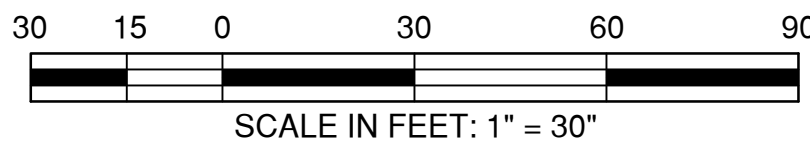


# Cobblestone Cottages Amended

A Re-Plat of All of Lot 1, Block 1 and Reserve "A" & Overland Drainage Easement, "Cobblestone Cottages", a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 5779, as filed in the records of the Tulsa County Clerk's office.

OWNER / DEVELOPER

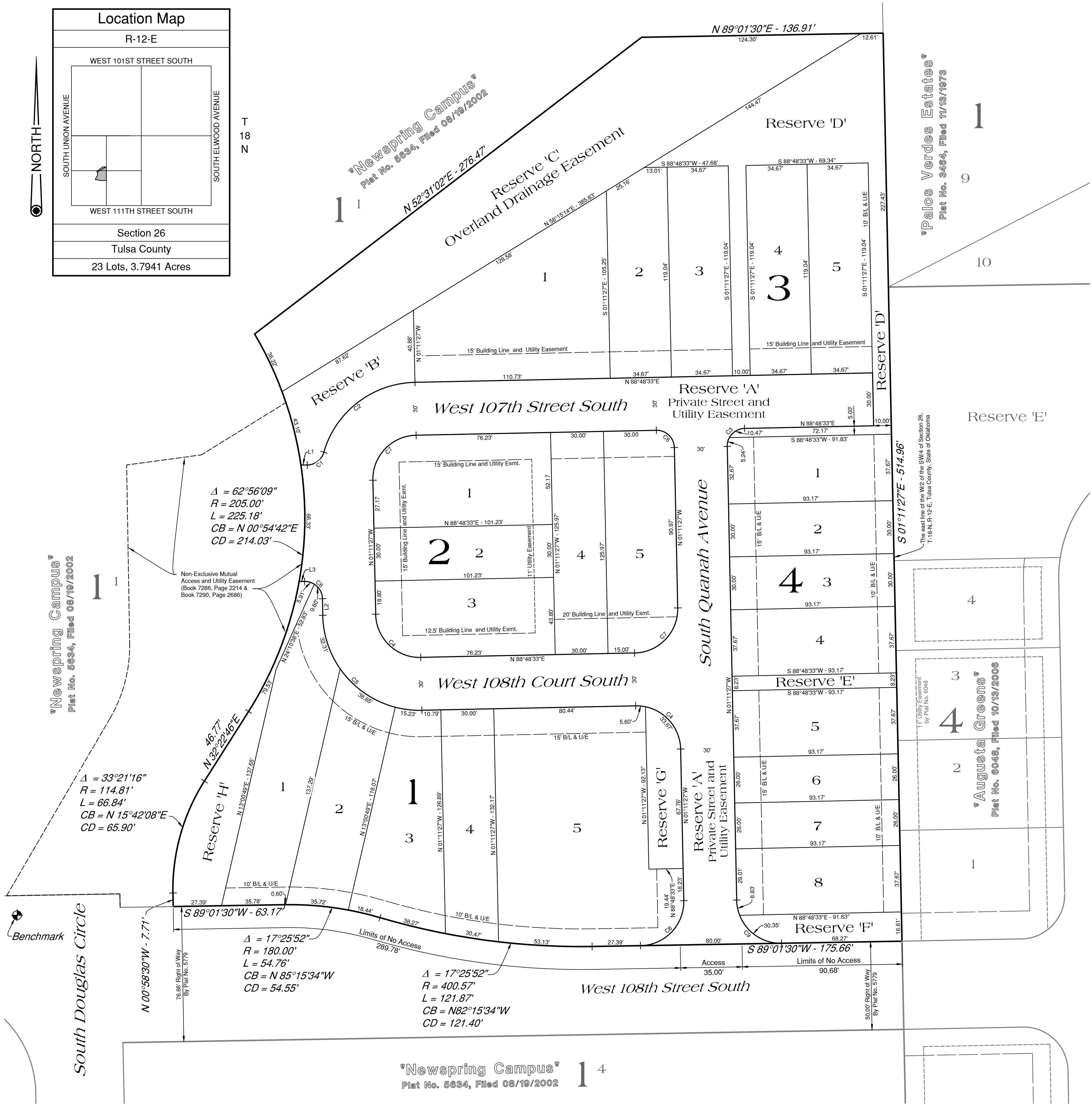
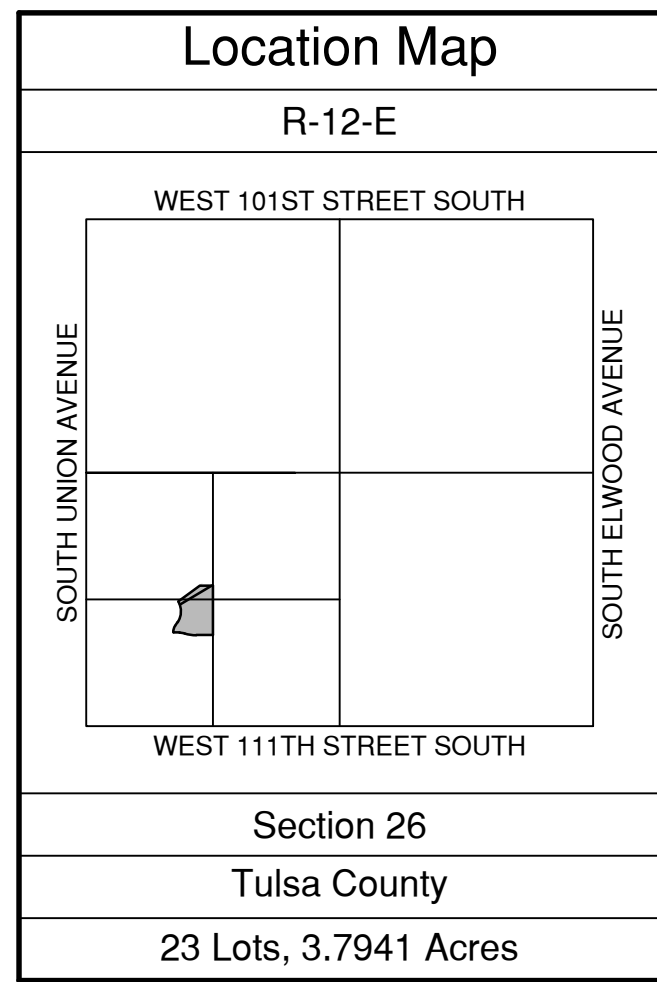
**Team Leverage, L.L.C.**  
 an Oklahoma limited liability corporation  
 5009 East 99th Street  
 Tulsa, Oklahoma 74137  
 918.519.7443



ENGINEER / SURVEYOR

**Tulsa Engineering & Planning Associates, Inc.**  
 an Oklahoma corporation  
 9820 East 41st Street, Suite 102  
 Tulsa, Oklahoma 74146  
 918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531  
 RENEWAL DATE: JUNE 30, 2021



$\Delta = 62^{\circ}56'09''$   
 $R = 205.00'$   
 $L = 225.18'$   
 $CB = N 00^{\circ}54'42''E$   
 $CD = 214.03'$

$\Delta = 33^{\circ}21'16''$   
 $R = 114.81'$   
 $L = 66.84'$   
 $CB = N 15^{\circ}42'08''E$   
 $CD = 65.90'$

$\Delta = 17^{\circ}25'52''$   
 $R = 180.00'$   
 $L = 54.76'$   
 $CB = N 85^{\circ}15'34''W$   
 $CD = 54.55'$

$\Delta = 17^{\circ}25'52''$   
 $R = 400.57'$   
 $L = 121.87'$   
 $CB = N 82^{\circ}15'34''W$   
 $CD = 121.40'$

**Legend**

B/L & U/E = Building Line & Utility Easement

**Monument Notes**

A 3/8" deformed bar with a plastic cap or a 3/8" deformed bar with no cap were found at all plat boundary corners.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve and points of reverse curve, after completion of improvements, unless noted otherwise.

**Basis of Bearings**

The non-astronomic bearings for said tract are based on a recorded plat bearing of S 01°11'27"E along the East line of Lot 1, Block 1, "Cobblestone Cottages" a subdivision in the City of Jenks, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 5779, as filed in the records of the Tulsa County Clerk's office.

**Benchmark**

A "Mag" nail set in the top of curb 15 feet northeast of the northwest/west curb return of the intersection of South Douglas Circle and West 108th Street South.

Elevation = 646.32 NAVD 1988

**Backflow Preventer Valve**

If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

**Line Table**

No.	Bearing	Distance	No.	Bearing	Distance
L1	N 88°48'33"E	3.60'	L3	S 88°48'33"W	3.01'
L2	N 01°11'27"W	9.43'			

**Curve Table**

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	72°34'43"	10.00'	12.67'	N 52°31'11"E	11.84'
C2	72°34'43"	55.00'	69.67'	N 52°31'11"E	65.10'
C3	90°00'00"	10.00'	15.71'	S 43°48'33"W	14.14'
C4	90°00'00"	25.00'	39.27'	N 46°11'27"W	35.36'
C5	90°00'00"	55.00'	86.39'	N 46°11'27"W	77.78'
C6	90°00'00"	10.00'	15.71'	N 46°11'27"W	14.14'
C7	90°00'00"	25.00'	39.27'	N 43°48'33"E	36.36'
C8	90°12'57"	25.00'	39.36'	S 43°55'02"W	35.42'
C9	89°47'03"	25.00'	39.18'	S 46°04'59"E	35.29'

"Palos Verdes Estates"  
 Plat No. 3464, Filed 11/19/1973

The east line of the W/2 of the SW/4 of Section 26, T.18N, R.19E, Tulsa County, State of Oklahoma  
 S 01°11'27"E - 514.96'

"Augusta Greens"  
 Plat No. 6048, Filed 10/13/2006

**FINAL PLAT**  
 CERTIFICATE OF APPROVAL  
 I hereby certify that this plat was approved by the Jenks City Council

on \_\_\_\_\_

MAYOR - VICE MAYOR  
 This approval is void if the above signature is not endorsed by the City Manager.

CITY MANAGER