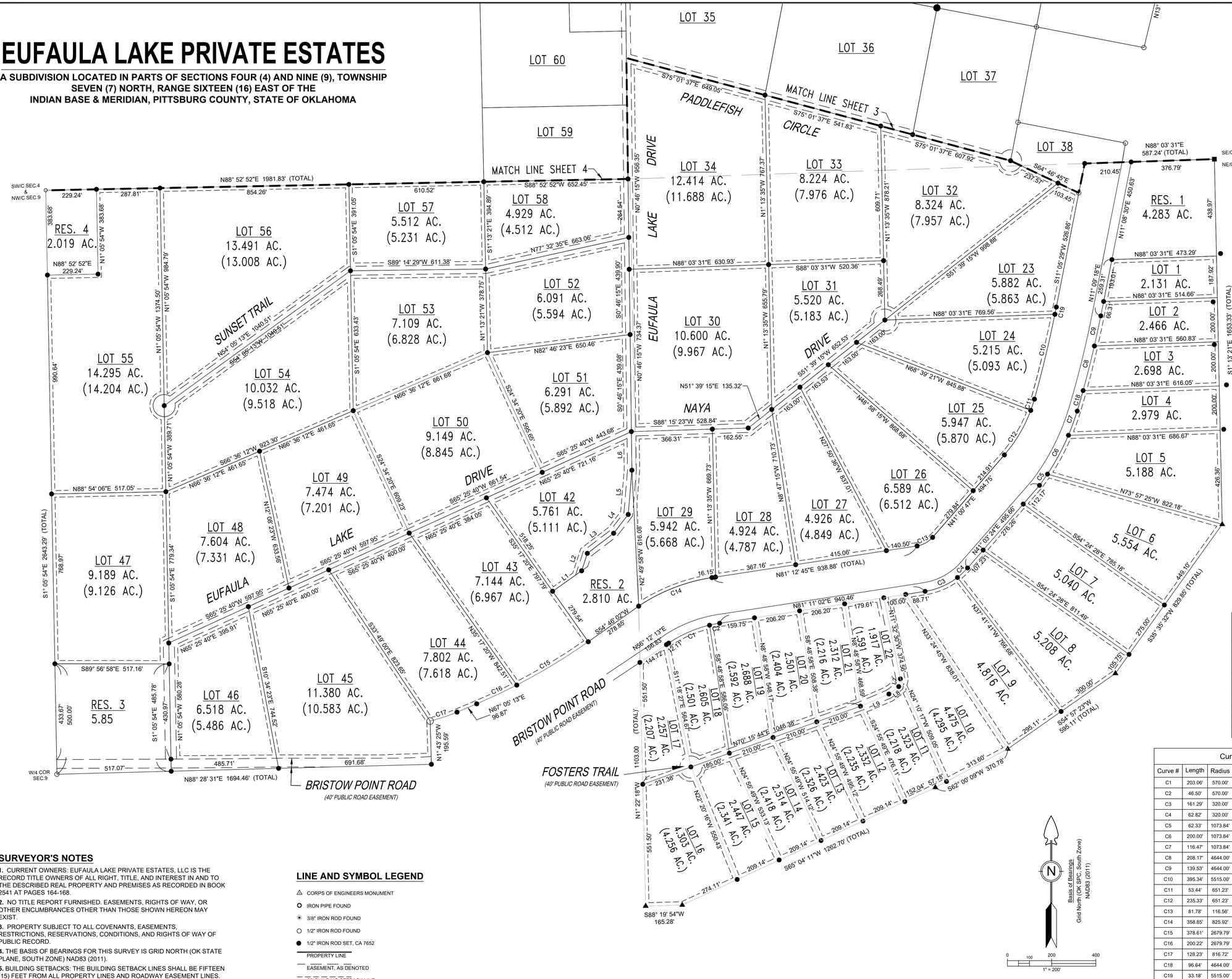
EUFAULA LAKE PRIVATE ESTATES

A SUBDIVISION LOCATED IN PARTS OF SECTIONS FOUR (4) AND NINE (9), TOWNSHIP SEVEN (7) NORTH, RANGE SIXTEEN (16) EAST OF THE INDIAN BASE & MERIDIAN, PITTSBURG COUNTY, STATE OF OKLAHOMA



SURVEYOR'S NOTES

1. CURRENT OWNERS: EUFAULA LAKE PRIVATE ESTATES, LLC IS THE RECORD TITLE OWNERS OF ALL RIGHT, TITLE, AND INTEREST IN AND TO THE DESCRIBED REAL PROPERTY AND PREMISES AS RECORDED IN BOOK 2541 AT PAGES 164-168.
2. NO TITLE REPORT FURNISHED. EASEMENTS, RIGHTS OF WAY, OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN HEREON MAY EXIST.
3. PROPERTY SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS, AND RIGHTS OF WAY OF PUBLIC RECORD.
4. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH (OK STATE PLANE, SOUTH ZONE) NAD83 (2011).
5. BUILDING SETBACKS: THE BUILDING SETBACK LINES SHALL BE FIFTEEN (15) FEET FROM ALL PROPERTY LINES AND ROADWAY EASEMENT LINES.
6. ALL ROADWAY EASEMENT CUL-DE-SACS HAVE A RADIUS OF 50.00 FEET.

LINE AND SYMBOL LEGEND

- CORPS OF ENGINEERS MONUMENT
- IRON PIPE FOUND
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET, CA 7652
- PROPERTY LINE
- EASEMENT, AS DENOTED
- 50' BUILDING SETBACK LINE

Parcel Line Table

Line #	Length	Direction
L1	160.88'	S54° 42' 40"W
L2	82.86'	S18° 05' 26"W
L3	149.72'	S52° 35' 51"W
L4	107.72'	S37° 48' 51"W
L5	200.97'	S4° 47' 19"W
L6	174.91'	S0° 46' 15"E
L7	35.96'	N12° 35' 26"E
L8	55.48'	N52° 41' 02"E
L9	139.86'	N66° 54' 05"E

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	203.06'	570.00'	S66° 18' 16"W	201.99'
C2	46.50'	570.00'	S78° 50' 50"W	46.48'
C3	161.29'	320.00'	N66° 44' 41"E	159.59'
C4	62.82'	320.00'	N46° 40' 52"E	62.72'
C5	62.33'	1073.84'	N35° 20' 00"E	62.33'
C6	200.00'	1073.84'	N28° 20' 05"E	199.71'
C7	116.47'	1073.84'	N19° 53' 31"E	116.41'
C8	208.17'	4644.00'	N14° 09' 38"E	208.15'
C9	139.53'	4644.00'	N12° 00' 57"E	139.52'
C10	395.34'	5515.00'	N13° 33' 12"E	395.26'
C11	53.44'	651.23'	N17° 57' 28"E	53.43'
C12	235.33'	651.23'	N30° 39' 39"E	234.05'
C13	81.78'	116.56'	N61° 06' 46"E	80.11'
C14	358.85'	825.92'	S68° 42' 02"W	356.00'
C15	378.61'	2679.79'	N58° 45' 31"E	378.30'
C16	200.22'	2679.79'	N64° 56' 48"E	200.17'
C17	128.23'	816.72'	N71° 35' 05"E	128.10'
C18	96.64'	4644.00'	N16° 02' 27"E	96.64'
C19	33.18'	5515.00'	N11° 19' 38"E	33.18'

No.	Date	Revision	By

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SUBDIVISION PLAT OF EUFAULA LAKE PRIVATE ESTATES

BEING SITUATED IN
PARTS OF SECTIONS 4 AND 9, TOWNSHIP 9 NORTH, RANGE 17 EAST, INDIAN BASE & MERIDIAN
PITTSBURG COUNTY, OKLAHOMA

Sheet Number:	4 of 4
Date:	01/25/2022
Drawn by:	JRL
Checked by:	JRL
Owner:	Eufaula Lake Private Est., LLC
Per:	2541/194-168
Project No.	21-0258