

FINAL PLAT

Spring Lake Mountain Estates II

A SUBDIVISION IN THE CITY OF SAND SPRINGS, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 11 EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

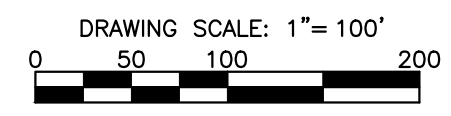
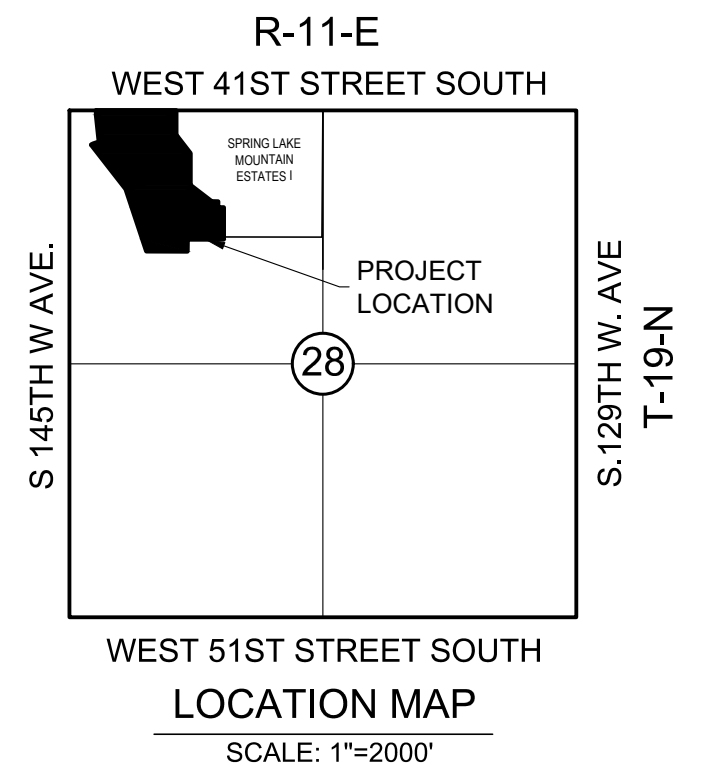
OWNER/DEVELOPER

JADE DEVELOPMENT, LLC
321 S FRANFORT AVE
TULSA OK 74120
ATTN: DAVID KVACH

DAVID AND JEANIE KVACH
4302 S 137TH WEST AVE
SAND SPRINGS OK 74063

ENGINEER/SURVEYOR

AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2024
PO BOX 2186
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN@AABENG.COM



POINT OF COMMENCEMENT
NW COR OF NW/4
SEC 28, T-19-N, R-11-E
FOUND 1 1/4" IRON PIN

NE COR OF NW/4
SEC 28, T-19-N, R-11-E
FOUND MAG NAIL WITH COLLAR

LEGEND

- B/L.....BUILDING LINE
- L.N.A.....LIMITS OF NO ACCESS
- POB.....POINT OF BEGINNING
- POC.....POINT OF COMMENCEMENT
- ROW.....RIGHT OF WAY
- U/E.....UTILITY EASEMENT
- D/E.....DRAINAGE EASEMENT
- W/E.....WATERLINE EASEMENT
- BK.....BOOK
- PG.....PAGE
- XXXX.....ADDRESS*

*CORNER LOTS HAVE BEEN ADDRESSED OFF OF BOTH STREETS.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 16 LOTS IN 3 BLOCKS AND 2 RESERVE AREAS (27.20 ACRES)

BLOCK 1, 1 LOT (1.00 ACRES)
BLOCK 2, 6 LOTS (4.51 ACRES)
BLOCK 3, 9 LOTS (15.37 ACRES)

RESERVE AREA A (2.43 ACRES)
RESERVE AREA B (0.33 ACRES)

SUBDIVISION DATA

BENCHMARK
TOP OF 1 1/4" IRON PIN AT NORTHWEST CORNER OF SECTION 28.
ELEV=764.21' (NAVD 88)

BASIS OF BEARINGS
OKLAHOMA STATE PLANE COORDINATE SYSTEM (ZONE 3501 NORTH) WITH THE NORTH LINE OF THE NW/4 OF SECTION 28 BEING N88°40'48"E

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6038" TO BE SET AT ALL LOT CORNERS, ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

FLOODPLAIN

ALL OF THE PROPERTY IS CONTAINED IN FEMA ZONE X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FIRM PANEL "40143C0307K" DATED AUGUST 3, 2009.

SANITARY SEWER

ONSITE SEWAGE SYSTEMS WILL BE UTILIZED FOR THIS DEVELOPMENT.

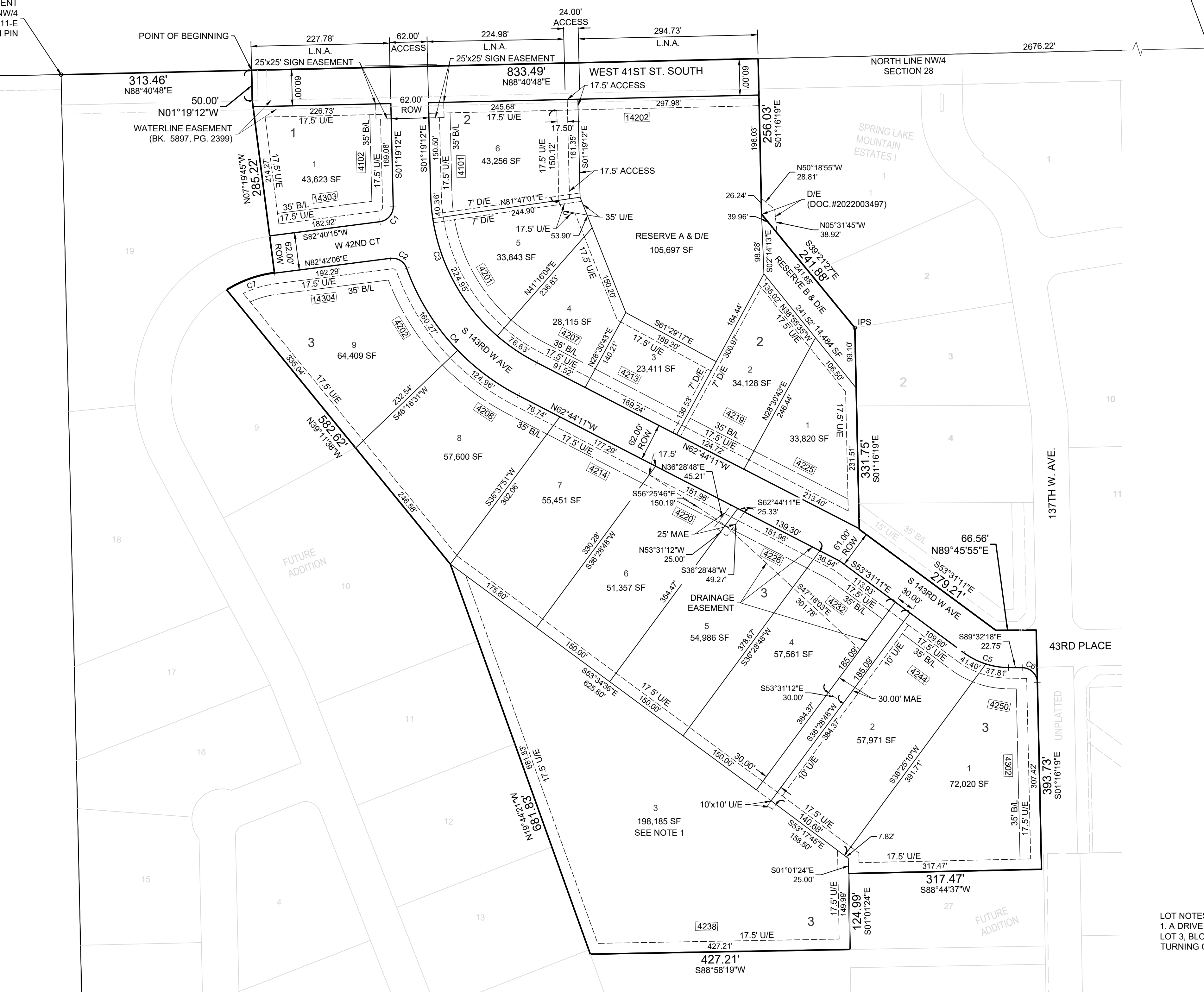
Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	36.65'	25.00'	83°59'27"	33.45'	N40°40'31"E
C2	33.80'	25.00'	77°27'19"	31.28'	S58°34'14"E
C3	239.45'	319.00'	43°00'25"	233.86'	S41°13'59"E
C4	285.23'	381.00'	42°53'37"	278.62'	S41°17'23"E
C5	41.40'	125.76'	18°51'38"	41.21'	S62°56'29"E
C6	38.51'	25.00'	88°16'00"	34.82'	S45°24'19"E
C7	84.36'	195.00'	24°47'15"	83.71'	N70°17'04"E

CULVERT DATA

BLOCK/LOT	CULVERT SIZE (MIN.)	BLOCK/LOT	CULVERT SIZE (MIN.)
1/1	18"	3/2	24"
2/1	24"	3/3	24"
2/2	24"	3/4	24"
2/3	24"	3/5	24"
2/4	24"	3/6	24"
2/5	24"	3/7	24"
2/6	18"	3/8	24"
3/1	24"	3/9	24"

NOTE:
1. ALL CULVERTS TO BE INSTALLED BY HOME BUILDER AT GRADE MATCHING FINISHED DITCH GRADES SHOWN ON PLANS.
2. NO CULVERTS GREATER THAN 24" SHALL BE UTILIZED



FINAL PLAT CERTIFICATION OF APPROVAL

I hereby certify that this plat was approved by the Sand Springs Planning Commission on the _____ day of _____, 2024.

Chairperson _____

I hereby certify that this plat was approved by the Sand Springs City Council on the _____ day of _____, 2024.

Mayor _____

This approval is void if the above signatures are not endorsed by the City Manager or City Engineer.

City Manager or City Engineer _____

LOT NOTES:
1. A DRIVE AND APPROVED TURNAROUND SHALL BE CONSTRUCTED IN LOT 3, BLOCK 3 CAPABLE OF SUPPORTING AND ACCOMMODATE TURNING OF FIRE APPARATUS.

