



Tulsa County Clerk - Michael Willis  
 Doc # 6893 Page(s) 3  
 09/15/2021 03:50:46 PM  
 Receipt # 21-66167  
 Fee: \$ 35.00

**OWNER/DEVELOPER**  
 C & C Development Group, L.L.C.  
 an Oklahoma Limited Liability Company  
 P.O. Box 265  
 Jenks, Oklahoma 74037  
 918.260.6578

Planned Unit Development No. 119

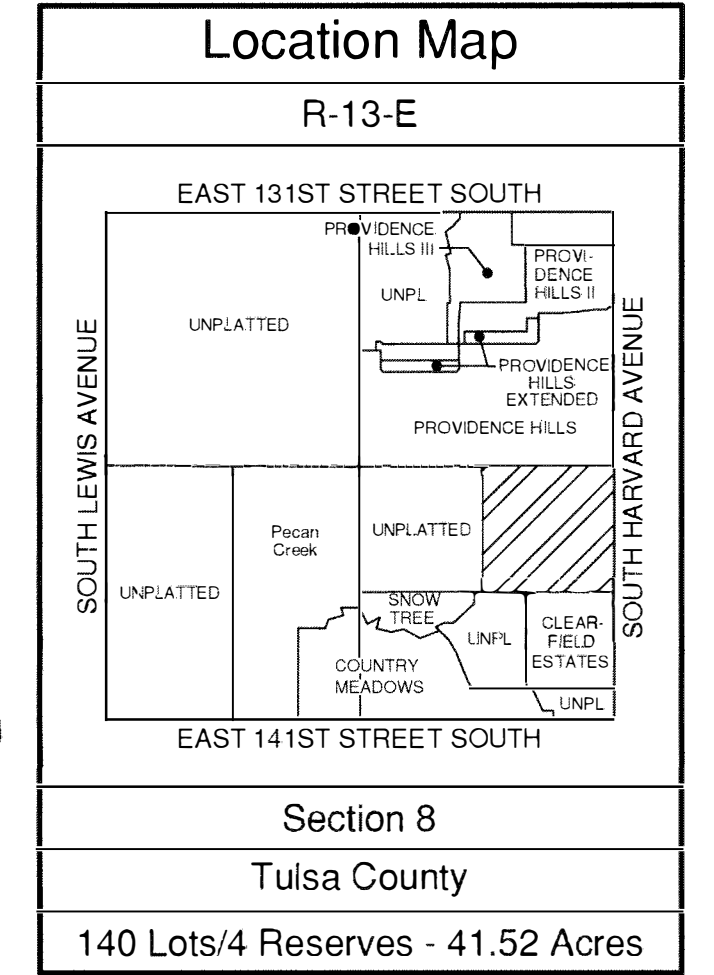
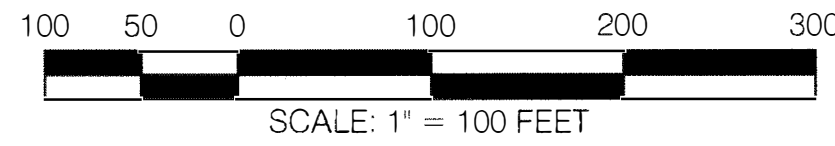
# Torrey Lakes

A subdivision in the City of Jenks, being a part of the SE/4 of Section 8, Township 17 North, Range 13 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma

**ENGINEER / SURVEYOR**

Tulsa Engineering & Planning Associates, Inc.  
 an Oklahoma Corporation  
 9810 East 42nd Street, Suite 100  
 Tulsa, Oklahoma 74146  
 918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531  
 RENEWAL DATE: JUNE 30, 2023



Lot	Area (S.F.)	Lot	Area (S.F.)	Lot	Area (S.F.)
1	9,391	13	8,220	60	8,344
2	7,501	14	9,456	61	9,473
3	7,504	15	10,141	62	8,235
4	7,507	16	8,905	63	8,235
5	8,136	17	8,905	64	8,046
6	8,136	18	8,760	65	8,535
7	8,143	19	9,047	66	14,301
8	7,519	20	14,387	67	9,919
9	7,522	21	10,000	68	14,289
10	7,525	22	14,387	69	8,590
11	7,528	23	9,105	70	8,622
12	7,531	24	8,760	71	8,205
13	7,534	25	8,905	72	8,205
14	7,537	26	8,905	73	9,438
15	7,540	27	10,141	1	9,506
16	8,171	28	9,456	2	8,344
17	7,456	29	8,905	3	8,334
18	7,753	30	8,905	4	8,224
19	8,295	31	8,903	5	10,190
20	8,884	32	7,458	6	13,978
21	8,884	33	12,143	7	7,607
1	9,749	34	12,634	8	7,200
2	8,939	35	12,603	9	7,500
3	8,243	36	12,907	10	7,500
4	8,926	37	7,748	11	8,616
5	8,910	38	9,197	12	8,616
6	8,900	39	9,200	13	8,125
7	8,889	40	9,200	14	8,125
8	8,879	41	9,773	15	8,440
9	8,869	42	9,773	16	9,156
10	8,859	43	8,492	17	14,328
11	8,849	44	8,492	18	9,917
12	8,839	45	8,492	19	15,242
13	8,829	46	8,492	20	10,193
14	10,039	47	8,492	21	9,459
1	9,456	48	8,492	22	9,606
2	8,905	49	8,492	23	9,906
3	8,905	50	8,343	24	8,867
4	8,905	51	7,266	25	8,867
5	8,905	52	7,266	26	8,867
6	8,905	53	7,266	27	8,867
7	8,905	54	7,749	28	8,867
8	8,905	55	14,739	29	8,867
9	8,905	56	11,331	30	8,606
10	8,905	57	8,135	31	9,606
11	8,905	58	8,205	32	9,606
12	8,905	59	8,616		

STATE OF OKLAHOMA }  
 COUNTY OF TULSA } SS  
 I, MICHAEL WILLIS, Tulsa County Clerk, in and for the County and State aforesaid, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.  
 Dated the 15th day of Sept 2021  
 MICHAEL WILLIS, Tulsa County Clerk  
 Kelly Reed, Deputy

**Legend**

- B/L = Building Line
- B/L & UE = Building Line and Utility Easement
- Res. = Reserve
- Esmt. = Easement
- L.N.A. = Limits of No Access
- Res. = Reserve
- S.F. = Square Feet
- UE = Utility Easement

**Monument Notes**

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "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 "CA 531" to be set at 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.

**Basis of Bearings**

The non-astronomic bearings for this plat are based on an assumed bearing of S 00° 13' 55" W along the east line of the SE/4 of Section 8, T-17-N, R-13-E, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

**Benchmark**

Chiselled "X" on top of curb, 7' east of the west end of curb on the south side of 139th Street South and 57' east of the centerline of Harvard Avenue.  
 Elevation = 666.87 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.

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°08'15"	30.00	47.20	N44° 50' 12"W	42.48
C2	29°55'35"	25.00	13.06	S75° 07' 53"W	12.91
C3	149°51'10"	50.00	130.77	S44° 54' 20"E	96.56
C4	29°55'35"	25.00	13.06	N15° 03' 28"E	12.91
C5	90°00'00"	25.00	39.27	N44° 54' 20"W	35.36
C6	90°00'00"	25.00	39.27	N45° 05' 40"E	35.36
C7	29°55'35"	25.00	13.06	N14° 52' 07"W	12.91
C8	119°55'35"	50.00	104.66	S30° 07' 53"W	86.57
C9	90°00'00"	25.00	39.27	N45° 05' 40"E	35.36
C10	90°00'00"	25.00	39.27	N44° 54' 20"W	35.36
C11	41°24'35"	50.00	36.14	S69° 23' 23"W	35.36
C12	262°49'09"	50.00	229.35	S0° 05' 40"W	75.00
C13	41°24'35"	50.00	36.14	S69° 12' 02"E	35.36
C14	12°14'06"	250.00	53.39	N83° 58' 37"E	53.28
C15	12°11'21"	250.00	53.19	S83° 57' 15"W	53.08
C16	89°49'00"	50.00	47.03	N45° 08' 25"E	42.36
C17	89°51'45"	30.00	47.05	N45° 09' 48"E	42.38
C18	90°00'00"	25.00	39.27	S44° 54' 20"E	35.36
C19	79°43'56"	25.00	34.79	S39° 57' 38"W	32.05
C20	10°13'19"	200.00	35.68	S84° 56' 16"W	35.63
C21	90°11'00"	30.00	47.22	N44° 51' 35"W	42.49
C22	90°00'00"	25.00	39.27	N45° 05' 40"E	35.36
C23	90°00'00"	25.00	39.27	S44° 54' 20"E	35.36
C24	41°24'35"	50.00	36.14	S20° 47' 58"W	35.36
C25	262°49'09"	50.00	229.35	N89° 54' 20"W	75.00
C26	41°24'35"	50.00	36.14	N20° 36' 37"W	35.36
C27	90°00'00"	25.00	39.27	N45° 05' 40"E	35.36
C28	90°00'00"	25.00	39.27	S44° 54' 20"E	35.36
C29	41°24'35"	50.00	36.14	S20° 47' 58"W	35.36
C30	262°49'09"	50.00	229.35	N89° 54' 20"W	75.00
C31	41°24'35"	50.00	36.14	N20° 36' 37"W	35.36
C32	90°00'00"	25.00	39.27	N45° 05' 40"E	35.36
C33	90°00'00"	25.00	39.27	S44° 54' 20"E	35.36
C34	90°00'00"	25.00	39.27	S45° 05' 40"W	35.36
C35	29°55'35"	25.00	13.06	N74° 56' 32"W	12.91
C36	149°51'10"	50.00	130.77	N45° 05' 40"E	96.56
C37	29°55'35"	25.00	13.06	S14° 52' 07"E	12.91
C38	90°00'00"	25.00	39.27	S45° 05' 40"W	35.36
C39	90°00'00"	25.00	39.27	N44° 54' 20"W	35.36
C40	41°24'35"	50.00	36.30	N20° 53' 29"E	35.51
C41	262°49'09"	50.00	229.35	S89° 43' 15"E	75.00
C42	41°13'28"	50.00	35.98	S20° 31' 04"E	35.20
C43	90°00'00"	25.00	39.27	S45° 05' 40"W	35.36
C44	90°00'00"	25.00	39.27	N44° 54' 20"W	35.36

**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 \$35,161.00 per trust receipt no. 16960 to be applied to 2021 taxes. This certificate is NOT to be construed as payment of 2021 taxes in full but is given in order that this plat may be filed on record. 2021 taxes may exceed the amount of the security deposit.

Dated: 09/15/2021  
 John M. Rothermel  
 Tulsa County Clerk  
 Kelly Reed, Deputy

**FINAL PLAT**  
 CERTIFICATE OF APPROVAL  
 I hereby certify that this plat was approved by the Jenks City Council  
 on May 18, 2021  
 Mayor - VICE MAYOR  
 This approval is void if the above signature is not endorsed by the City Manager.  
 CITY MANAGER