



CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$25,613.00 per trust receipt no.17541 to be applied to 2024 taxes. This certificate is NOT to be construed as payment of 2024 taxes in full but is given in order that this plat may be filed on record. 2024 taxes may exceed the amount of the security deposit.

Dated: 06/25/2024

John M. Fothergill

Tulsa County Treasurer

By: [Signature]

Deputy



DRAWING SCALE: 1"= 60'

OWNER/DEVELOPER

ROWAN GROVE LLC.

5711 E. 71ST. ST. S

SUITE 120

TULSA, OK 74136

PHONE: 918.484.4004

ATTN: JIM ROBERTS

AN ADDITION TO THE CITY OF BIXBY BEING A PART OF THE NORTH HALF (N/2) OF GOVERNMENT LOT ONE (1) AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N/2 NE/4 NW/4), SECTION SEVEN (7), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

SURVEYOR

CORNERSTONE REGIONAL SURVEYING LLC

CERTIFICATE OF AUTHORIZATION NO. 3212, EXP. JUNE 30, 2026

1921 NORTH PENN

INDEPENDENCE, KS 67301

PHONE: 620.331.6767

FAX: 620.331.6776

ENGINEER

AAB ENGINEERING LLC

CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2026

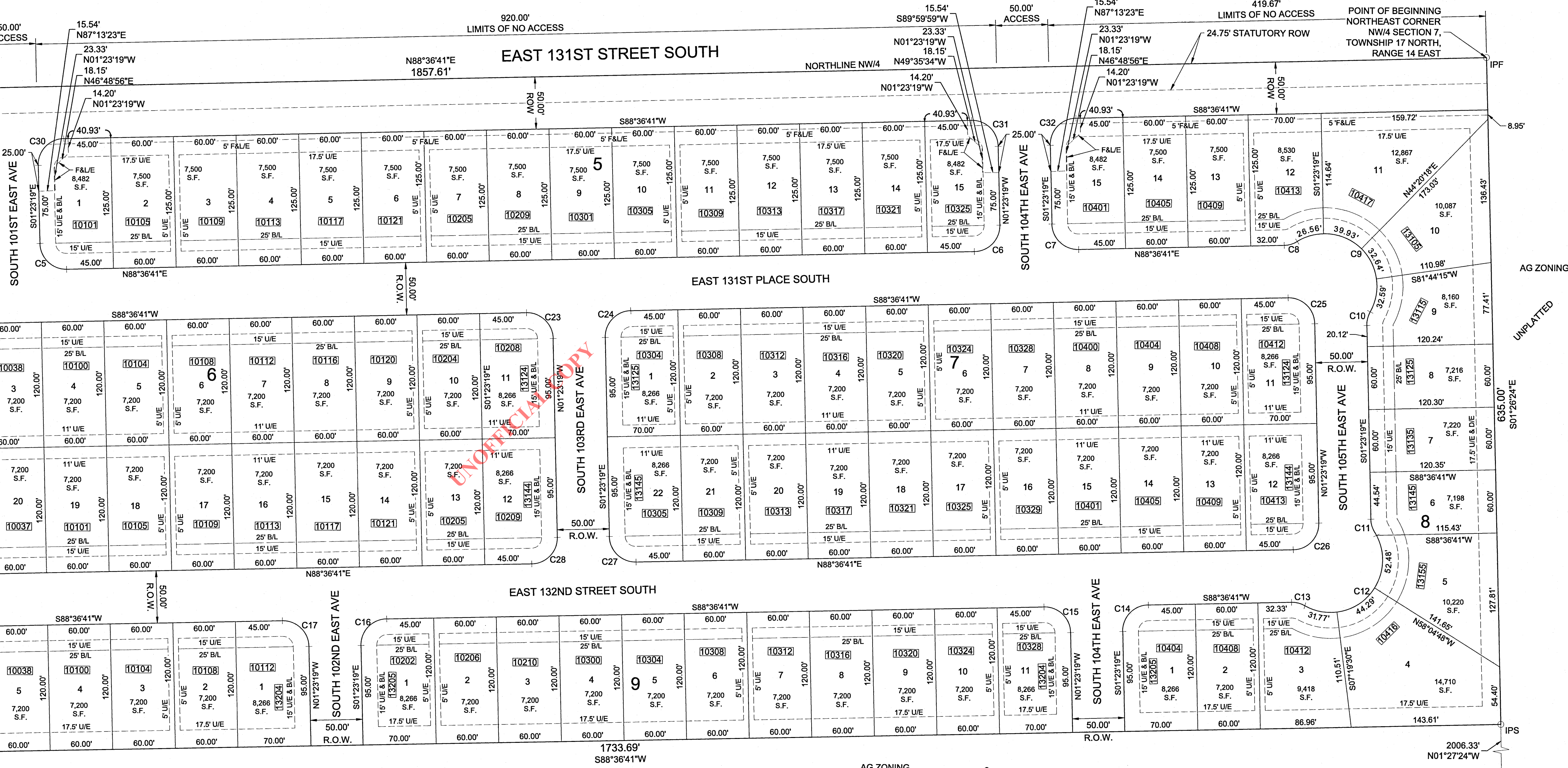
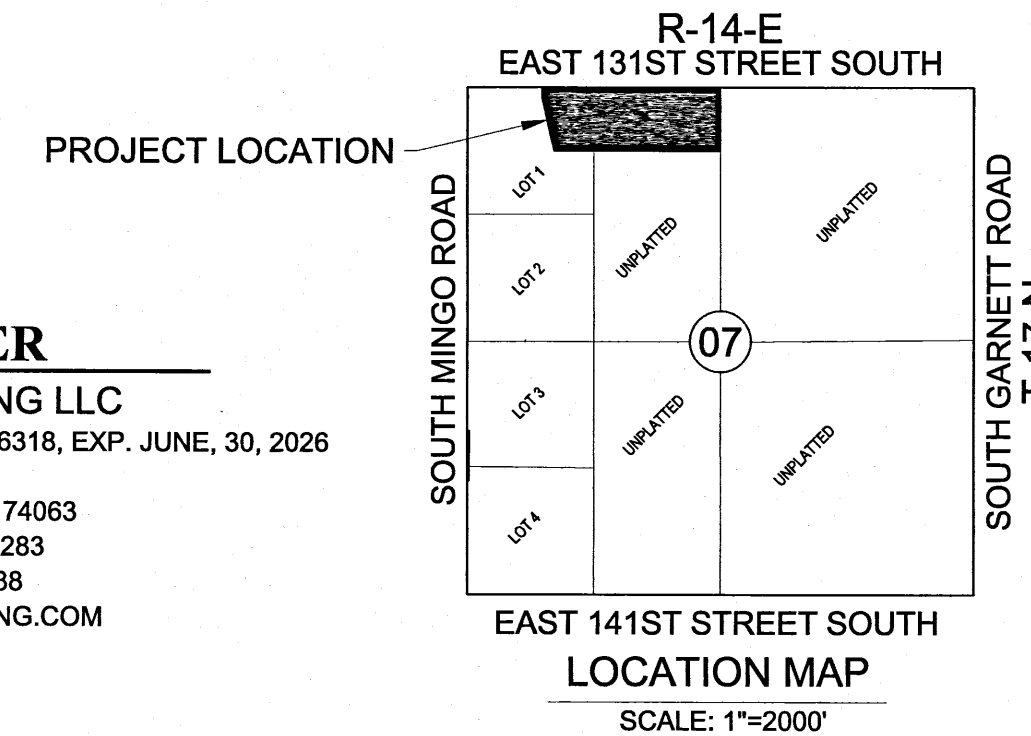
PO BOX 2136

SAND SPRINGS, OK 74063

PHONE: 918.514.4283

FAX: 918.514.4288

EMAIL: ALAN @ AABENG.COM



FLOODPLAIN

ENTIRE PROPERTY IS CONTAINED IN FEMA ZONE X (SHADED) AS SHOWN ON FIRM PANEL "40143C0451M" DATED AUGUST 26, 2022.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE HUNDRED TWO (102) LOTS IN SIX (6) BLOCKS, CONTAINING 26.35 ACRES

BLOCK 4.....4.16 ACRES - 18 LOTS
BLOCK 5.....2.62 ACRES - 15 LOTS
BLOCK 6.....3.73 ACRES - 21 LOTS
BLOCK 7.....3.73 ACRES - 22 LOTS
BLOCK 8.....3.08 ACRES - 15 LOTS
BLOCK 9.....1.87 ACRES - 11 LOTS

CONTACTS

MUNICIPAL AUTHORITY
CITY OF BIXBY
116 W. NEEDLES P.O. BOX 70
BIXBY, OK 74008

UTILITY
OKLAHOMA NATURAL GAS COMPANY
2319 W. EDISON ST.
TULSA, OK 74127
918-834-8000

PUBLIC SERVICE COMPANY
OF OKLAHOMA
212 E. 6TH ST.
TULSA, OK 74119
1-888-216-3523

COX COMMUNICATIONS
1811 EAST 51ST STREET
TULSA, OK 74145
918-286-4658

BTC BROADBAND
11134 S. MEMORIAL DR.
BIXBY, OK 74008
918-366-8000

SITE DATA

BENCHMARK
60D NAIL IN BRACE POST, 58 FEET NORTH & 8 FEET WEST OF NE PROPERTY CORNER
ELEV = 602.01' (NAVD 1988)

BASIS OF BEARINGS
ASSUMED BEARING OF N 88°36'41" E ALONG THE NORTH LINE OF THE NW/4 OF SECTION 7, T-17-N, R-14-E OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

LAND AREA
1,147,671 SF / 26.35 ACRES

MONUMENTATION
A 1/2" X 18" REBAR WITH AN ORANGE PLASTIC CAP STAMPED "CA3212" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, UNLESS NOTED OTHERWISE.

ADDRESSES
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING	CURVE #	LENGTH	RADIUS	CHORD DISTANCE	CHORD BEARING
C1	10.01'	25.00'	9.94'	S26°25'54"W	C17	39.27'	25.00'	35.36'	S46°23'19"E
C2	130.42'	50.00'	96.47'	S36°49'25"W	C18	15.69'	25.00'	15.43'	N70°38'09"E
C3	10.01'	25.00'	9.94'	N78°55'17"W	C19	129.44'	50.00'	96.20'	S53°10'35"E
C4	39.27'	25.00'	35.36'	S43°36'41"W	C20	15.69'	25.00'	15.43'	S3°00'41"W
C5	39.27'	25.00'	35.36'	N46°23'19"W	C21	33.35'	25.00'	30.93'	N53°10'35"W
C6	39.27'	25.00'	35.36'	S43°36'41"W	C22	45.19'	25.00'	39.29'	N36°49'25"E
C7	39.27'	25.00'	35.36'	S46°23'19"E	C23	39.27'	25.00'	35.36'	S46°23'19"E
C8	13.29'	25.00'	13.14'	N73°22'42"E	C24	39.27'	25.00'	35.36'	S43°36'41"W
C9	131.71'	50.00'	96.80'	S46°23'19"E	C25	39.27'	25.00'	35.36'	N46°23'19"W
C10	13.29'	25.00'	13.14'	S13°50'40"W	C26	39.27'	25.00'	35.36'	N43°36'41"E
C11	13.29'	25.00'	13.14'	S16°37'18"E	C27	39.27'	25.00'	35.36'	S46°23'19"E
C12	131.71'	50.00'	96.80'	S43°36'41"W	C28	39.27'	25.00'	35.36'	S43°36'41"W
C13	13.29'	25.00'	13.14'	N76°09'20"W	C29	39.27'	25.00'	35.36'	S46°23'19"E
C14	39.27'	25.00'	35.36'	S43°36'41"W	C30	39.27'	25.00'	35.36'	N43°36'41"E
C15	39.27'	25.00'	35.36'	S46°23'19"E	C31	39.27'	25.00'	35.36'	S46°23'19"E
C16	39.27'	25.00'	35.36'	N43°36'41"E	C32	39.27'	25.00'	35.36'	S43°36'41"W

LEGEND

B/L..... BUILDING LINE
L.N.A..... LIMITS OF NO ACCESS
R.A..... RESTRICTED ACCESS
POB..... POINT OF BEGINNING
POC..... POINT OF COMMENCEMENT
ROW..... RIGHT OF WAY
U/E..... UTILITY EASEMENT
B/U..... BUILDING LINE & UTILITY EASEMENT
FL/E..... FENCE & LANDSCAPE EASEMENT
OD/E..... OVERLAND DRAINAGE EASEMENT
IPF..... IRON PIN FOUND
IPS..... IRON PIN SET