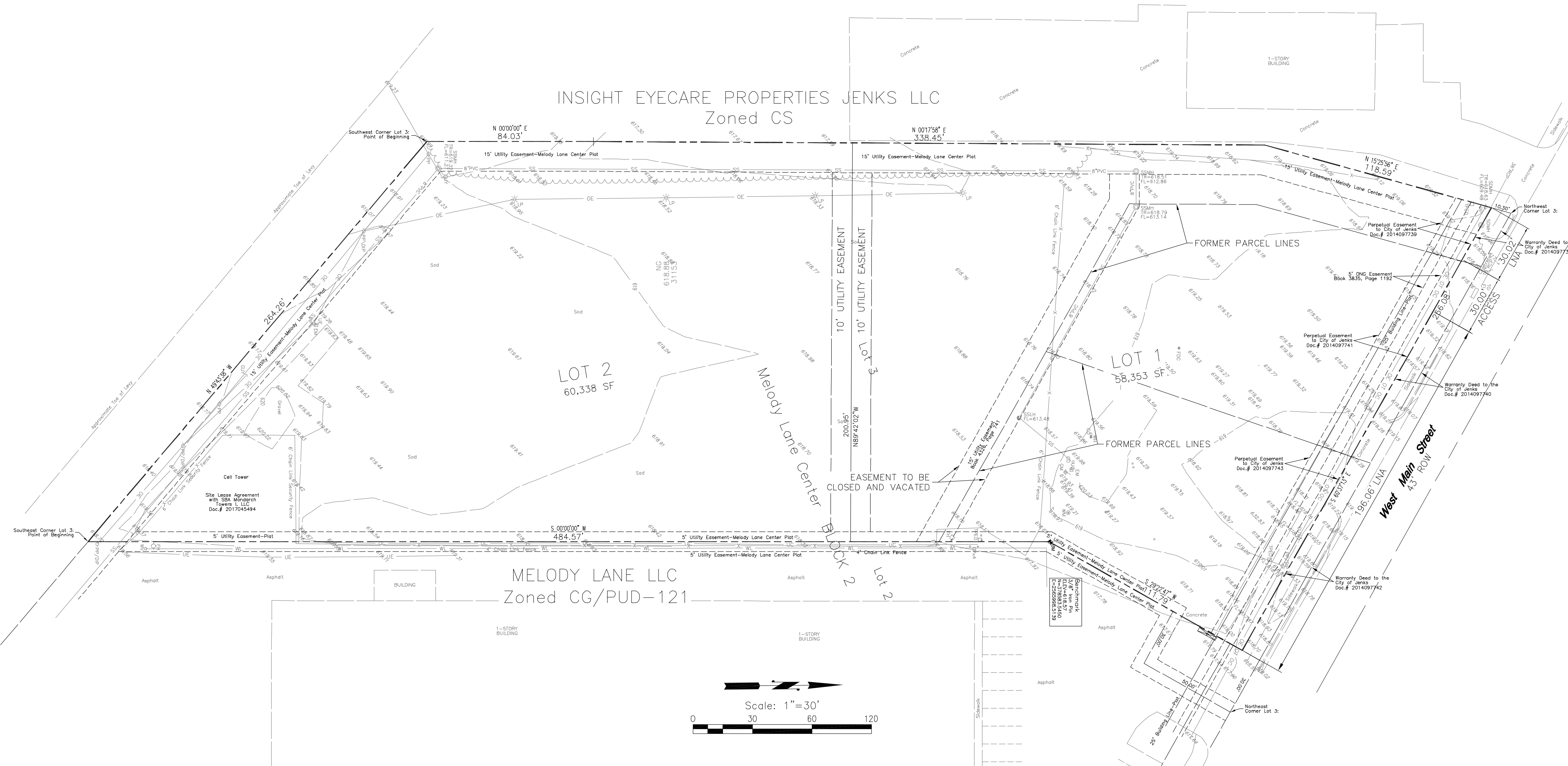
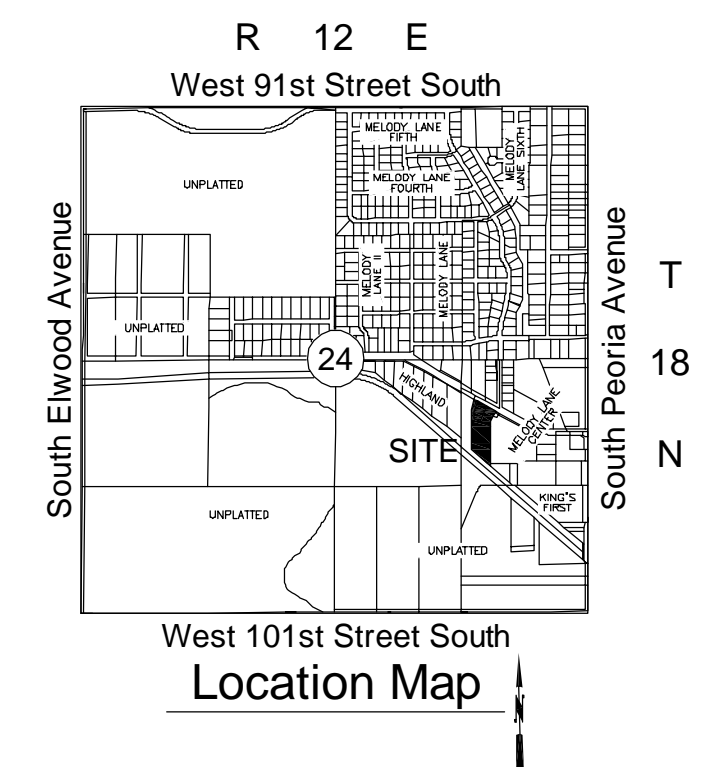


Melody Court

Preliminary Plat

A Replat of Lot 3, Block 2 of Melody Lane Center in the SE/4 of Section 24, T-18-N, R-12-E, of the Indian Base & Meridian,
City of Jenks, Tulsa County, State of Oklahoma.
Zoned: CG / PUD-126



Subdivision has 2 Lots in 1 Block and contains 118,691 square feet or 2.72 acres, more or less.

OWNER
MELODY COURT, LLC.
116 S. FIRST ST.
JENKS, OK 74037
PHONE: (918) 706-5674
jmfairland@reddogconstruction.com

SURVEYOR
BENNETT SURVEYING, INC.
P.O. BOX 848
Chouteau, OK 74337
PHONE: (918) 476-7484
FAX: (918) 476-7485
Certificate of Authorization No. 4502
Expires June 30, 2022
wade@bennettsurveying.com

ENGINEER
JC ENGINEERING, PC
10035 N. 177th E. Ave.
Owasso, OK 74055-7841
PHONE: (918) 798-5979
Oklahoma CA #6251
Expires June 30, 2021
joe@j-c-engineering.com

BASIS OF BEARING
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE WESTERLY LINE OF LOT 2, PLAT OF MELODY LANE CENTER, TULSA COUNTY, OK, T-18-N, R-12-E AS N00°00'00"W.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON OKLAHOMA STATE PLANE NORTH (NAD83).

MONUMENTATION
● DENOTES A SET 3/8" IRON PIN WITH CAP "CA 4502"

LEGEND
BM - BENCHMARK
B/L - BUILDING SETBACK LINE
- PROPERTY LINE
LNA - LIMITS OF NO ACCESS

ADDRESS DISCLAIMER NOTE:
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

LOT 2 ACCESS:
A BLANKET ACCESS EASEMENT SHALL BE GRANTED ACROSS LOT 1 FOR THE USE AND BENEFIT OF LOT 2.

UTILITY PROVIDERS
WATER SERVICE
CITY OF JENKS (918-299-9511)
NATURAL GAS SEWER SERVICE
OKLAHOMA NATURAL GAS (918-831-8353)
ELECTRICAL SERVICE
AEP-PSO (918-250-6249)
TELEPHONE SERVICE
AT&T (918-596-3355)

Benchmark Notes
Benchmark
3/8" IRON PIN
ELEV=618.57
N=378583.5450
E=2565998.5139

Flood Plain Designation:
MELODY COURT LIES IN SHADED ZONE "X" PER FIRM COMMUNITY PANEL 40143C0363L EFFECTIVE OCTOBER 16, 2012. SHADED ZONE "X" ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

Legal Description
A TRACT OF LAND BEING A PORTION OF LOT THREE (3), BLOCK TWO (2), MELODY LANE CENTER TO THE CITY OF JENKS, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 3, THENCE NORTH 49°43'38" WEST ALONG SAID SOUTH LINE OF LOT 3, A DISTANCE OF 264.26 FEET TO THE SOUTHWEST CORNER OF LOT 3; THENCE DUE NORTH 84.03 FEET; THENCE NORTH 00°17'58" EAST A DISTANCE OF 338.45 FEET; THENCE NORTH 15°25'56" EAST A DISTANCE OF 118.59 FEET TO A POINT THAT IS 10.30 FEET SOUTHWESTERLY OF THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH 60°37'13" EAST, PARALLEL WITH THE NORTH LINE OF LOT 3, A DISTANCE OF 256.08 FEET; THENCE SOUTH 29°22'47" WEST A DISTANCE OF 111.79 FEET; THENCE DUE SOUTH A DISTANCE OF 484.57 FEET TO THE POINT OF BEGINNING.



Utility Statement
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.