

Subdivision Statistics

SUBDIVISION CONTAINS TWENTY-EIGHT (28) LOTS IN TWO (2) BLOCKS AND FOUR (4) RESERVE AREAS.

GROSS SUBDIVISION AREA: 424,296.7 SF / 9.74 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE SOUTH LINE OF THE SW/4 OF SEC.04, T17N, R13E AS NORTH 88°52'50" EAST. MEASUREMENTS SHOWN ARE GRID DISTANCES IN U.S. SURVEY FEET.

Monumentation

SET 3/8" IRON PIN W/ GREEN "FRITZ CA5848" CAP OR MAG NAIL W/ "FRITZ CA5848" WASHER AT ALL CORNERS UNLESS OTHERWISE NOTED AND SHOWN HEREON.

Benchmark

ADS STATION 409 - 5/8" REBAR WITH ALUMINUM CAP
N: 360896.654, E: 2580711.215, ELEV.: 683.255' NAVD88

Addresses

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

Legend

- B/L -- BUILDING SETBACK LINE
- IPF -- IRON PIN FOUND
- IPS -- IRON PIN SET
- L.N.A. -- LIMITS OF NO ACCESS
- MA/E -- MUTUAL ACCESS EASEMENT
- OD/E -- OVERLAND DRAINAGE EASEMENT
- U/E -- UTILITY EASEMENT
- WL/E -- RESTRICTED WATERLINE EASEMENT
- 1234** -- STREET ADDRESS

Planned Unit Development No. 152

Belvedere Reserve

A SUBDIVISION IN THE CITY OF JENKS, BEING A PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer

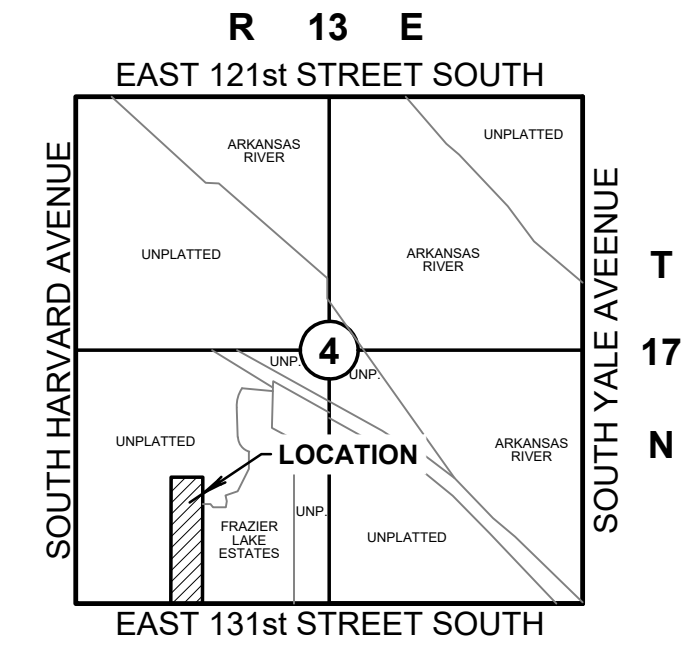
CLEARFIELD PARTNERS, LLC
P.O. BOX 265
JENKS, OKLAHOMA 74037
PHONE: (918) 260-1415
MR. RUSSELL D. COZORT
EMAIL: rdc4855@aol.com

Surveyor

FRITZ LAND SURVEYING, LLC
524 EAST MAIN STREET
JENKS, OKLAHOMA 74037
PHONE: (918) 528-5121
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2026

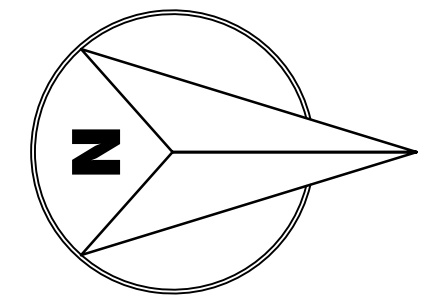
Engineer

ENGINEERED BY DESIGN, PLLC
10700 MYERS LANE
CHOCTAW, OKLAHOMA 73020
PHONE: (405) 234-0980
EMAIL: ahale@engineeredbydesign.pro
C.A. # 7655 EXPIRES 6-30-2026

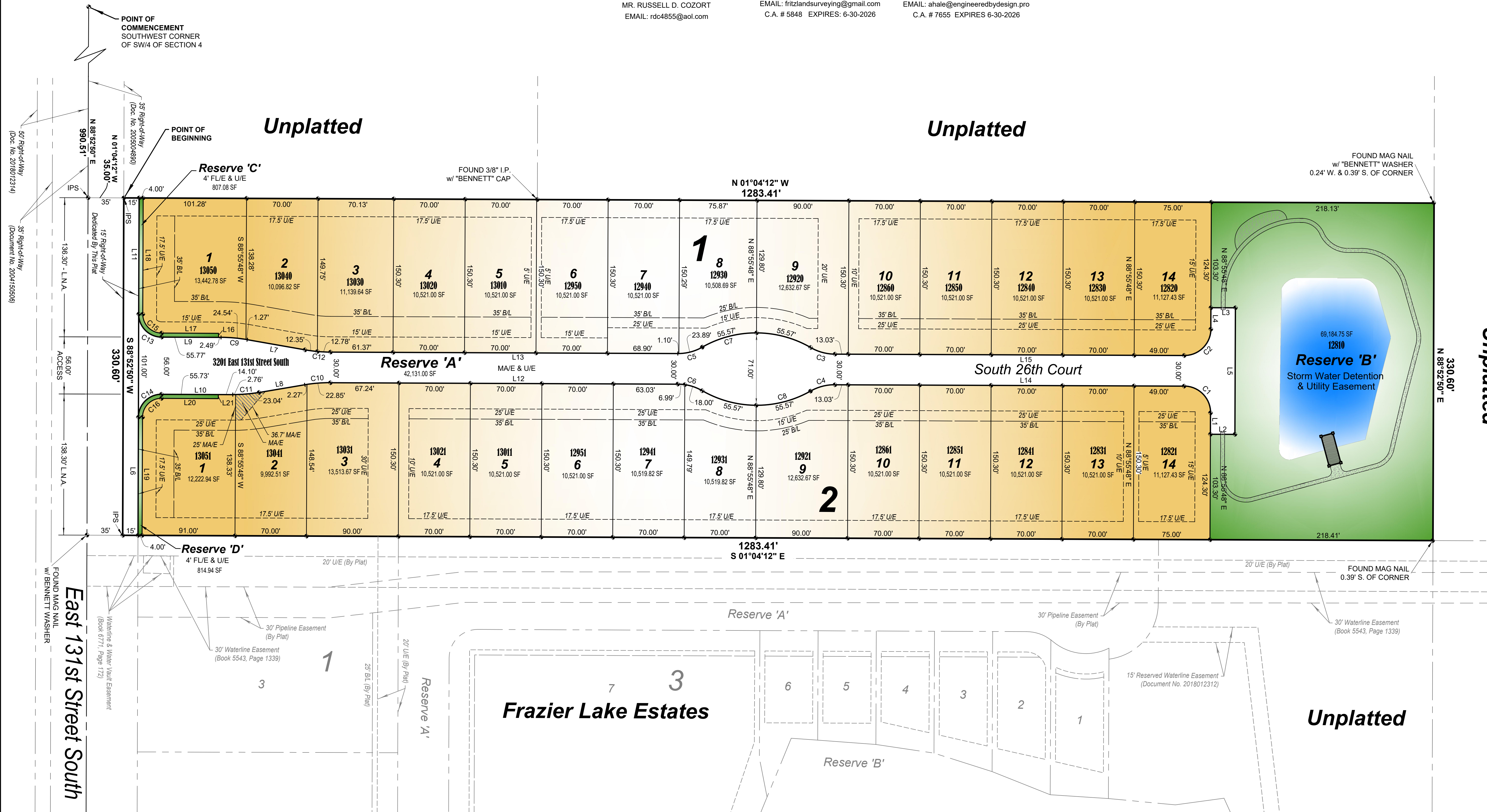


Location Map

SCALE: 1"=2000'



Scale: 1" = 50'



57' Right-of-Way (Doc. No. 2018012314)

35' Right-of-Way (Document No. 2004150506)

FOUND MAG NAIL W/ BENNETT WASHER (Book 6771, Page 172)

Unplatted

Unplatted

Frazier Lake Estates

Reserve 'B'

Reserve 'D'

Reserve 'A'

Reserve 'C'

Reserve 'A'

South 26th Court

East 131st Street South

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