

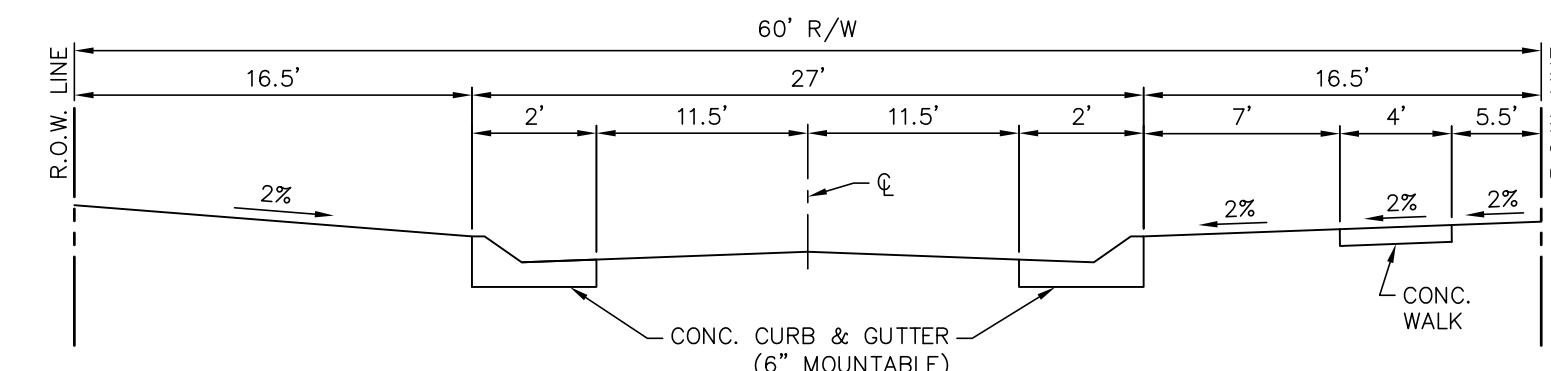
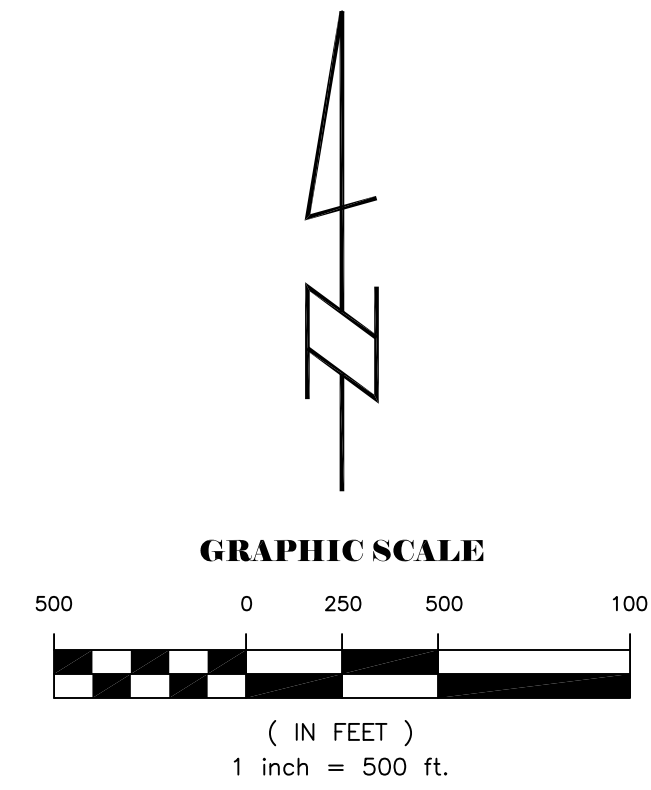
PRELIMINARY PLAT SKYLINE EAST

PART NE/4, SEC. 12, T. 19 N., R. 2 E., I.M., STILLWATER, OK.



216 W. 6th Avenue, Stillwater, OK 74074 - Phone: (405) 372-0000
Fax: (405) 372-0002 - www.usmsurveying.com - Oklahoma CA #6858

**PRELIMINARY PLAT
SKYLINE EAST**
**PART NE/4, SEC. 12, T. 19 N., R. 2 E., I.M.,
STILLWATER, OK**



TYPICAL STREET SECTION
(NOT TO SCALE)

LEGAL DESCRIPTION

The following described real property and premises situate in Payne, County, State of Oklahoma, to-wit:

A tract of land in the Northeast Quarter (NE/4) of Section Twelve (12), Township Nineteen (19) North, Range Two (2) East of the Indian Meridian, Payne County, State of Oklahoma, more particularly described as follows: From the Southeast corner (SE/cor) of said Northeast Quarter (NE/4), 336.45 feet, North 89°53'10" West and 180.00 feet, North 00°53'00" West, to a point of beginning, being the Northeast corner (NE/cor) of Lot One (1), Block One (1), SKYLINE EAST, SECTION ONE, an addition to the City of Stillwater, according to the recorded plat thereof; thence, North 89°53'10" West along the North line of said SKYLINE EAST, SECTION ONE, 829.90 feet, to the Northwest corner (NW/cor) of Lot Five (5), Block Two (2), of said SKYLINE EAST, SECTION ONE, thence, North 00°52'55" West, along the East line of said SKYLINE EAST, SECTION ONE, 1117.53 feet to the Northeast corner (NE/cor) of Lot Ten (10), Block Three (3), of said SKYLINE EAST, SECTION ONE; thence, on a curve to the right, the radius of which is 241.90 feet, 50.27 feet on the North line of said Lot Ten (10), Block Three (3); thence, North 89°53'10" West, 70.00 feet on said North line of Lot Ten (10), Block Three (3), to the East right-of-way line of Skyline Street; thence, North 00°52'55" West, along said East right-of-way line, 30.23 feet; thence South 89°44'19" West, 35.00 feet to the Northwest corner (NW/cor) of the Southeast Quarter (SE/4) of said Northeast Quarter (NE/4); thence, North 00°52'55" West, 30.00 feet; thence, South 89°44'19" West 35.00 feet on the North right-of-way line of Krayler Avenue; thence, North 00°52'55" West, 150.00 feet; thence North 89°44'19" East, 190.00 feet; thence North 57°27'19" East, 121.69 feet; thence, North 89°44'19" East, 726.16 feet; thence, South 00°53'00" East, 1393.75 feet to the Point of Beginning

LESS AND EXCEPT

A tract of land situated in the NE/4 of Section 12, Township 19 North, Range 2 East I.M., Payne County, Oklahoma, being more particularly described as follows: Commencing at the Northeast Corner of Section 12; thence S00°53'35"E along the East line of the NE/4 a distance of 2627.86 feet; thence N89°53'10"W 1286.73 feet to a found 1/2 inch pin at the Southwest corner of Lot 6 in Block 2, SKYLINE EAST, SECTION ONE, an addition to the City of Stillwater; thence N00°52'55"W 1262.12 feet to a found 1/2 inch pin at the Northwest corner of Lot 10 in Block 3, SKYLINE EAST, SECTION ONE; thence N00°52'55"W along the East right of way line of Skyline Street 30.23 feet; thence S89°44'19"W 35.00 feet to the Northwest corner of the SE/4 of the NE/4; thence N00°52'55"W 30.00 feet to a point on the North right of way line of Krayler Avenue for a point of beginning; thence N04°24'17"E 1.91 feet to found 1/2 inch pin at the corner of tract #4 as described in Book 1013 Page 727; thence S86°37'59"W 35.21 feet to a found 1/2 inch pin (described as N87°11'24"E 35.49 feet in Book 1013 Page 727); thence N00°52'55"W 150.00 feet to a found 1/2 inch pin; thence N89°44'19"E 190.00 feet to a found 1/2 inch pin; thence N57°27'19"E 121.69 feet to a found 1/2 inch pin; thence S23°07'22"E 146.56 feet; thence S83°29'47"W 140.00 feet; thence around 181.80 feet radius curve to the right on an arc distance of 84.46 feet, a chord bearing of S76°48'18"W and a chord length of 83.70 feet; thence N89°53'10"W 106.05 feet to the point of beginning.

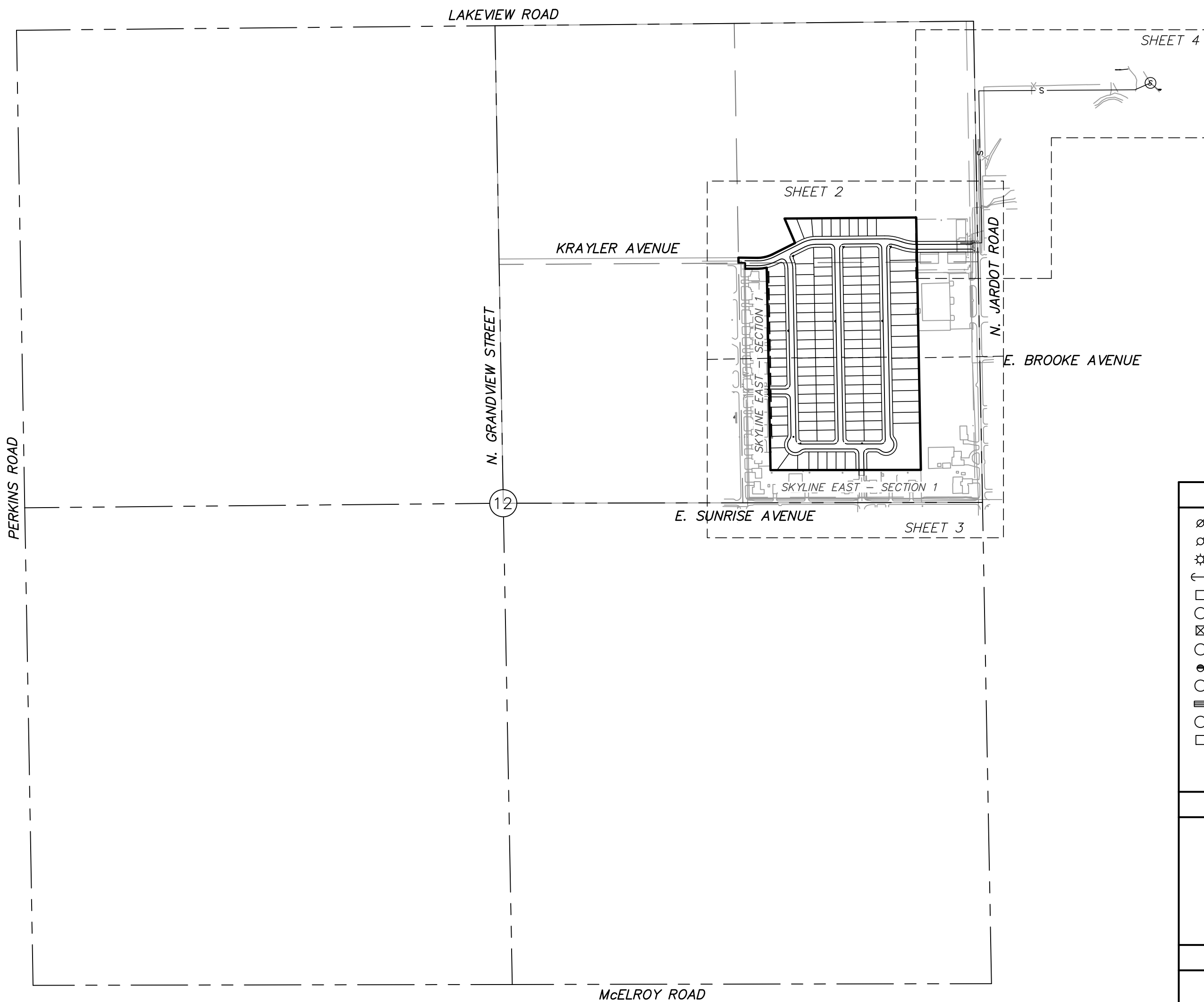
AND LESS AND EXCEPT ACCESS EASEMENT:

A tract of land situated in the NE/4 of Section 12, Township 19 North, Range 2 East I.M., Payne County, Oklahoma, being more particularly described as follows: Commencing at the Northeast corner of Section 12; thence S00°53'35"E along the East line of the NE/4 a distance of 2627.86 feet; thence N89°53'10"W 1286.73 feet to a found 1/2 inch pin at the Southwest corner of Lot 6 in Block 2, SKYLINE EAST, SECTION ONE, an addition to the City of Stillwater; thence N00°52'55"W 1262.12 feet to a found 1/2 inch pin at the Northwest corner of Lot 10 in Block 3, SKYLINE EAST, SECTION ONE; thence N00°52'55"W along the East right of way line of Skyline Street 30.23 feet to the Northeast corner of Skyline Street as described in Book 366, Page 258 for a point of beginning; thence N00°52'55"W 29.77 feet; thence N89°53'10"W 35.00 feet to the Northeast corner of Krayler Avenue as described in Book 366, Page 258; thence S00°52'55"E along the East line of Krayler Avenue a distance of 30.00 feet to the Northwest corner of the SE/4 of the NE/4; thence N89°44'19"E along the North line of Skyline Street as described in Book 366, Page 258 a distance of 35.00 feet to the point of beginning.

PLANNING COMMISSION APPROVAL

I, the undersigned, Chairman of the City Planning Commission of the City of Stillwater, County of Payne, State of Oklahoma, hereby certify that said commission duly approved the plat of SKYLINE EAST at the meeting on the _____ day of _____, 20____.

CHAIRMAN



SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	OFF-SITE SEWER PLAN SHEET

LEGEND

⊙PP	POWER POLE	⊙G	GAS METER
⊙UP	UTILITY POLE	⊙GV	GAS VALVE
⊙LP	LIGHT POLE	⊙GPM	GAS PIPELINE MARKER
⊙E	ELECTRIC METER	⊙S	SIGN
⊙F	ELECTRIC MANHOLE	⊙FH	FIRE HYDRANT
⊙TR	ELEC. TRANSFORMER	⊙WM	WATER METER
⊙SM	SANITARY SEWER MANHOLE	⊙WV	WATER VALVE
⊙SC	SANITARY SEWER CLEANOUT	⊙SC	SECTION CORNER
⊙SS	STORM SEWER MANHOLE	⊙QC	QUARTER CORNER
⊙IG	IRON GRATE INLET	•	SET 1/2" REBAR W/C.A. #658 CAP
⊙TM	TELEPHONE MANHOLE	•	FOUND MONUMENT AS DESCRIBED
⊙TR	TELEPHONE RISER	⊙	BENCHMARK
		NG	GROUND ELEVATION
		EL	ELEVATION
		FD	FOUND

UNDERGROUND UTILITY LINES

— W —	WATER LINE
— G —	GAS/OIL LINE
— S —	SANITARY SEWER LINE
— SD —	STORM DRAIN LINE
— T —	TELEPHONE LINE
— E —	ELECTRIC LINE

MISC. LINES

— OHE —	OVERHEAD POWERLINE
— X —	BARBED WIRE FENCE
— ○ —	CHAIN LINK FENCE
— □ —	STOCKADE FENCE

ENGINEER'S CERTIFICATE

I, Josh L. Powers, a Licensed Professional Engineer, do hereby certify that at the request of the owner mentioned hereon, that the attached preliminary plat is a correct representation of the said tract to and subdivided by me.

Witness my hand and seal this _____ day of _____, 2015.

PLAT INFORMATION

SUBDIVISION NAME:	SKYLINE EAST
NUMBER OF LOTS:	133 LOTS, 3 TRACTS
SUBDIVISION AREA:	1138232.45 S.F. (26.13 ACRES)
ZONING:	RSS - SMALL LOT SINGLE FAMILY (LOTS 1-9, 25-133, PORTION OF TRACTS "A" & "B") RT - TWO-FAMILY (LOTS 10-24, PORTION OF TRACTS "A" & "B", ALL OF TRACT "C")
OWNER OF RECORD:	MONOPOLY BROTHERS, L.L.C. P.O. BOX 574 STILLWATER, OK. 74076
SUBDIVIDER:	MONOPOLY BROTHERS, L.L.C. P.O. BOX 574 STILLWATER, OK. 74076
ENGINEER:	UNIVERSAL SURVEYING & MAPPING 216 W. 6TH AVENUE STILLWATER, OK. 74074



UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REVISION

JOB NUMBER

5425

SHEET TITLE

COVER SHEET

DATE

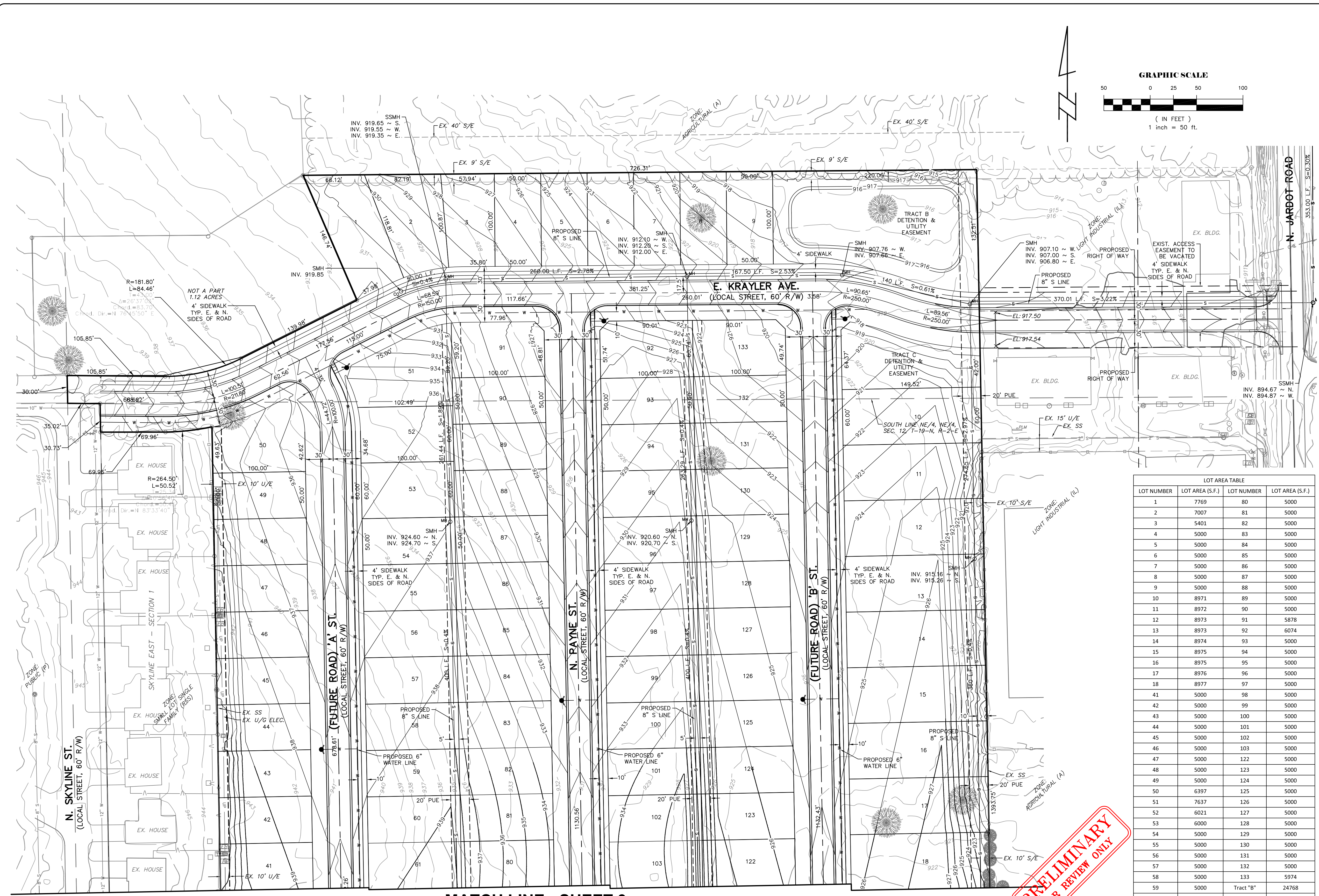
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SHEET NUMBER

1

OF 4

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LOT AREA TABLE			
LOT NUMBER	LOT AREA (S.F.)	LOT NUMBER	LOT AREA (S.F.)
1	7769	80	5000
2	7007	81	5000
3	5401	82	5000
4	5000	83	5000
5	5000	84	5000
6	5000	85	5000
7	5000	86	5000
8	5000	87	5000
9	5000	88	5000
10	8971	89	5000
11	8972	90	5000
12	8973	91	5878
13	8973	92	6074
14	8974	93	5000
15	8975	94	5000
16	8975	95	5000
17	8976	96	5000
18	8977	97	5000
41	5000	98	5000
42	5000	99	5000
43	5000	100	5000
44	5000	101	5000
45	5000	102	5000
46	5000	103	5000
47	5000	122	5000
48	5000	123	5000
49	5000	124	5000
50	6397	125	5000
51	7637	126	5000
52	6021	127	5000
53	6000	128	5000
54	5000	129	5000
55	5000	130	5000
56	5000	131	5000
57	5000	132	5000
58	5000	133	5974
59	5000	Tract "B"	24768
60	5000	Tract "C"	8246
61	5000		

MATCH LINE - SHEET 3

PRELIMINARY FOR REVIEW ONLY

SEE SHEET 4 FOR OFF-SITE SEWER

**PRELIMINARY PLAT
SKYLINE EAST**

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PRELIMINARY PLAT

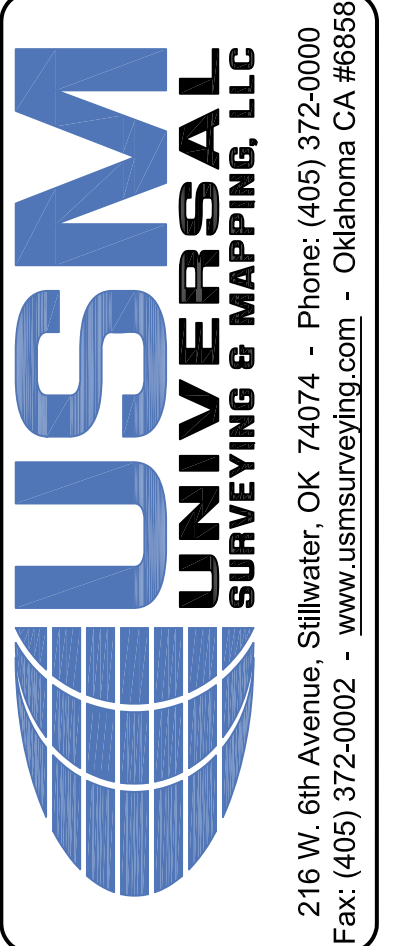
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SHEET NUMBER

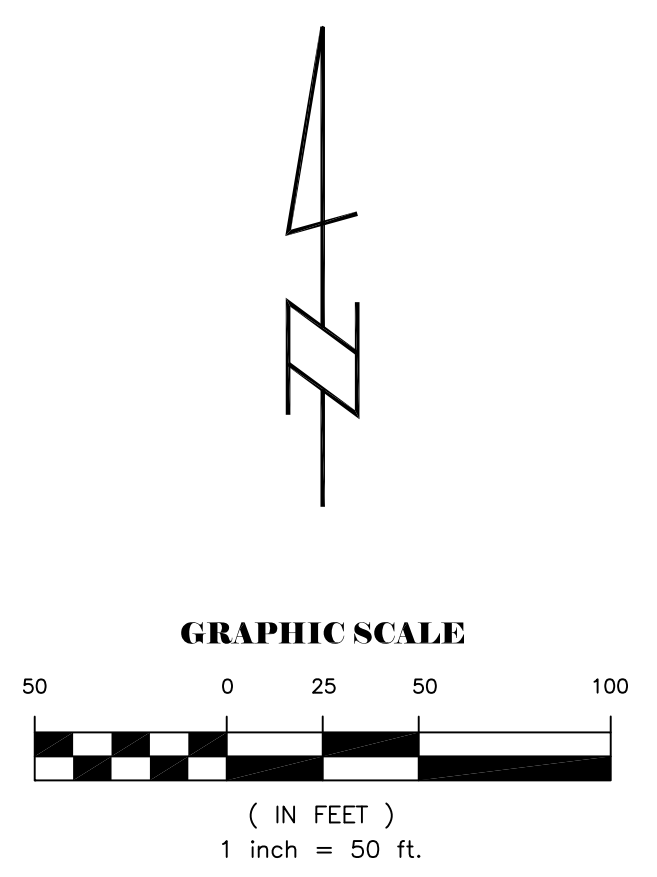
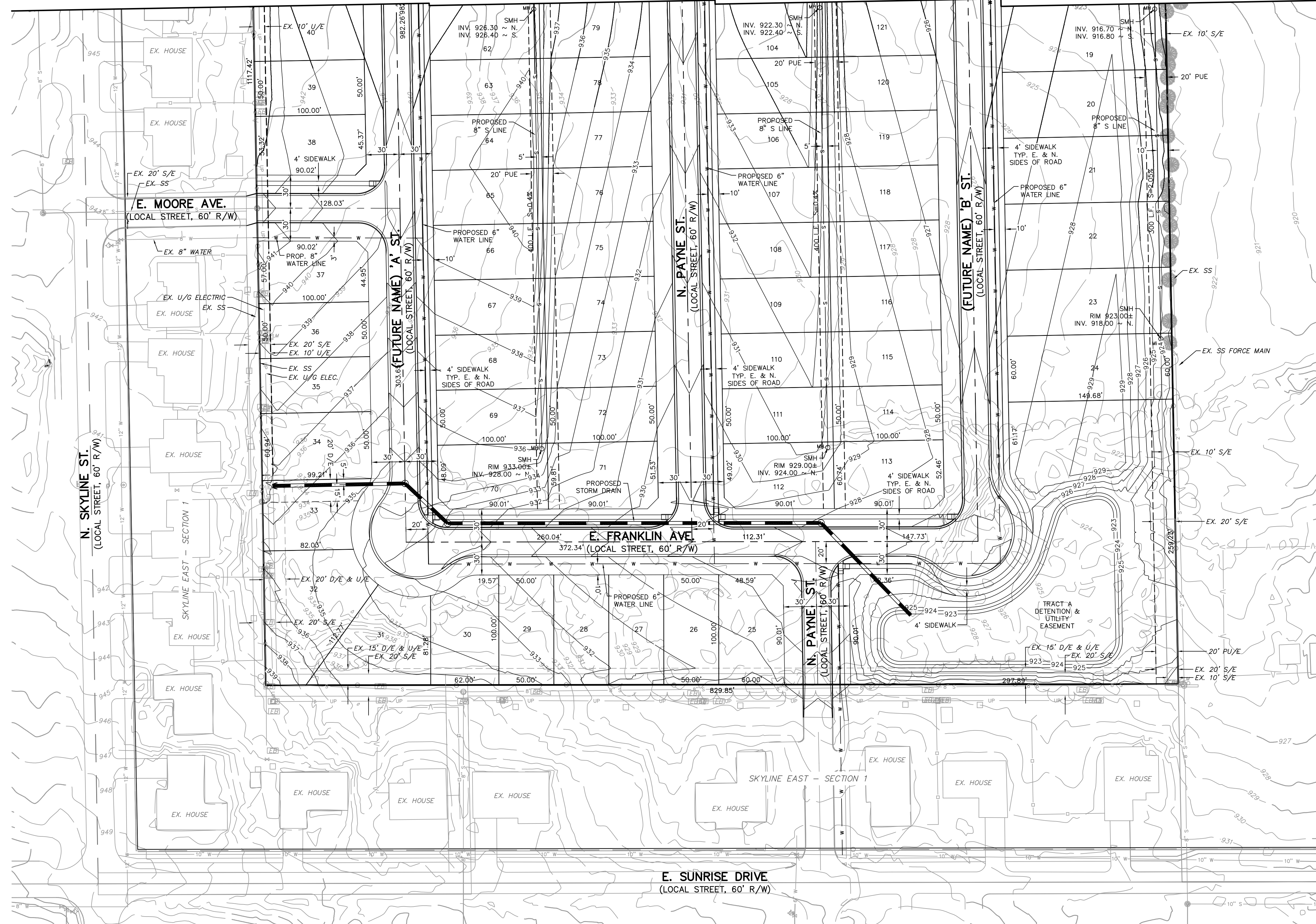
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OF 4



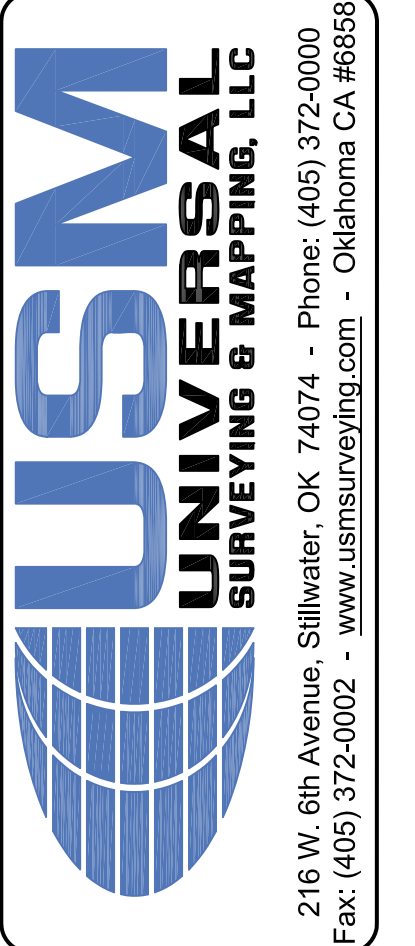
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MATCH LINE - SHEET 2



LOT AREA TABLE			
LOT NUMBER	LOT AREA (S.F.)	LOT NUMBER	LOT AREA (S.F.)
19	8977	70	5845
20	8978	71	6017
21	8979	72	5000
22	8979	73	5000
23	8980	74	5000
24	8981	75	5000
25	5880	76	5000
26	5000	77	5000
27	5000	78	5000
28	5000	79	5000
29	5000	104	5000
30	5811	105	5000
31	6953	106	5000
32	9261	107	5000
33	5472	108	5000
34	6092	109	5000
35	5000	110	5000
36	5000	111	5000
37	5548	112	5938
38	5384	113	6110
39	5000	114	5000
40	5000	115	5000
62	5000	116	5000
63	5000	117	5000
64	5000	118	5000
65	5000	119	5000
66	5000	120	5000
67	5000	121	5000
68	5000	Tract "A"	50871
69	5000		

PRELIMINARY
FOR REVIEW ONLY



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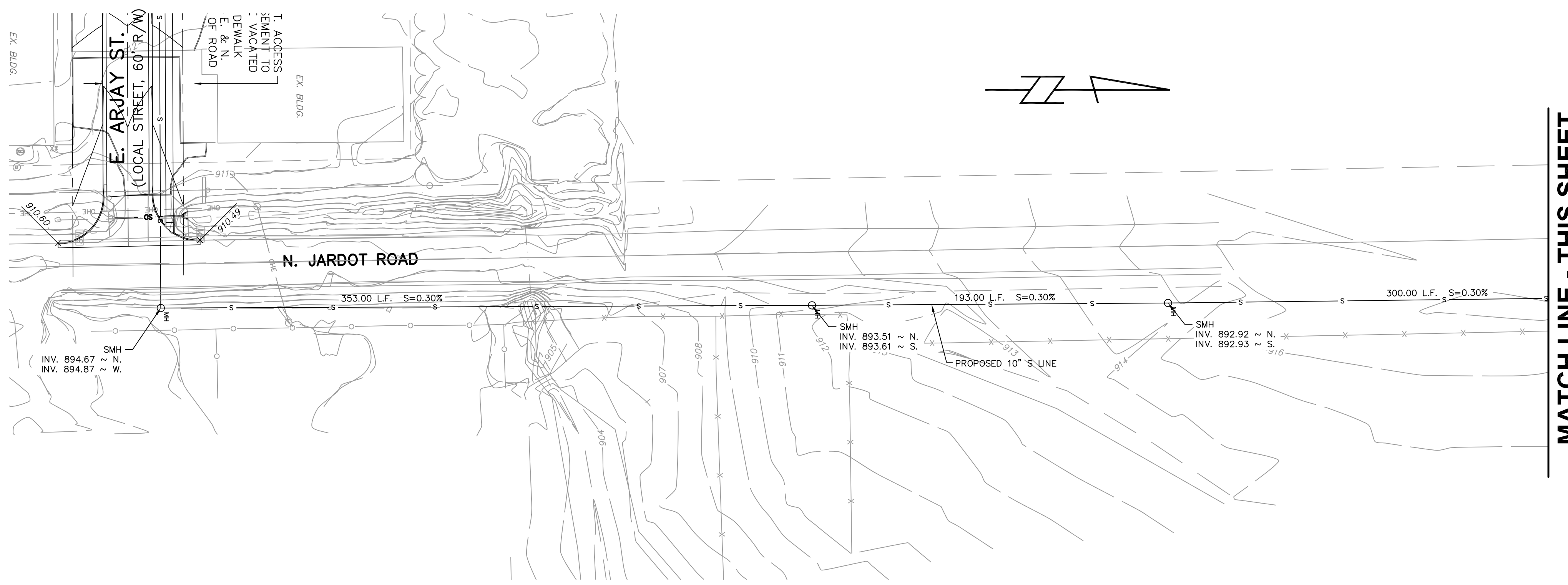
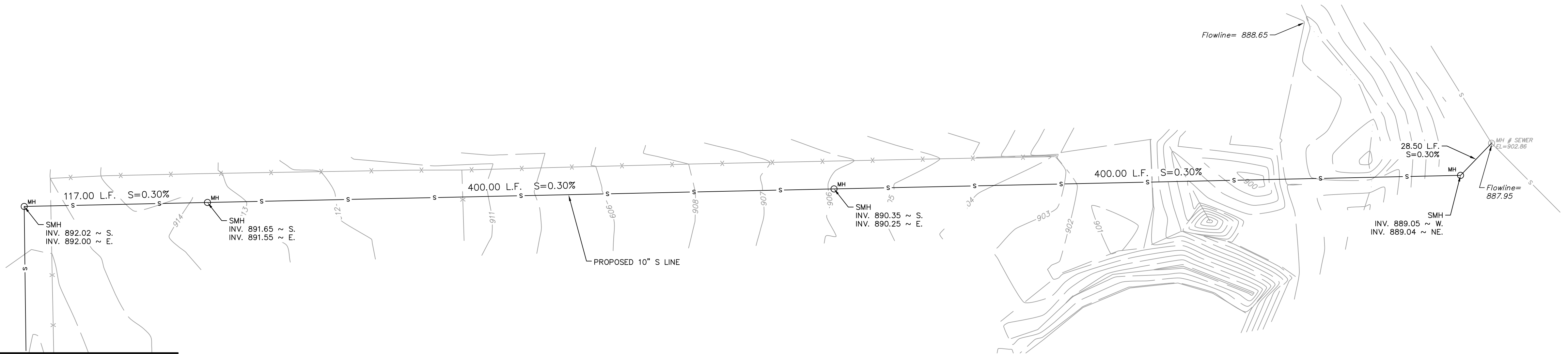
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12/21/15
SHEET NUMBER
3
OF 4

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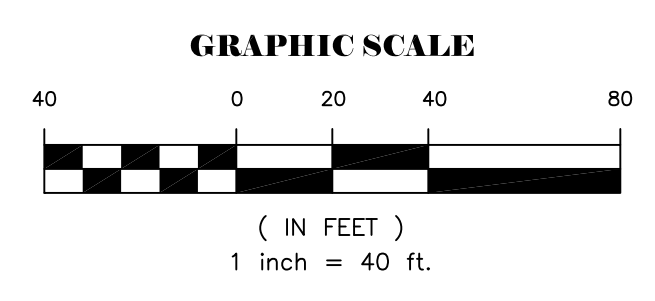


N. JARDOT RD.

MATCH LINE - THIS SHEET



MATCH LINE - THIS SHEET



OFF-SITE SANITARY SEWER

PRELIMINARY
FOR REVIEW ONLY



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OF 4