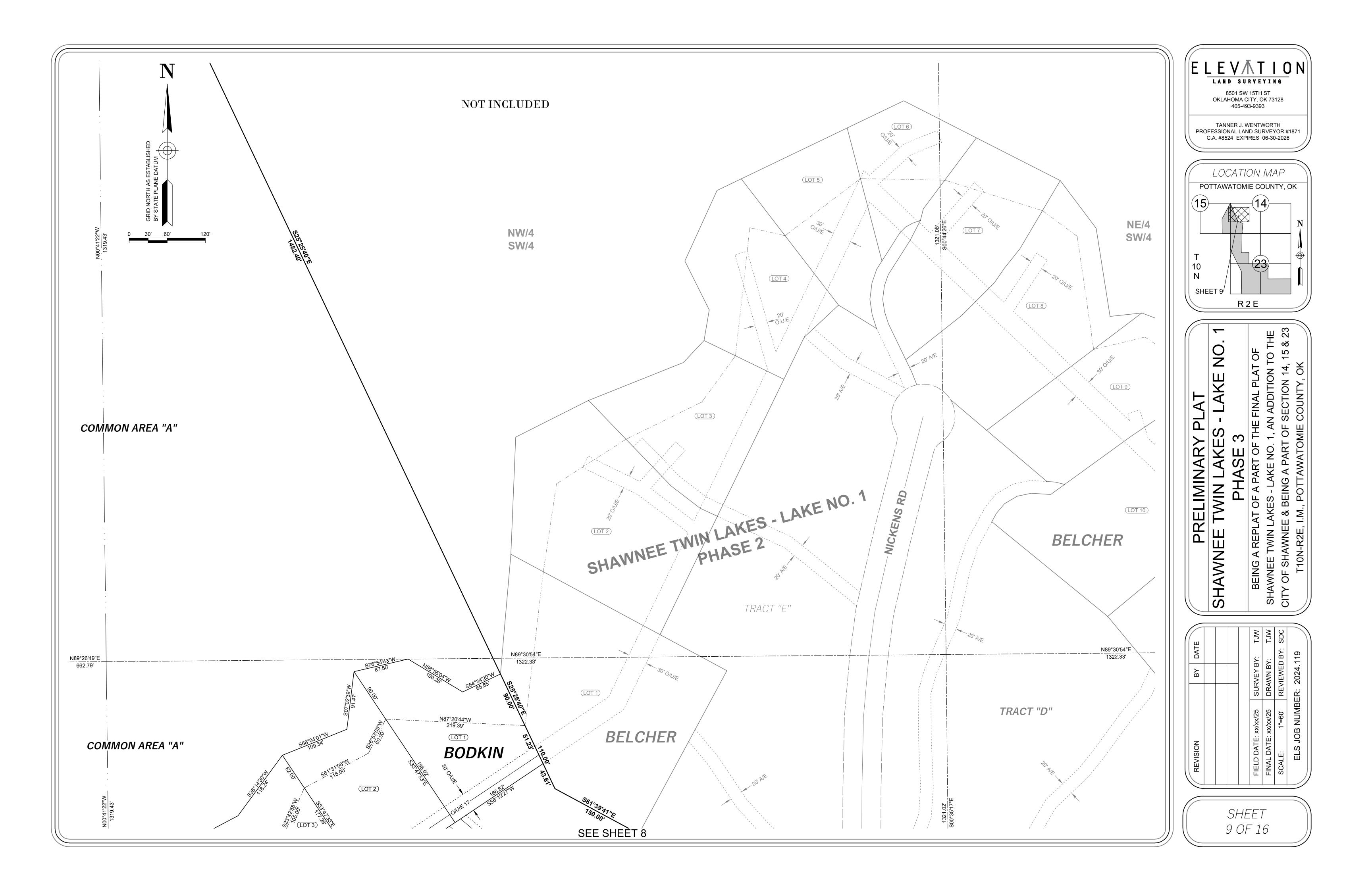


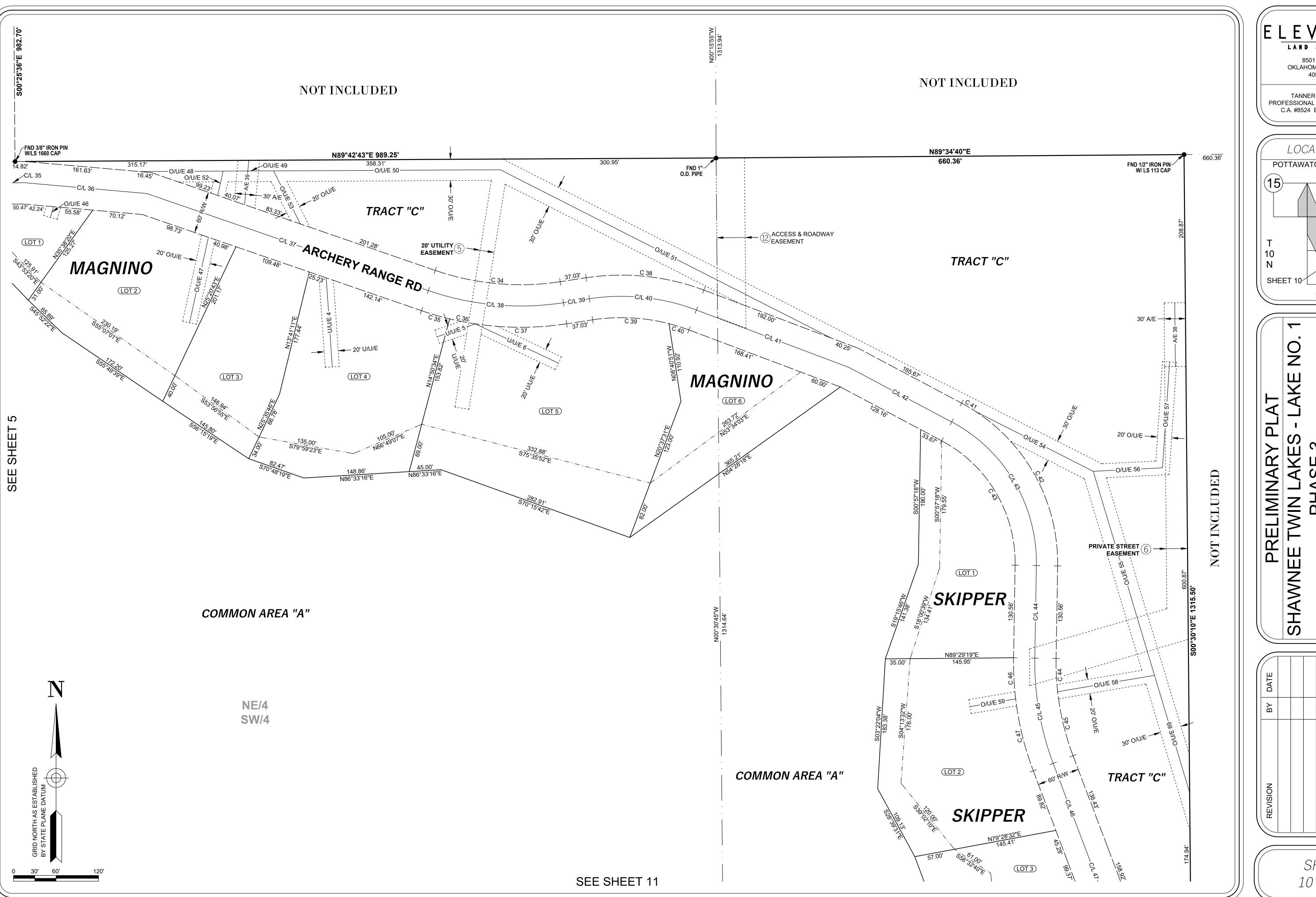
1년 23

### HAWNEE TWIN LAKES - LAKE NO. PHASE 3 BEING A REPLAT OF A PART OF THE FINAL PLAT OF THAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO TITY OF SHAWNEE & BEING A PART OF SECTION 14, 15 &

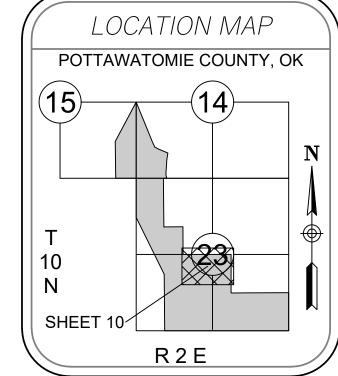


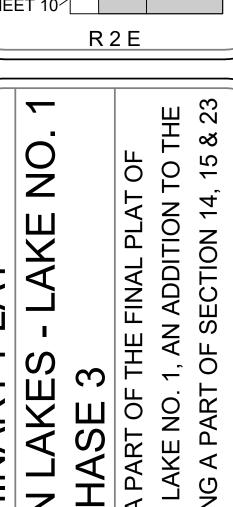
SHEET 8 OF 16







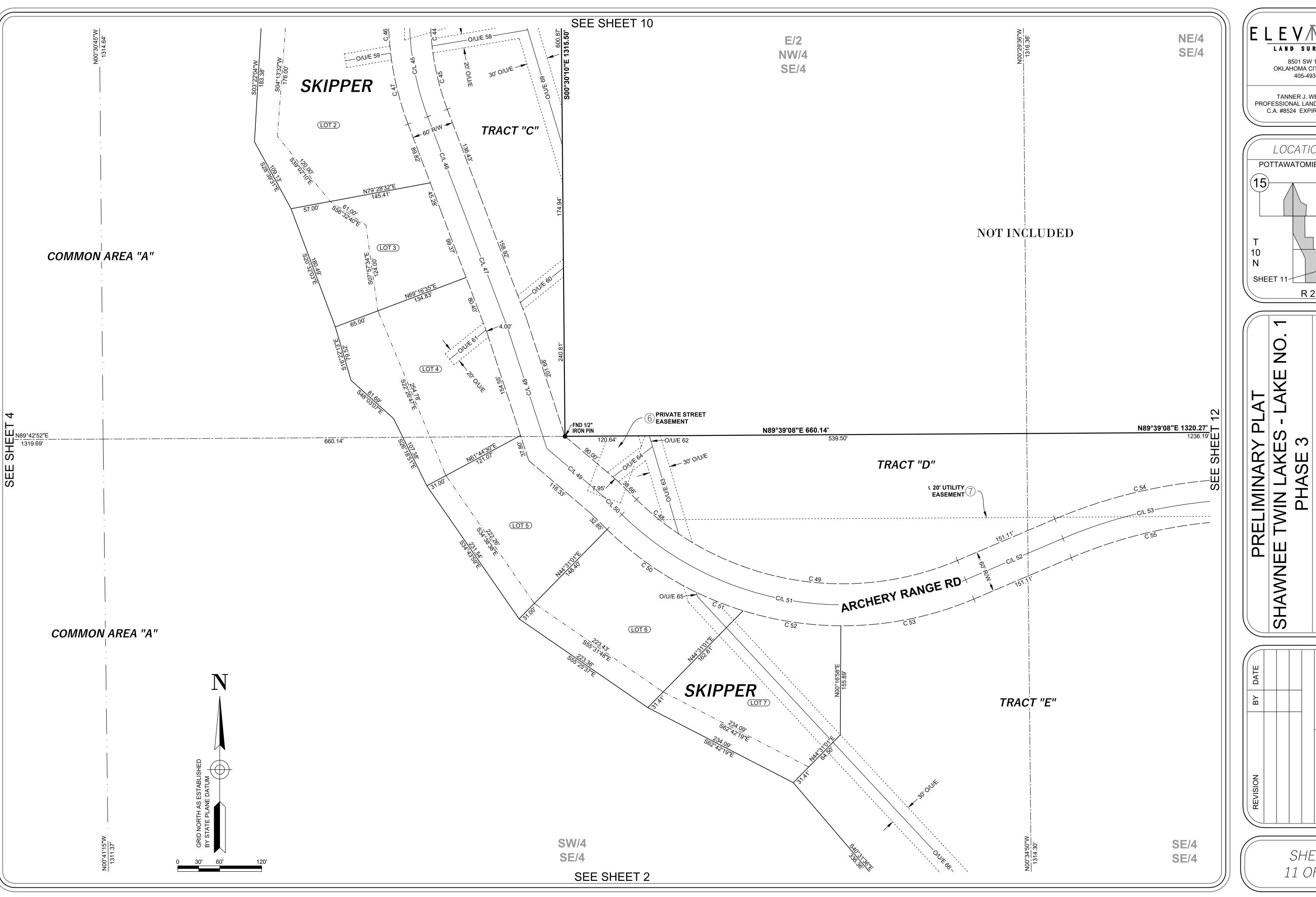




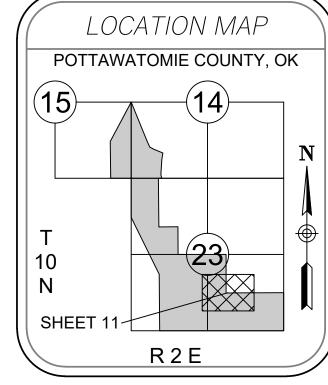
REVISION			ВУ	DATE	Ш
FIELD DATE: xx/xx/25	:: xx/xx/25	SUR	SURVEY BY:	). 	WCT
FINAL DATE: xx/xx/25	:: xx/xx/25	DRAV	DRAWN BY:	٠.	WLT
SCALE:	1"=60"	REVII	EWE	BY:	REVIEWED BY: SDC
ELS J	ELS JOB NUMBER: 2024.119	ER: 2	024.	119	

BEING A REPLAT SHAWNEE TWIN LAY CITY OF SHAWNEE 8

SHEET 10 OF 16



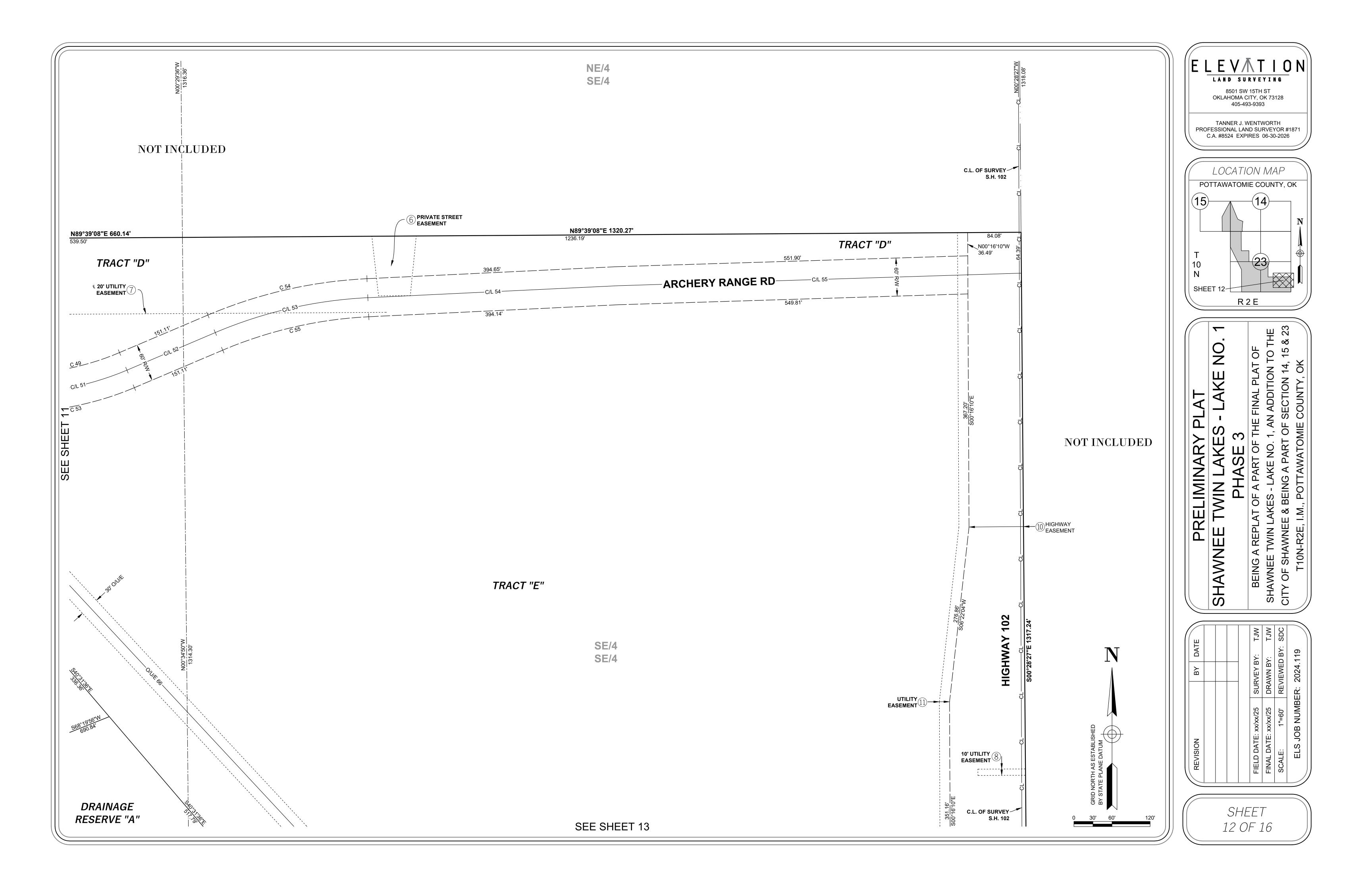


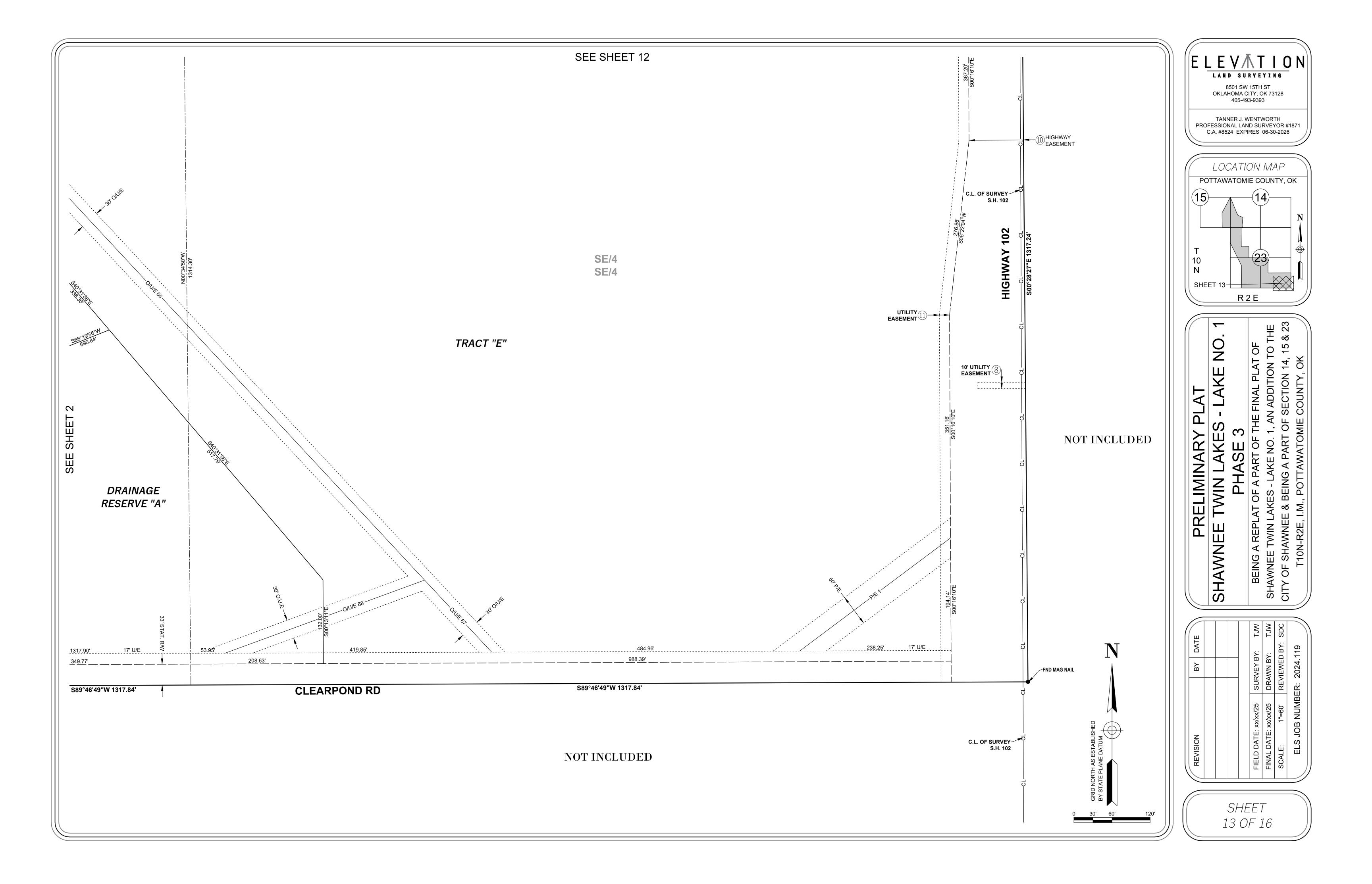


### 1년 23 BEING A REPLAT OF A PART SHAWNEE TWIN LAKES - LAKE I CITY OF SHAWNEE & BEING A P.

			WCT	WCT	SDC	
DATE			BY:	3Y:	ED BY:	.119
ВУ			SURVEY BY:	DRAWN BY:	REVIEWED BY: SDC	2024
			ns	DR	RE	BER:
			E: xx/xx/25	E: xx/xx/25	1"=60'	ELS JOB NUMBER: 2024.119
REVISION			FIELD DATE: xx/xx/25	FINAL DATE: xx/xx/25	SCALE:	ELS J

SHEET 11 OF 16





			Centerlin	e Curve Tabl	е	
Curve #	Length	Radius	Tangent	Delta	Chord Length	Chord Direction
C/L 2	220.47'	400.00'	113.11	31°34'48"	217.69'	N20°31'08"W
C/L 6	253.62'	200.00'	147.07	72°39'24"	236.96'	N55°19'37"W
C/L 8	169.89'	250.00'	88.37	38°56'05"	166.64'	N72°11'16"W
C/L 10	93.09'	175.00'	47.68	30°28'43"	92.00'	N67°57'35"W
C/L 23	340.01'	550.00'	175.63	35°25'12"	334.62'	S31°14'38"W
C/L 25	139.12'	150.00'	75.01	53°08'19"	134.18'	S22°23'05"W
C/L 27	187.59'	200.00'	101.34	53°44'31"	180.79'	S31°03'20"E
C/L 31	314.12'	200.00'	199.96	89°59'20"	282.82'	S45°25'16"E
C/L 38	193.26'	400.00'	98.55	27°40'56"	191.38'	S84°50'23"E
C/L 40	153.45'	300.00'	78.44	29°18'22"	151.78'	S84°01'40"E
C/L 43	247.41'	225.00'	137.89	63°00'11"	235.13'	S30°32'48"E
C/L 45	151.49'	400.00'	76.66	21°41'58"	150.59'	S09°53'41"E
C/L 51	530.47'	450.00'	300.91	67°32'29"	500.28'	S79°15'13"E
C/L 53	247.70'	700.00'	125.16	20°16'27"	246.41'	N77°06'46"E

Centerline Line Table

C/L 1 | 144.66' | N04°43'44"W

C/L 3 | 209.56' | N36°18'32"W

C/L 4 | 117.81' | N10°57'02"W

C/L 5 | 84.59' | N18°59'55"W

C/L 7 | 174.90' | S88°20'41"W

C/L 9 | 79.03' | N52°43'13"W

C/L 11 | 78.96' | N83°11'57"W

C/L 12 | 67.40' | N22°05'36"W

C/L 13 | 83.50' | N14°20'38"W

C/L 14 | 67.68' | N00°47'57"E

C/L 15 | 318.56' | N03°57'57"E

C/L 16 | 122.86' | N03°38'31"E

C/L 17 | 113.65' | N07°20'15"E

C/L 18 | 140.76' | N09°18'43"E

C/L 19 | 316.73' | S01°30'05"E

C/L 20 | 113.14' | S01°39'18"W

C/L 21 | 105.42' | S05°23'21"W

C/L 22 | 193.80' | S13°32'03"W

C/L 24 | 48.38' | S48°57'14"W

C/L 26 | 180.10' | S04°11'05"E

C/L 28 | 169.43' | S57°55'36"E

C/L 29 | 188.58' | S61°33'41"E

C/L 30 | 436.66' | N89°35'04"E

C/L 32 | 452.96' | S00°25'36"E

C/L 33 | 223.01' | S09°49'40"W

C/L 34 | 121.26' | S24°59'13"E

C/L 35 | 32.64' | N89°42'43"E

C/L 36 | 173.02' | S84°57'47"E

C/L 37 | 420.24' | S70°59'55"E

C/L 39 | 37.03' | N81°19'09"E

C/L 41 | 230.33' | S69°22'29"E

C/L 42 | 163.75' | S62°02'53"E

C/L 44 | 130.56' | S00°57'18"W

C/L 46 | 135.77' | S20°44'40"E

C/L 47 | 183.82' | S20°43'24"E

C/L 48 | 184.56' | S18°04'22"E

C/L 49 | 107.14' | S49°40'27"E

C/L 50 35.76' S45°28'59"E

C/L 52 | 151.11' | N66°58'32"E

C/L 54 | 394.39' | N87°15'00"E

C/L 55 | 635.20' | N88°13'19"E

Direction

Line # Length

l	C 1	1/8.52'	370.00'	91.03	27°38'38"	176.79'	N18°33'03"W
	C 2	25.42'	370.00'	12.71	3°56'10"	25.41'	N34°20'27"W
	C 3	237.01'	430.00'	121.60	31°34'48"	234.02'	N20°31'08"W
	C 4	92.27'	170.00'	47.30	31°05'52"	91.14'	N34°32'51"W
	C 5	115.67'	170.00'	60.17	38°59'03"	113.45'	N69°35'18"W
	C 6	7.64'	170.00'	3.82	2°34'29"	7.64'	S89°37'56"W
	C 7	60.31'	230.00'	30.33	15°01'27"	60.14'	N26°30'38"W
	C 8	121.91'	230.00'	62.43	30°22'12"	120.49'	N49°12'28"W
	C 9	43.69'	230.00'	21.91	10°53'00"	43.62'	N69°50'04"W
	C 10	65.75'	230.00'	33.10	16°22'44"	65.53'	N83°27'57"W
	C 11	190.27'	280.00'	98.97	38°56'05"	186.63'	N72°11'16"W
	C 12	95.89'	220.00'	48.72	24°58'24"	95.13'	N79°10'07"W
	C 13	53.61'	220.00'	26.94	13°57'41"	53.48'	N59°42'04"W
	C 14	77.13'	145.00'	39.50	30°28'43"	76.23'	N67°57'35"W
	C 15	109.05'	205.00'	55.85	30°28'43"	107.77'	N67°57'35"W
_	C 16	18.69'	25.00'	9.81	42°50'00"	18.26'	S75°23'03"W
	C 17	129.05'	50.00'	173.68	147°52'48"	96.10'	N52°05'33"W
	C 18	10.05'	50.00'	5.04	11°31'03"	10.03'	N27°36'23"E
	C 19	44.18'	50.00'	23.65	50°37'31"	42.76'	N58°40'40"E
	C 20	48.56'	50.00'	26.39	55°38'38"	46.67'	S68°11'16"E
	C 21	18.69'	25.00'	9.81	42°50'00"	18.26'	S61°46'57"E
	C 22	358.55'	580.00'	185.21	35°25'12"	352.87'	S31°14'38"W
	C 23	50.08'	520.00'	25.06	5°31'04"	50.06'	S16°17'34"W
	C 24	143.27'	520.00'	72.09	15°47'09"	142.82'	S26°56'41"W
	C 25	128.11'	520.00'	64.38	14°06'58"	127.79'	S41°53'45"W
	C 26	111.29'	120.00'	60.01	53°08'19"	107.35'	S22°23'05"W
	C 27	14.93'	180.00'	7.47	4°45'08"	14.93'	S46°34'40"W
	C 28	152.01'	180.00'	80.87	48°23'11"	147.53'	S20°00'30"W
	C 29	159.46'	170.00'	86.14	53°44'31"	153.67'	S31°03'20"E
	C 30	64.05'	230.00'	32.24	15°57'23"	63.85'	S12°09'46"E
	C 31	80.46'	230.00'	40.64	20°02'36"	80.05'	S30°09'46"E
	C 32	71.22'	230.00'	35.90	17°44'32"	70.94'	S49°03'20"E
	C 33	267.00'	170.00'	169.97	89°59'20"	240.39'	S45°25'16"E
	C 34	178.76'	370.00'	91.16	27°40'56"	177.03'	S84°50'23"E
	C 35	41.46'	430.00'	20.75	5°31'28"	41.44'	S73°45'39"E
	C 36	37.16'	430.00'	18.59	4°57'07"	37.15'	S78°59'57"E
	C 37	129.13'	430.00'	65.05	17°12'20"	128.64'	N89°55'19"E
	C 38	168.79'	330.00'	86.29	29°18'22"	166.96'	S84°01'40"E
	C 39	108.75'	270.00'	55.12	23°04'40"	108.02'	S87°08'31"E
	C 40	29.35'	270.00'	14.69	6°13'43"	29.34'	S72°29'20"E
	C 41	23.75'	255.00'	11.88	5°20'09"	23.74'	S59°22'48"E
	C 42	256.65'	255.00'	140.38	57°40'01"	245.96'	S27°52'43"E
	C 43	214.42'	195.00'	119.50	63°00'11"	203.78'	S30°32'48"E
	C 44	46.99'	370.00'	23.52	7°16'34"	46.95'	S02°40'59"E
	C 45	93.14'	370.00'	46.82	14°25'24"	92.90'	S13°31'58"E
	C 46	58.05'	430.00'	29.07	7°44'08"	58.01'	S02°54'46"E
	C 47	104.80'	430.00'	52.66	13°57'50"	104.54'	S13°45'45"E
	C 48	77.97'	420.00'	39.09	10°38'09"	77.85'	S50°48'04"E
	C 49	417.14'	420.00'	227.59	56°54'19"	400.20'	S84°34'18"E
	C 50	156.50'	480.00'	78.95	18°40'53"	155.81'	S54°49'25"E
	C 50	72.03'	480.00	36.08	8°35'54"	71.96'	S68°27'49"E
	C 51	142.04'		71.54	16°57'16"		S81°14'24"E
	C 52	195.26'	480.00'		23°18'26"	141.52'	N78°37'45"E
	C 53 C 54		480.00'	99.00	23°18'26" 20°16'27"	193.91'	N78°37'45"E N77°06'46"E
-		258.31'	730.00'	130.52		256.97'	
_	C 55	237.08'	670.00'	119.79	20°16'27"	235.85'	N77°06'46"E

Lot Curve Table

Chord Length | Chord Direction

N18°33'03"W

176.79'

Curve # | Length | Radius | Tangent |

C 1 | 178.52' | 370.00' | 91.03 | 27°38'38"

	Lot Area Table	
Lot#	Block	Area
LOT 1	BODKIN	0.91 Acres
LOT 2	BODKIN	0.91 Acres
LOT 3	BODKIN	1.01 Acres
LOT 4	BODKIN	0.87 Acres
LOT 5	BODKIN	1.56 Acres
LOT 6	BODKIN	0.94 Acres

	Lot Area Table	
Lot #	Block	Area
LOT 1	MOSLER	3.80 Acres
LOT 1A	MOSLER	6.42 Acres
LOT 1B	MOSLER	1.24 Acres
LOT 2	MOSLER	1.69 Acres
LOT 3	MOSLER	1.39 Acres
LOT 3A	MOSLER	0.80 Acres
LOT 4	MOSLER	1.79 Acres
LOT 5	MOSLER	0.68 Acres
LOT 6	MOSLER	1.67 Acres
LOT 7	MOSLER	1.15 Acres
LOT 8	MOSLER	1.25 Acres
LOT 9	MOSLER	0.83 Acres
LOT 10	MOSLER	0.83 Acres

Lot Area Table			
Lot#	Block	Area	
LOT 1	MAGNINO	0.51 Acres	
LOT 2	MAGNINO	1.04 Acres	
LOT 3	MAGNINO	0.79 Acres	
LOT 4	MAGNINO	1.24 Acres	
LOT 5	MAGNINO	1.96 Acres	
LOT 6	MAGNINO	0.77 Acres	
LOT 7	MAGNINO	0.91 Acres	
LOT 8	MAGNINO	0.84 Acres	
LOT 9	MAGNINO	0.92 Acres	
LOT 10	MAGNINO	1.07 Acres	
LOT 11	MAGNINO	0.30 Acres	
LOT 12	MAGNINO	0.47 Acres	
LOT 13	MAGNINO	1.24 Acres	
LOT 14	MAGNINO	1.42 Acres	
LOT 15	MAGNINO	1.71 Acres	

	Lot Area Table	
Lot#	Block	Area
LOT 1	SKIPPER	0.91 Acres
LOT 2	SKIPPER	1.23 Acres
LOT 3	SKIPPER	0.74 Acres
LOT 4	SKIPPER	1.03 Acres
LOT 5	SKIPPER	0.75 Acres
LOT 6	SKIPPER	0.90 Acres
LOT 7	SKIPPER	0.98 Acres

Line #	Length	Direction
A/E 1	50.00'	N68°09'09"W
A/E 2	32.09'	N57°40'23"W
A/E 3	117.07'	N30°09'10"W
A/E 4	69.83'	N66°53'07"W
A/E 5	50.00'	N55°43'47"W
A/E 6	91.72'	N53°04'58"W
A/E 7	73.92'	N73°39'34"W
A/E 8	102.55'	N63°02'25"W
A/E 9	120.85'	N51°35'00"W
A/E 10	290.03'	N50°02'58"W
A/E 11	296.61'	N53°57'35"W
A/E 12	67.42'	N88°47'28"W
A/E 13	71.77'	S82°59'31"W
A/E 14	138.01'	S77°10'56"W
A/E 15	165.66'	S72°25'13"W
A/E 16	52.86'	S80°44'58"W
A/E 17	95.24'	N89°15'43"W
A/E 18	70.69'	N76°57'56"W
A/E 19	35.60'	N66°22'46"W
A/E 20	36.19'	N53°32'54"W
A/E 21	112.17'	N39°05'23"W
A/E 22	55.00'	N15°37'49"W
A/E 23	88.49'	N05°00'02"W
A/E 24	52.11'	N25°53'08"W
A/E 25	46.13'	N31°12'33"W
A/E 26	79.45'	N10°09'29"W
A/E 27	120.30'	S05°54'41"E
A/E 28	25.76'	N14°45'46"E
A/E 29	30.23'	N40°19'05"E
A/E 30	48.36'	N67°57'52"E
A/E 31	61.37'	S02°40'39"W
A/E 32	114.79'	S34°47'37"W
A/E 33	76.31'	S58°51'59"W
A/E 34	166.47'	S47°46'34"W
A/E 35	33.46'	S60°43'45"W
A/E 36	42.55'	S74°44'47"W
A/E 37	34.25'	N86°03'18"W
A/E 38	90.00'	N00°30'10"W
A/E 39	62.87'	N05°31'49"E

Access Easement Line Table

00'	N00°30'10"W		
37'	N05°31'49"E		
		•	
_			
	-	Tract Area Table	
	Lo	t #	Area
	COMMON	AREA "A"	146.71 Acres
	DRAINAGE R	RESERVE "A"	7.13 Acres
	ISSAC WALTO	N LAKE PARK	10.50 Acres
	TRAC	T "A"	10.20 Acres
	TRAC	T "B"	6.96 Acres
	TRAC	T "C"	10.16 Acres
	TRAC	T "D"	4.11 Acres
	TRAC	T "E"	34.30 Acres
$\vdash$	TRAC	 CT "F"	4.55 Acres
	IIIAC	, i	

Line #	Length	Direction
O/U/E 1	201.62'	N16°49'14"W
O/U/E 2	98.44'	N16°49'14"W
O/U/E 3	61.79'	N24°02'53"W
O/U/E 4	74.70'	N31°02'02"E
O/U/E 5	45.78'	N21°34'21"W
O/U/E 6	43.74'	N19°45'26"W
O/U/E 7	18.35'	S83°50'00"E
O/U/E 8	95.77'	S66°53'07"E
O/U/E 9	14.32'	N09°15'07"E
O/U/E 10	777.29'	N09°15'07"E
O/U/E 11	33.55'	S66°53'07"E
O/U/E 12	545.79'	S66°53'07"E
O/U/E 13	136.76'	S66°53'07"E
O/U/E 14	121.69'	N01°52'11"W
O/U/E 15	187.61'	N26°56'17"E
O/U/E 16	43.24'	N29°46'07"W
O/U/E 17	516.93'	S56°12'27"W
O/U/E 18	104.84'	N85°54'32"W
O/U/E 19	94.12'	S19°40'56"W
O/U/E 20	90.21'	S37°56'47"W
O/U/E 21	577.12'	S30°42'16"E
O/U/E 22	278.28'	S30°42'16"E
O/U/E 23	94.66'	S03°29'45"W
O/U/E 24	402.38'	S69°39'07"W
O/U/E 25	133.56'	S20°25'26"E
O/U/E 26	217.50'	N75°54'17"E
O/U/E 27	360.75'	S00°27'47"E
O/U/E 28	352.80'	S17°45'26"W
O/U/E 29	27.22'	S04°32'26"E
O/U/E 30	173.83'	S23°54'33"W
O/U/E 31	924.24'	S03°29'45"W
O/U/E 32	32.69'	S03°50'43"W
O/U/E 33	38.86'	S03°50'43"W
O/U/E 34	163.07'	S52°53'47"W

Overhead Utility Easement Line Table

O/U/E 36         155.28'         S02°30'27"W           O/U/E 37         228.08'         S04°03'06"W           O/U/E 38         199.75'         N84°12'24"W           O/U/E 39         84.00'         N03°31'19"W           O/U/E 40         60.36'         N39°16'25"E           O/U/E 41         502.17'         S84°17'39"E           O/U/E 42         73.27'         S00°36'08"E           O/U/E 43         457.38'         S84°17'39"E           O/U/E 44         330.85'         S17°11'16"E           O/U/E 45         313.48'         S77°40'43"W           O/U/E 46         15.90'         S16°24'31"W           O/U/E 47         123.52'         S12°29'19"W           O/U/E 48         117.82'         N89°42'43"E           O/U/E 49         71.16'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         S63°03'16"E           O/U/E 52         35.18'         S12°29'19"W           O/U/E 53         83.93'         S26°51'02"E           O/U/E 54         185.46'         S63°03'16"E           O/U/E 55         300.36'         S16°42'47"E           O/U/E 56         97.84'	Overnead Offility Easement Line Table			
O/U/E 36         155.28'         S02°30'27"W           O/U/E 37         228.08'         S04°03'06"W           O/U/E 38         199.75'         N84°12'24"W           O/U/E 39         84.00'         N03°31'19"W           O/U/E 40         60.36'         N39°16'25"E           O/U/E 41         502.17'         S84°17'39"E           O/U/E 42         73.27'         S00°36'08"E           O/U/E 43         457.38'         S84°17'39"E           O/U/E 44         330.85'         S17°11'16"E           O/U/E 45         313.48'         S77°40'43"W           O/U/E 46         15.90'         S16°24'31"W           O/U/E 47         123.52'         S12°29'19"W           O/U/E 48         117.82'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         S63°03'16"E           O/U/E 52         35.18'         S12°29'19"W           O/U/E 53         83.93'         S26°51'02"E           O/U/E 54         185.46'         S63°03'16"E           O/U/E 55         300.36'         S16°42'47"E           O/U/E 56         97.84'         N80°23'17"E           O/U/E 57         149.69' <td< td=""><td>Line #</td><td>Length</td><td>Direction</td></td<>	Line #	Length	Direction	
O/U/E 37         228.08'         S04°03'06"W           O/U/E 38         199.75'         N84°12'24"W           O/U/E 39         84.00'         N03°31'19"W           O/U/E 40         60.36'         N39°16'25"E           O/U/E 41         502.17'         S84°17'39"E           O/U/E 42         73.27'         S00°36'08"E           O/U/E 43         457.38'         S84°17'39"E           O/U/E 44         330.85'         S17°11'16"E           O/U/E 45         313.48'         S77°40'43"W           O/U/E 46         15.90'         S16°24'31"W           O/U/E 47         123.52'         S12°29'19"W           O/U/E 48         117.82'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         S63°03'16"E           O/U/E 52         35.18'         S12°29'19"W           O/U/E 53         83.93'         S26°51'02"E           O/U/E 54         185.46'         S63°03'16"E           O/U/E 55         300.36'         S16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62' <td< td=""><td>O/U/E 35</td><td>227.16'</td><td>S52°53'47"W</td></td<>	O/U/E 35	227.16'	S52°53'47"W	
O/U/E 38         199.75'         N84°12'24"W           O/U/E 39         84.00'         N03°31'19"W           O/U/E 40         60.36'         N39°16'25"E           O/U/E 41         502.17'         S84°17'39"E           O/U/E 42         73.27'         S00°36'08"E           O/U/E 43         457.38'         S84°17'39"E           O/U/E 44         330.85'         S17°11'16"E           O/U/E 45         313.48'         S77°40'43"W           O/U/E 46         15.90'         S16°24'31"W           O/U/E 47         123.52'         S12°29'19"W           O/U/E 49         71.16'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         S63°03'16"E           O/U/E 52         35.18'         S12°29'19"W           O/U/E 53         83.93'         S26°51'02"E           O/U/E 54         185.46'         S63°03'16"E           O/U/E 53         300.36'         S16°42'47"E           O/U/E 54         185.46'         N80°23'17"E           O/U/E 55         300.36'         N80°23'17"E           O/U/E 56         97.84'         N80°23'17"E           O/U/E 59         65.44'         N	O/U/E 36	155.28'	S02°30'27"W	
O/U/E 39         84.00'         N03°31'19"W           O/U/E 40         60.36'         N39°16'25"E           O/U/E 41         502.17'         \$84°17'39"E           O/U/E 42         73.27'         \$00°36'08"E           O/U/E 43         457.38'         \$84°17'39"E           O/U/E 44         330.85'         \$17°11'16"E           O/U/E 45         313.48'         \$77°40'43"W           O/U/E 46         15.90'         \$16°24'31"W           O/U/E 47         123.52'         \$12°29'19"W           O/U/E 48         117.82'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         \$63°03'16"E           O/U/E 52         35.18'         \$12°29'19"W           O/U/E 53         83.93'         \$26°51'02"E           O/U/E 54         185.46'         \$63°03'16"E           O/U/E 55         300.36'         \$16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 61         66.80'         \$	O/U/E 37	228.08'	S04°03'06"W	
O/U/E 40         60.36'         N39°16'25"E           O/U/E 41         502.17'         S84°17'39"E           O/U/E 42         73.27'         S00°36'08"E           O/U/E 43         457.38'         S84°17'39"E           O/U/E 44         330.85'         S17°11'16"E           O/U/E 45         313.48'         S77°40'43"W           O/U/E 46         15.90'         S16°24'31"W           O/U/E 47         123.52'         S12°29'19"W           O/U/E 48         117.82'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         S63°03'16"E           O/U/E 52         35.18'         S12°29'19"W           O/U/E 53         83.93'         S26°51'02"E           O/U/E 54         185.46'         S63°03'16"E           O/U/E 54         185.46'         S63°03'16"E           O/U/E 55         300.36'         S16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"W           O/U/E 61         66.80'         S	O/U/E 38	199.75'	N84°12'24"W	
O/U/E 41         502.17'         \$84°17'39"E           O/U/E 42         73.27'         \$00°36'08"E           O/U/E 43         457.38'         \$84°17'39"E           O/U/E 44         330.85'         \$17°11'16"E           O/U/E 45         313.48'         \$77°40'43"W           O/U/E 46         15.90'         \$16°24'31"W           O/U/E 47         123.52'         \$12°29'19"W           O/U/E 48         117.82'         \$89°42'43"E           O/U/E 50         319.94'         \$89°42'43"E           O/U/E 51         523.81'         \$63°03'16"E           O/U/E 52         35.18'         \$12°29'19"W           O/U/E 53         83.93'         \$26°51'02"E           O/U/E 53         83.93'         \$26°51'02"E           O/U/E 54         185.46'         \$63°03'16"E           O/U/E 55         300.36'         \$16°42'47"E           O/U/E 56         97.84'         \$87°05'30"E           O/U/E 57         149.69'         \$03°49'39"E           O/U/E 58         138.62'         \$80°23'17"E           O/U/E 59         65.44'         \$80°23'17"E           O/U/E 60         78.94'         \$13'51"W           O/U/E 61         66.80'         \$51°	O/U/E 39	84.00'	N03°31'19"W	
O/U/E 42         73.27'         S00°36'08"E           O/U/E 43         457.38'         S84°17'39"E           O/U/E 44         330.85'         S17°11'16"E           O/U/E 45         313.48'         S77°40'43"W           O/U/E 46         15.90'         S16°24'31"W           O/U/E 47         123.52'         S12°29'19"W           O/U/E 48         117.82'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         S63°03'16"E           O/U/E 52         35.18'         S12°29'19"W           O/U/E 53         83.93'         S26°51'02"E           O/U/E 54         185.46'         S63°03'16"E           O/U/E 55         300.36'         S16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 61         66.80'         S51°13'51"W           O/U/E 62         16.12'         S16°40'18"E           O/U/E 63         130.37'         S16°40'18"E           O/U/E 64         71.32'         S	O/U/E 40	60.36'	N39°16'25"E	
O/U/E 43         457.38'         \$84°17'39"E           O/U/E 44         330.85'         \$17°11'16"E           O/U/E 45         313.48'         \$77°40'43"W           O/U/E 46         15.90'         \$16°24'31"W           O/U/E 47         123.52'         \$12°29'19"W           O/U/E 48         117.82'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         \$63°03'16"E           O/U/E 52         35.18'         \$12°29'19"W           O/U/E 53         83.93'         \$26°51'02"E           O/U/E 54         185.46'         \$63°03'16"E           O/U/E 54         185.46'         \$63°03'16"E           O/U/E 55         300.36'         \$16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"W           O/U/E 61         66.80'         \$51°13'51"W           O/U/E 62         16.12'         \$16°40'18"E           O/U/E 64         71.32'         \$	O/U/E 41	502.17'	S84°17'39"E	
O/U/E 44         330.85'         S17°11'16"E           O/U/E 45         313.48'         S77°40'43"W           O/U/E 46         15.90'         S16°24'31"W           O/U/E 47         123.52'         S12°29'19"W           O/U/E 48         117.82'         N89°42'43"E           O/U/E 49         71.16'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         S63°03'16"E           O/U/E 52         35.18'         S12°29'19"W           O/U/E 53         83.93'         S26°51'02"E           O/U/E 54         185.46'         S63°03'16"E           O/U/E 55         300.36'         S16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 61         66.80'         S51°13'51"W           O/U/E 62         16.12'         S16°40'18"E           O/U/E 63         130.37'         S16°40'18"E           O/U/E 64         71.32'         S52°28'32"W           O/U/E 65         6.89'         S16°	O/U/E 42	73.27'	S00°36'08"E	
O/U/E 45         313.48'         \$77°40'43"W           O/U/E 46         15.90'         \$16°24'31"W           O/U/E 47         123.52'         \$12°29'19"W           O/U/E 48         117.82'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         \$63°03'16"E           O/U/E 52         35.18'         \$12°29'19"W           O/U/E 53         83.93'         \$26°51'02"E           O/U/E 54         185.46'         \$63°03'16"E           O/U/E 55         300.36'         \$16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"W           O/U/E 61         66.80'         \$51°13'51"W           O/U/E 62         16.12'         \$16°40'18"E           O/U/E 63         130.37'         \$16°40'18"E           O/U/E 64         71.32'         \$52°28'32"W           O/U/E 65         6.89'         \$16°40'18"E           O/U/E 66         1250.40'         \$4	O/U/E 43	457.38'	S84°17'39"E	
O/U/E 46         15.90'         \$16°24'31"W           O/U/E 47         123.52'         \$12°29'19"W           O/U/E 48         117.82'         N89°42'43"E           O/U/E 49         71.16'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         \$63°03'16"E           O/U/E 52         35.18'         \$12°29'19"W           O/U/E 53         83.93'         \$26°51'02"E           O/U/E 54         185.46'         \$63°03'16"E           O/U/E 55         300.36'         \$16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"W           O/U/E 61         66.80'         \$51°13'51"W           O/U/E 62         16.12'         \$16°40'18"E           O/U/E 63         130.37'         \$16°40'18"E           O/U/E 64         71.32'         \$52°28'32"W           O/U/E 65         6.89'         \$16°40'18"E           O/U/E 66         1250.40'         \$42	O/U/E 44	330.85'	S17°11'16"E	
O/U/E 47         123.52'         S12°29'19"W           O/U/E 48         117.82'         N89°42'43"E           O/U/E 49         71.16'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         S63°03'16"E           O/U/E 52         35.18'         S12°29'19"W           O/U/E 53         83.93'         S26°51'02"E           O/U/E 54         185.46'         S63°03'16"E           O/U/E 55         300.36'         S16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"W           O/U/E 61         66.80'         S51°13'51"W           O/U/E 62         16.12'         S16°40'18"E           O/U/E 63         130.37'         S16°40'18"E           O/U/E 64         71.32'         S52°28'32"W           O/U/E 65         6.89'         S16°40'18"E           O/U/E 66         1250.40'         S42°56'27"E           O/U/E 68         334.64'         N6	O/U/E 45	313.48'	S77°40'43"W	
O/U/E 48         117.82'         N89°42'43"E           O/U/E 49         71.16'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         S63°03'16"E           O/U/E 52         35.18'         S12°29'19"W           O/U/E 53         83.93'         S26°51'02"E           O/U/E 54         185.46'         S63°03'16"E           O/U/E 55         300.36'         S16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"W           O/U/E 61         66.80'         S51°13'51"W           O/U/E 62         16.12'         S16°40'18"E           O/U/E 63         130.37'         S16°40'18"E           O/U/E 64         71.32'         S52°28'32"W           O/U/E 65         6.89'         S16°40'18"E           O/U/E 66         1250.40'         S42°56'27"E           O/U/E 67         155.05'         S42°56'27"E           O/U/E 68         334.64'         N6	O/U/E 46	15.90'	S16°24'31"W	
O/U/E 49         71.16'         N89°42'43"E           O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         \$63°03'16"E           O/U/E 52         35.18'         \$12°29'19"W           O/U/E 53         83.93'         \$26°51'02"E           O/U/E 54         185.46'         \$63°03'16"E           O/U/E 55         300.36'         \$16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"E           O/U/E 61         66.80'         \$51°13'51"W           O/U/E 62         16.12'         \$16°40'18"E           O/U/E 63         130.37'         \$16°40'18"E           O/U/E 64         71.32'         \$52°28'32"W           O/U/E 65         6.89'         \$16°40'18"E           O/U/E 66         1250.40'         \$42°56'27"E           O/U/E 67         155.05'         \$42°56'27"E           O/U/E 68         334.64'         N69°52'44"E	O/U/E 47	123.52'	S12°29'19"W	
O/U/E 50         319.94'         N89°42'43"E           O/U/E 51         523.81'         \$63°03'16"E           O/U/E 52         35.18'         \$12°29'19"W           O/U/E 53         83.93'         \$26°51'02"E           O/U/E 54         185.46'         \$63°03'16"E           O/U/E 55         300.36'         \$16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"E           O/U/E 61         66.80'         \$51°13'51"W           O/U/E 62         16.12'         \$16°40'18"E           O/U/E 63         130.37'         \$16°40'18"E           O/U/E 64         71.32'         \$52°28'32"W           O/U/E 65         6.89'         \$16°40'18"E           O/U/E 66         1250.40'         \$42°56'27"E           O/U/E 67         155.05'         \$42°56'27"E           O/U/E 68         334.64'         N69°52'44"E	O/U/E 48	117.82'	N89°42'43"E	
O/U/E 51         523.81'         \$63°03'16"E           O/U/E 52         35.18'         \$12°29'19"W           O/U/E 53         83.93'         \$26°51'02"E           O/U/E 54         185.46'         \$63°03'16"E           O/U/E 55         300.36'         \$16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"E           O/U/E 61         66.80'         \$51°13'51"W           O/U/E 62         16.12'         \$16°40'18"E           O/U/E 63         130.37'         \$16°40'18"E           O/U/E 64         71.32'         \$52°28'32"W           O/U/E 65         6.89'         \$16°40'18"E           O/U/E 66         1250.40'         \$42°56'27"E           O/U/E 67         155.05'         \$42°56'27"E           O/U/E 68         334.64'         N69°52'44"E	O/U/E 49	71.16'	N89°42'43"E	
O/U/E 52         35.18'         \$12°29'19"W           O/U/E 53         83.93'         \$26°51'02"E           O/U/E 54         185.46'         \$63°03'16"E           O/U/E 55         300.36'         \$16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"W           O/U/E 61         66.80'         \$51°13'51"W           O/U/E 62         16.12'         \$16°40'18"E           O/U/E 63         130.37'         \$16°40'18"E           O/U/E 64         71.32'         \$52°28'32"W           O/U/E 65         6.89'         \$16°40'18"E           O/U/E 66         1250.40'         \$42°56'27"E           O/U/E 67         155.05'         \$42°56'27"E           O/U/E 68         334.64'         N69°52'44"E	O/U/E 50	319.94'	N89°42'43"E	
O/U/E 53         83.93'         \$26°51'02"E           O/U/E 54         185.46'         \$63°03'16"E           O/U/E 55         300.36'         \$16°42'47"E           O/U/E 56         97.84'         \$N87°05'30"E           O/U/E 57         149.69'         \$N03°49'39"E           O/U/E 58         138.62'         \$N80°23'17"E           O/U/E 59         65.44'         \$N80°23'17"E           O/U/E 60         78.94'         \$N51°13'51"E           O/U/E 61         66.80'         \$51°13'51"W           O/U/E 62         16.12'         \$16°40'18"E           O/U/E 63         130.37'         \$16°40'18"E           O/U/E 64         71.32'         \$52°28'32"W           O/U/E 65         6.89'         \$16°40'18"E           O/U/E 66         1250.40'         \$42°56'27"E           O/U/E 67         155.05'         \$42°56'27"E           O/U/E 68         334.64'         \$N69°52'44"E	O/U/E 51	523.81'	S63°03'16"E	
O/U/E 54       185.46'       \$63°03'16"E         O/U/E 55       300.36'       \$16°42'47"E         O/U/E 56       97.84'       \$N87°05'30"E         O/U/E 57       149.69'       \$N03°49'39"E         O/U/E 58       138.62'       \$N80°23'17"E         O/U/E 59       65.44'       \$N80°23'17"E         O/U/E 60       78.94'       \$N51°13'51"E         O/U/E 61       66.80'       \$51°13'51"W         O/U/E 62       16.12'       \$16°40'18"E         O/U/E 63       130.37'       \$16°40'18"E         O/U/E 64       71.32'       \$52°28'32"W         O/U/E 65       6.89'       \$16°40'18"E         O/U/E 66       1250.40'       \$42°56'27"E         O/U/E 67       155.05'       \$42°56'27"E         O/U/E 68       334.64'       \$N69°52'44"E	O/U/E 52	35.18'	S12°29'19"W	
O/U/E 55         300.36'         \$16°42'47"E           O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"E           O/U/E 61         66.80'         \$51°13'51"W           O/U/E 62         16.12'         \$16°40'18"E           O/U/E 63         130.37'         \$16°40'18"E           O/U/E 64         71.32'         \$52°28'32"W           O/U/E 65         6.89'         \$16°40'18"E           O/U/E 66         1250.40'         \$42°56'27"E           O/U/E 67         155.05'         \$42°56'27"E           O/U/E 68         334.64'         N69°52'44"E	O/U/E 53	83.93'	S26°51'02"E	
O/U/E 56         97.84'         N87°05'30"E           O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"E           O/U/E 61         66.80'         S51°13'51"W           O/U/E 62         16.12'         S16°40'18"E           O/U/E 63         130.37'         S16°40'18"E           O/U/E 64         71.32'         S52°28'32"W           O/U/E 65         6.89'         S16°40'18"E           O/U/E 66         1250.40'         S42°56'27"E           O/U/E 67         155.05'         S42°56'27"E           O/U/E 68         334.64'         N69°52'44"E	O/U/E 54	185.46'	S63°03'16"E	
O/U/E 57         149.69'         N03°49'39"E           O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"E           O/U/E 61         66.80'         S51°13'51"W           O/U/E 62         16.12'         S16°40'18"E           O/U/E 63         130.37'         S16°40'18"E           O/U/E 64         71.32'         S52°28'32"W           O/U/E 65         6.89'         S16°40'18"E           O/U/E 66         1250.40'         S42°56'27"E           O/U/E 67         155.05'         S42°56'27"E           O/U/E 68         334.64'         N69°52'44"E	O/U/E 55	300.36'	S16°42'47"E	
O/U/E 58         138.62'         N80°23'17"E           O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"E           O/U/E 61         66.80'         S51°13'51"W           O/U/E 62         16.12'         S16°40'18"E           O/U/E 63         130.37'         S16°40'18"E           O/U/E 64         71.32'         S52°28'32"W           O/U/E 65         6.89'         S16°40'18"E           O/U/E 66         1250.40'         S42°56'27"E           O/U/E 67         155.05'         S42°56'27"E           O/U/E 68         334.64'         N69°52'44"E	O/U/E 56	97.84'	N87°05'30"E	
O/U/E 59         65.44'         N80°23'17"E           O/U/E 60         78.94'         N51°13'51"E           O/U/E 61         66.80'         S51°13'51"W           O/U/E 62         16.12'         S16°40'18"E           O/U/E 63         130.37'         S16°40'18"E           O/U/E 64         71.32'         S52°28'32"W           O/U/E 65         6.89'         S16°40'18"E           O/U/E 66         1250.40'         S42°56'27"E           O/U/E 67         155.05'         S42°56'27"E           O/U/E 68         334.64'         N69°52'44"E	O/U/E 57	149.69'	N03°49'39"E	
O/U/E 60         78.94'         N51°13'51"E           O/U/E 61         66.80'         S51°13'51"W           O/U/E 62         16.12'         S16°40'18"E           O/U/E 63         130.37'         S16°40'18"E           O/U/E 64         71.32'         S52°28'32"W           O/U/E 65         6.89'         S16°40'18"E           O/U/E 66         1250.40'         S42°56'27"E           O/U/E 67         155.05'         S42°56'27"E           O/U/E 68         334.64'         N69°52'44"E	O/U/E 58	138.62'	N80°23'17"E	
O/U/E 61         66.80'         S51°13'51"W           O/U/E 62         16.12'         S16°40'18"E           O/U/E 63         130.37'         S16°40'18"E           O/U/E 64         71.32'         S52°28'32"W           O/U/E 65         6.89'         S16°40'18"E           O/U/E 66         1250.40'         S42°56'27"E           O/U/E 67         155.05'         S42°56'27"E           O/U/E 68         334.64'         N69°52'44"E	O/U/E 59	65.44'	N80°23'17"E	
O/U/E 62       16.12'       \$16°40'18"E         O/U/E 63       130.37'       \$16°40'18"E         O/U/E 64       71.32'       \$52°28'32"W         O/U/E 65       6.89'       \$16°40'18"E         O/U/E 66       1250.40'       \$42°56'27"E         O/U/E 67       155.05'       \$42°56'27"E         O/U/E 68       334.64'       \$N69°52'44"E	O/U/E 60	78.94'	N51°13'51"E	
O/U/E 63 130.37' S16°40'18"E  O/U/E 64 71.32' S52°28'32"W  O/U/E 65 6.89' S16°40'18"E  O/U/E 66 1250.40' S42°56'27"E  O/U/E 67 155.05' S42°56'27"E  O/U/E 68 334.64' N69°52'44"E	O/U/E 61	66.80'	S51°13'51"W	
O/U/E 64       71.32'       \$52°28'32"W         O/U/E 65       6.89'       \$16°40'18"E         O/U/E 66       1250.40'       \$42°56'27"E         O/U/E 67       155.05'       \$42°56'27"E         O/U/E 68       334.64'       \$N69°52'44"E	O/U/E 62	16.12'	S16°40'18"E	
O/U/E 65 6.89' \$16°40'18"E  O/U/E 66 1250.40' \$42°56'27"E  O/U/E 67 155.05' \$42°56'27"E  O/U/E 68 334.64' \$N69°52'44"E	O/U/E 63	130.37'	S16°40'18"E	
O/U/E 66 1250.40' S42°56'27"E  O/U/E 67 155.05' S42°56'27"E  O/U/E 68 334.64' N69°52'44"E	O/U/E 64	71.32'	S52°28'32"W	
O/U/E 67 155.05' S42°56'27"E O/U/E 68 334.64' N69°52'44"E	O/U/E 65	6.89'	S16°40'18"E	
O/U/E 68 334.64' N69°52'44"E	O/U/E 66	1250.40'	S42°56'27"E	
3101230	O/U/E 67	155.05'	S42°56'27"E	
O/U/E 69   172.61'   S16°42'47"E	O/U/E 68	334.64'	N69°52'44"E	
	O/U/E 69	172.61'	S16°42'47"E	

Overhead Utility Easement Line Table

Undergrou	nd Utility E	Esmt. Line Table
Line #	Length	Direction
U/U/E 1	97.71'	N18°34'42"E
U/U/E 2	77.76'	N46°27'43"W
U/U/E 3	100.23'	S02°07'47"W
U/U/E 4	126.02'	S03°54'47"E
U/U/E 5	57.06'	S71°28'32"W
U/U/E 6	129.45'	S64°38'42"E

Pipelin	e Easeme	nt Line Table
Line #	Length	Direction
P/E 1	296.76'	N53°07'57"E

	BY DATE	Щ	PRELIMINARY PLAT SHAWNEE TWIN LAKES - LAKE NO
			PHASE 3
5	SURVEY BY:	WLT	BEING A REPLAT OF A PART OF THE FINAL PLAT OF
2	DRAWN BY:	WCT	SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO
	REVIEWED BY: SDC	SDC	CITY OF SHAWNEE & BEING A PART OF SECTION 14, 15
MB	MBER: 2024.119		T10N-R2E, I.M., POTTAWATOMIE COUNTY, OK
		)	

8501 SW 15TH ST OKLAHOMA CITY, OK 73128 405-493-9393 TANNER J. WENTWORTH PROFESSIONAL LAND SURVEYOR #1871 C.A. #8524 EXPIRES 06-30-2026 LOCATION MAP POTTAWATOMIE COUNTY, OK

后 23

TO 7

∞ర

SUBJECT

PROPERTY

LAND SURVEYING

\S		SH		
	WCT	WLT	SDC	
	SURVEY BY:	DRAWN BY:	REVIEWED BY: SDC	R: 2024.119
	ELD DATE: xx/xx/25	NAL DATE: xx/xx/25	3ALE: 1"=60'	ELS JOB NUMBER: 2024.119

SHEET 14 OF 16

### LEGAL DESCRIPTION

A TRACT OF LAND LYING IN A PART OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, AN ADDITION TO THE CITY OF SHAWNEE AND BEING A PART OF SECTIONS FOURTEEN (14), FIFTEEN (15), AND TWENTY-THREE (23), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, CITY OF SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 SW/4) OF SAID SECTION TWENTY-THREE (23);

THENCE S 89°38'44" W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER (SE/4 SW/4) A DISTANCE OF 1322.37 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE EAST OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 E/2 SW/4 SW/4);

THENCE S 89°38'44" W ON THE SOUTH LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 E/2 SW/4 SW/4) A DISTANCE OF 330.59 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 E/2 SW/4 SW/4);

THENCE N 00°32'26" W ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 E/2 SW/4 SW/4) A DISTANCE OF 1313.34 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 SE/4 NW/4 SW/4);

THENCE N 00°28'30" W ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 SE/4 NW/4 SW/4) A DISTANCE OF 657.28 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER (E/2 SE/4 NW/4 SW/4);

THENCE N 27°04'06" W A DISTANCE OF 2208.70 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4) OF SAID SECTION TWENTY-THREE (23);

THENCE N 00°27'09" W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID NORTHWEST QUARTER (NW/4 NW/4) A DISTANCE OF 1314.52 FEET TO SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (E/2 SE/4 SE/4) OF SAID SECTION FIFTEEN (15);

THENCE S 89°44'02" W ON THE SOUTH LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (E/2 SE/4 SE/4) A DISTANCE OF 662.60 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (E/2 SE/4 SE/4);

THENCE N 00°41'54" W ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (E/2 SE/4 SE/4) A DISTANCE OF 1316.11 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID

SOUTHEAST QUARTER (E/2 SE/4 SE/4); THENCE N 26°00'36" E A DISTANCE OF 1475.13 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SAID SECTION FOURTEEN (14), SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2 TO SHAWNEE;

THENCE ALONG SAID FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2 THE FOLLOWING TWELVE (12) COURSES:

- S 25°25'40" E A DISTANCE OF 1682.40 FEET; S 61°39'41" E A DISTANCE OF 150.00 FEET;
- S 67°17'36" E A DISTANCE OF 347.51 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD;
- S 09°18'43" W ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 138.89 FEET:
- S 07°20'15" W ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 115.13 FEET;
- S 03°38'32" W ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 123.79 FEET: S 03°57'57" W ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 319.26 FEET
- S 00°47'57" W ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 72.50 FEET
- S 14°20'38" E ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 89.52 FEET S 22°05'36" E ON THE WEST RIGHT-OF-WAY OF NICKENS ROAD A DISTANCE OF 21.99 FEET TO A POINT ON THE
- STATUTORY SECTION LINE RIGHT-OF-WAY;
- S 89°35'04" W ON THE STATUTORY RIGHT-OF-WAY A DISTANCE OF 115.81 FEET:
- S 00°24'56" E A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION TWENTY-THREE (23):

THENCE S 00°27'47" E LEAVING SAID FINAL PLAT OF SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 2 A DISTANCE OF 1650.00 FEET: THENCE N 89°35'04" E A DISTANCE OF 658.89 FEET:

THENCE S 00°25'36" E A DISTANCE OF 982.70 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID

NORTHWEST QUARTER (SE/4 NW/4);

THENCE N 89°42'43" E ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER (SE/4 NW/4) A DISTANCE OF 989.25 FEET TO THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (W/2 NW/4 SE/4) OF SAID SECTION TWENTY-THREE (23);

THENCE N 89°34'40" E ON THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (W/2 NW/4 SE/4) A DISTANCE OF 660.36 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (W/2 NW/4 SE/4);

THENCE S 00°30'10" E ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (W/2 NW/4 SE/4) A DISTANCE OF 1315.50 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID

SOUTHEAST QUARTER (E/2 NW/4 SE/4); THENCE N 89°39' 08" E ON THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER (E/2 NW/4 SE/4) A DISTANCE OF 660.14 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER

(SE/4 SE/4): THENCE N 89°39'08" E ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4) A DISTANCE OF 1320.27 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4);

THENCE S 00°28'27" E ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4) A DISTANCE OF 1317.24 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4); THENCE S 89°46'49" W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER (SE/4 SE/4) A DISTANCE OF 1317.84 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW/4 SE/4);

THENCE S 89°46'49" W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER (SW/4 SE/4) A DISTANCE OF 1317.84 FEET TO THE **POINT OF BEGINNING**.

SUBJECT PROPERTY CONTAINS A TOTAL OF 335.89 ACRES AS DESCRIBED.

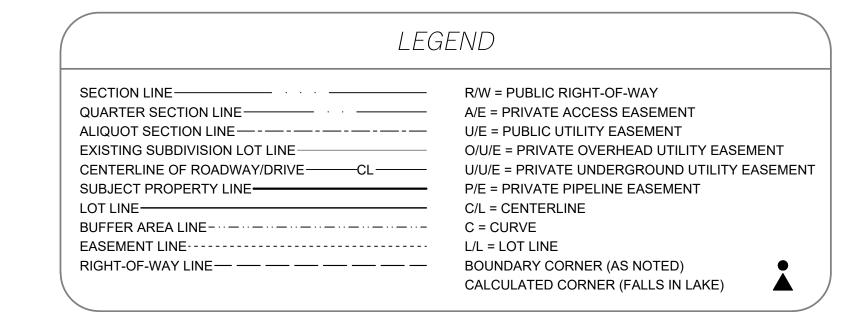
THE BASIS OF BEARING FOR THIS SURVEY IS OKLAHOMA STATE PLANE SYSTEM, NAD-83/2011, OKLAHOMA SOUTH ZONE, U.S. SURVEY FEET.

LEGAL DESCRIPTION WAS PREPARED ON XXXX XX, 2025 BY OR UNDER THE DIRECT SUPERVISION OF TANNER J. WENTWORTH #1871.

### <u>NOTES</u>

- 1. THIS PLAT OF SURVEY MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THAT THIS FINAL PLAT COMPLIES WITH THE REQUIREMENTS OF TITLE 11 SECTION 41-108 OF THE OKLAHOMA STATE STATUTES.
- 2. EXTERIOR SUBDIVISION CORNERS, LOT CORNERS, R/W CORNERS, AND CENTERLINE MONUMENTS SHALL BE EITHER A 1/2" IRON PIN W/ PLASTIC CAP STAMPED "ELEVATION CA 8524" OR A MAG NAIL WITH SHINER STAMPED "ELEVATION CA 8524", UNLESS OTHERWISE NOTED.
- 3. MAINTENANCE OF ALL COMMON AREAS AND RIGHT-OF-WAYS ARE THE RESPONSIBILITY OF THE CITY
- 4. MAINTENANCE OF ALL ACCESS EASEMENTS ARE THE RESPONSIBILITY OF THE LESSEE(S) OF THE LOT(S) THE ACCESS EASEMENT IS SERVING.
- 5. EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENTS, NO STRUCTURES, STORAGE OF MATERIAL, GRADING, FILL OR OTHER OBSTRUCTIONS INCLUDING FENCES, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED WITHIN THE COMMON AREAS OR RIGHT-OF-WAYS.
- 6. EXCEPT WHERE SPECIFIED IN THE LEASE AGREEMENT, NO STRUCTURES SHALL BE PLACED WITHIN THE BUFFER AREA.
- 7. THE EDGES OF THE EASEMENTS AND RIGHT-OF-WAY LINES SHALL EXTEND TO AND/OR TERMINATE AT THE APPLICABLE LOT, PROPERTY, AND/OR RIGHT-OF-WAY LINES.

8. ALL EASEMENT DIMENSIONS ARE TO THE CENTERLINE OF THE EASEMENT.



The following items refer to documents, affecting the subject property, found by the surveyor during the survey. The survey was prepared without the benefit of a title commitment and the surveyor makes no guarantee that all easements or encumbrances affecting the subject property are shown hereon.

Reference #	Recording Information	Document Description	Blanket	Plotted	Note
1	Book 72 Page 140-141	Right-of-Way in favor of McMann Oil Company	Yes	No	
2	Book 72 Page 141	Right-of-Way in favor of McMann Oil Company	Yes	No	
3	Book 159 Page 340	Right-of-Way in favor of Independent Pipe Line Company	Yes	No	
4	Book 66 Page 7	Right-of-Way in favor of Transok Pipe Line Company	Yes	No	
5	199600008326	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	Α
6	199800010565	Easement for Private Streets in favor of Udell McSpadden	No	Yes	
7	200000016250	20' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	А
8	200300007331	10' Easement in favor of Oklahoma Gas and Electric Company	No	Yes	
9	200600003106	30' Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc.	No	Yes	А
10	201200012284	Highway Easement in favor of the State of Oklahoma	No	Yes	
11	201200012285	Utility Easement in favor of the State of Oklahoma	No	Yes	
12	201400007140	Access and Roadway Easement in favor of Gary & Barbara Chatham and ISAOA	No	Yes	
Note		Surveyor's Comments			

Right-of-Way Easement in favor of Canadian Valley Electric Cooperative, Inc. is to be on each side of the A proposed pole line and/or underground line center. The surveyor made every effort to plot said right-of-way easement in the correct location but in some cases the centerline description is ambiguous making it very

difficult to positively identify on the ground.

LAND SURVEYING 8501 SW 15TH ST OKLAHOMA CITY, OK 73128 TANNER J. WENTWORTH PROFESSIONAL LAND SURVEYOR #1871 C.A. #8524 EXPIRES 06-30-2026

LOC	ATION ATOMIE C		ok
15	1	4	N N
T 10 N	2	3	
SUBJECT	R2E		

23

0

BEING

∞ర

OF

CITY

# S

 $\mathbf{\Omega}$ 

SHEET 15 OF 16

### OWNER'S CERTIFICATE AND DEDICATION

### KNOW ALL MEN BY THESE PRESENTS:

That the CITY OF SHAWNEE, hereby certifies that they are the owner of, and the only persons, firms or companies having title or interest in and to the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, a replat of a part of the final plat of Shawnee Twin Lakes -Lake No. 1, an addition to the City of Shawnee, Pottawatomie County, Oklahoma. They have caused the same to be surveyed and platted, as shown on said Final Plat, which said Final Plat represents a correct survey of all property included therein under the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, being a part of Sections Fourteen (14), Fifteen (15), and Twenty-Three (23), Township Ten (10) North, Range Two (2) East of the Indian Meridian, Pottawatomie County, Oklahoma.

They further certify that they are the owners of and the only persons, firms or companies who has any right, title or interest to the land included in the above mentioned Final Plat, and they do hereby dedicate all street rights-of-way and general utility easements as shown on said Final Plat to the use of the public, for public streets, public drainage and public utilities for their heirs, executors, administrators, successors and assigns forever and have caused the same to be released from all encumbrances so that title is clear.

Overhead utility easements, underground utility easements, and pipeline easements as shown on said Final Plat are private easements, only to be used by the current utility service provider(s) of the existing lines for the specified use

used by the current utility service p	rovider(s) of the existing	lines for the specified use.		
Access easements as shown on serving.	aid Final Plat are private	easements, only to be used	by the lessee(s) of the lo	ot(s) the access easement is
In witness whereof, the undersigne	ed have caused this instr	ument to be executed this _	day of	, 2025.
		CITY OF SHAV	VNEE	
	1	Name:		
		Γitle:		
STATE OF OKLAHOMA	)			
COUNTY OF	) SS			
		County and Chata an this	day af	2025
Before me, the undersigned, a not appeared	, to me known to b to me that he executed	pe the identical person who the the same as his free and vo	subscribed the name of t luntary act and deed and	he maker thereof to the foregoing I as the free and voluntary act an
Witness my hand and seal this	day of	, 2025.		
My Commission Expires:				
	1	Notary Public		
CERTIFICATE OF PLANNING CC	MMISSIMM			
				t the City of Shawnee Planning
Commission duly approved the Fir County, Oklahoma at a meeting th	al Plat of SHAWNEE TV	VIN LAKES - LAKE NO.1, P	HASE 3, an addition to th	ne City of Shawnee, Pottawatomic
	Ō	Community Development Di	rector	
CERTIFICATE OF CITY CLERK				
	City Clark of the City of	Shavena - Dattaveatamia Ca	t. Oldahaman hamah	
records of said City and find that a are no special assessment proced 3, an addition to the City of Shawn	ll deferred payments on	unmatured installments upor st the land shown on the Fin	n special assessment ha	
Signed by the City Clerk this	_ day of	, 2025.		
	<del>-</del>	27. 01. 1		
		City Clerk		
ACCEPTANCE OF DEDICATION	BY CITY COMMISSION			
Be it resolved by the Commission of PHASE 3, an addition to the City o	<del>_</del>			IEE TWIN LAKES - LAKE NO. 1,
Adopted by the Commission of the	City of Shawnee this _	day of	, 2025.	
City Clark	- N	Mayor		

### COUNTY TREASURER'S CERTIFICATE

, do hereby certify that I am the duly qualified and acting County Treasurer of Pottawatomie County and that the tax records of said county show that all taxes for the year 2024 and prior years are paid on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, and that the required statutory security has been deposited in the offices of the County Treasurer guaranteeing the current year's taxes.

In witness thereof said County Treasurer has caused this instrument to be executed this day of

County Treasurer

### BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, a duly qualified and lawfully bonded abstractor of titles in and for Pottawatomie County and the State of Oklahoma, hereby certify that the records of said county show that the Title to the land shown on the Final Plat of SHAWNEE TWIN LAKES - LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma is vested in the City of Shawnee, on the day of 2025, that there are no actions pending or judgements of any nature in any court or on file with the clerk thereof, that the taxes are paid for the year 2024 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, or other encumbrances of any kind against the land included in the Final Plat, except mortgages, rights-of-way, easements, and mineral conveyances of record.

In witness thereof, said Bonded Abstractor has caused this instrument to be executed this day of

Title Company Name Signature

STATE OF OKLAHOMA ) SS COUNTY OF

Before me, the undersigned, a notary public in and for said County and State on this day of , to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and duly acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed for the uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My Commission Expires: \_\_\_\_\_

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_\_, 2025.

### REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

I, Tanner J. Wentworth, a Professional Land Surveyor in the State of Oklahoma, do hereby certify that the Final Plat of SHAWNEE TWIN LAKES -LAKE NO. 1, PHASE 3, an addition to the City of Shawnee, Pottawatomie County, Oklahoma, represents a careful survey made under my , 2025, and that the plat of survey is an accurate representation of said survey and that all monuments shown hereon actually exist.

I further certify that this plat of survey meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

Witness my hand and seal this day of , 2025.

Tanner J. Wentworth Professional Land Surveyor #1871 STATE OF OKLAHOMA ) SS

Before me, the undersigned, a notary public in and for said County and State on this \_\_\_\_\_ day of \_ appeared Tanner J. Wentworth, to me known to be the identical person who executed the above instrument and acknowledged to me that he executed that same as his free and voluntary act and deed. Given under my hand and seal the day and year last above written.

Witness my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_\_, 2025.

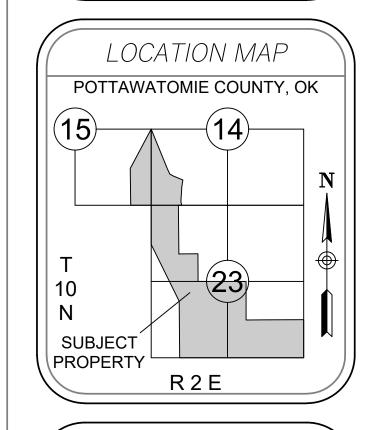
My Commission Expires: \_\_\_\_\_

COUNTY OF

Notary Public

OWNER'S NOTARY	CITY CLERK	COUNTY TREASURER	ABSTRACTOR	ABSTRACTOR'S NOTARY	SURVEYOR	SURVEYOR'S NOTARY

### LAND SURVEYING 8501 SW 15TH ST OKLAHOMA CITY, OK 73128 405-493-9393 TANNER J. WENTWORTH PROFESSIONAL LAND SURVEYOR #1871 C.A. #8524 EXPIRES 06-30-2026



5

OF

### 23 1, AN OF SE PREI

REVISION	ВУ	DATE	
FIELD DATE: xx/xx/25	SURVEY BY:	3Y: TJW	>
FINAL DATE: xx/xx/25	DRAWN BY:	Y: TJW	>
SCALE: 1"=60'	REVIEWED BY: SDC	DBY: SE	C
ELS JOB NUMBER: 2024.119	ER: 2024.	119	
			/

SHEET 16 OF 16