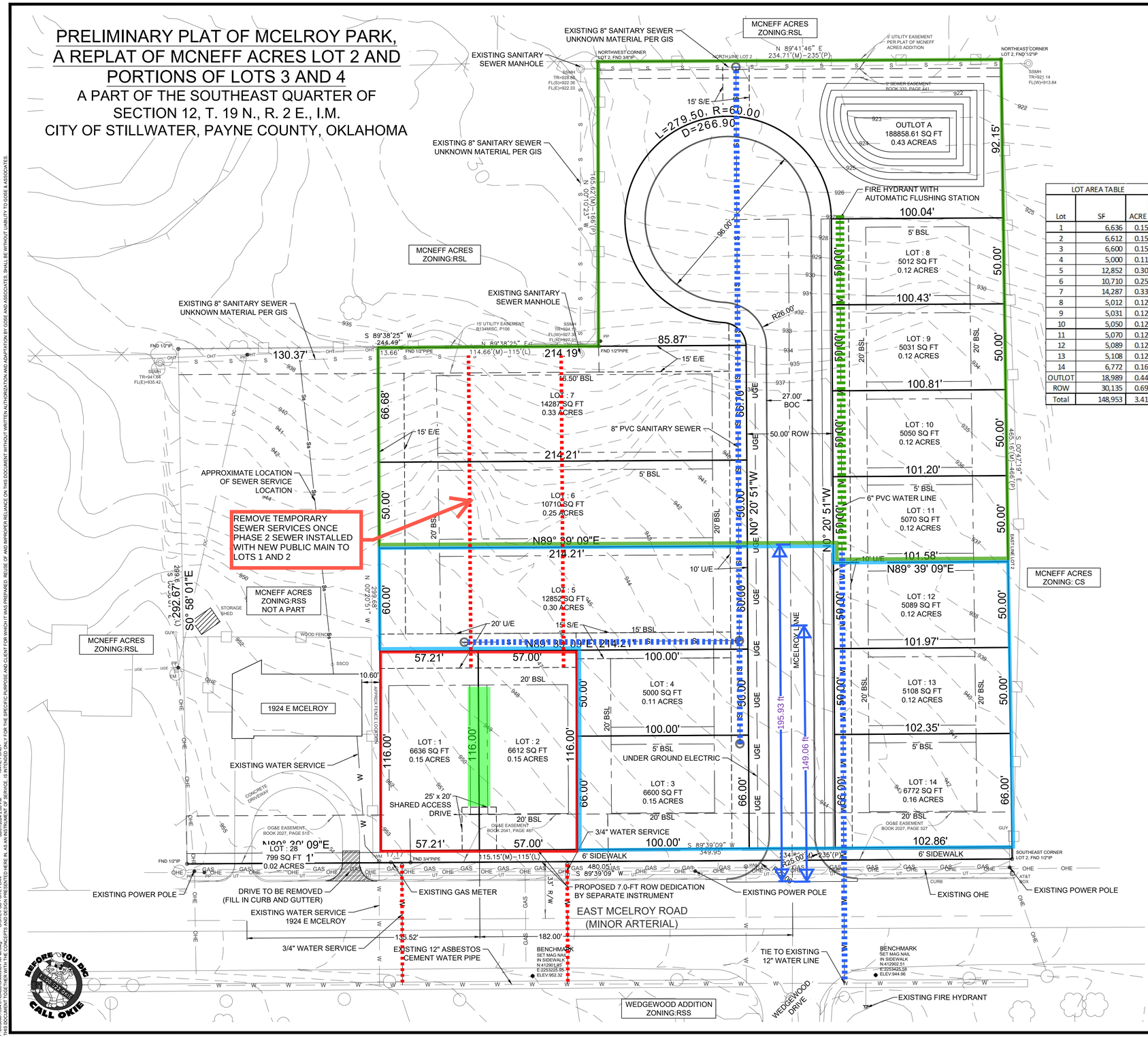
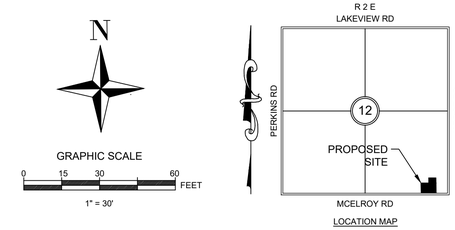
PRELIMINARY PLAT OF MCELROY PARK, A REPLAT OF MCNEFF ACRES LOT 2 AND PORTIONS OF LOTS 3 AND 4

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, T. 19 N., R. 2 E., I.M.

CITY OF STILLWATER, PAYNE COUNTY, OKLAHOMA





LOCATION MAP

LOT AREA TABLE		
Lot	SF	ACRE
1	6,636	0.15
2	6,612	0.15
3	6,600	0.15
4	5,000	0.11
5	12,852	0.30
6	10,710	0.25
7	14,287	0.33
8	5,012	0.12
9	5,031	0.12
10	5,050	0.12
11	5,070	0.12
12	5,089	0.12
13	5,108	0.12
14	6,772	0.16
OUTLOT	18,989	0.44
ROW	30,135	0.69
Total	148,953	3.41

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS LOT TWO (2) AND PART OF THE EAST ONE HUNDRED FIFTEEN (115) FEET OF THE SOUTH THREE HUNDRED (300) FEET OF LOT THREE (3) IN BLOCK ONE (1), MCNEFF ACRES, A SUBDIVISION OF THE SOUTH SIXTY (60) RODS OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWELVE (12), TOWNSHIP NINETEEN (19) NORTH, RANGE TWO (2) EAST OF THE INDIAN MERIDIAN, IN PAYNE COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT TWO (2), BLOCK ONE (1), MCNEFF ACRES; THENCE SOUTH 89°39'09" WEST ALONG THE SOUTH LINE OF LOTS 2 AND 3 FOR 349.95 FEET TO A FOUND 3/4" PIPE AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN WARRANTY DEED, BOOK 2803, PAGE 722; THENCE CONTINUING SOUTH 89°39'09" WEST ALONG THE SOUTH LINE OF LOT 3 FOR 17.17 FEET; THENCE NORTH 00°20'51" WEST FOR 299.68 FEET TO A POINT ON THE NORTH LINE OF THE PROPERTY DESCRIBED IN WARRANTY DEED, BOOK 2803, PAGE 722; THENCE NORTH 89°38'25" EAST ALONG SAID NORTH LINE FOR 13.66 FEET TO A FOUND 1/2" PIPE AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN SAID WARRANTY DEED, SAID POINT ALSO BEING A NORTHWESTERLY CORNER OF THE PROPERTY DESCRIBED IN PERSONAL REPRESENTATIVE'S DEED, BOOK 2686, PAGE 739; THENCE CONTINUING NORTH 89°38'25" EAST ALONG A NORTHERLY LINE OF SAID PROPERTY FOR 114.66 FEET TO A FOUND 1/2" PIPE, SAID POINT BEING ON THE WEST LINE OF LOT 2, BLOCK 1, MCNEFF ACRES; THENCE NORTH 00°10'23" WEST ALONG SAID WEST LINE OF LOT 2 FOR 165.62 FEET TO A FOUND 3/8" IRON PIN AT THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 89°41'46" EAST ALONG SAID NORTH LINE FOR 234.71 FEET TO A FOUND 1/2" IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00°47'19" EAST ALONG THE EAST LINE OF SAID LOT 2 FOR 465.16 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 3.413 ACRES, MORE OR LESS.

GENERAL NOTES

1. SUBJECT PROPERTY IS LOCATED IN ZONE X BASED ON FEMA FIRM MAP# 40119C0068F, DATED: 05/16/2007.
2. PROPOSED WATER LINES ARE TO BE 6 INCH AWWA C900 DR 18 AND BUILT TO COS STANDARDS.
3. PROPOSED SANITARY SEWER LINES ARE TO BE 8 INCH PVC SDR 26 AND BUILT TO COS STANDARDS.
4. PUBLIC 6 FOOT SIDEWALK ALONG MCELROY TO BE BUILT TO COS DETAIL 3708
5. PROPERTY IS CURRENTLY ZONED RSS
6. SIDEWALKS NOT REQUIRED ON MCELROY LANE PER 23-365 (B)(3)

PREPARER'S CERTIFICATE

I, STEPHEN C. GOSE, A LICENSED PROFESSIONAL ENGINEER, CERTIFY THAT I AM FAMILIAR WITH THE COMPREHENSIVE PLAN FROM THE CITY OF STILLWATER AND THIS PRELIMINARY PLAT, AND THAT I HAVE PREPARED THIS PLAT TO THE BEST OF MY ABILITY IN ACCORDANCE WITH SAID COMPREHENSIVE PLAN AND THE ORDINANCES GOVERNING THE SUBDIVISION OF LAND WITHIN THE CITY OF STILLWATER.

STEPHEN C. GOSE DATE

PLANNING COMMISSION APPROVAL

I, THE UNDERSIGNED CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF STILLWATER, COUNTY OF PAYNE, STATE OF OKLAHOMA, HEREBY CERTIFY THAT SAID COMMISSION DULY APPROVED THE ABOVE PRELIMINARY PLAT AT A MEETING OF THE COMMISSION ON THE ____ DAY OF _____2025

CHAIRPERSON DATE

Legend

ACC	ACCESS	OT	OVERHEAD TELEPHONE
A/C	AIR CONDITIONER	OU	OVERHEAD UTILITIES
AS	AUTO SPRINKLER	PF	POOL FILTER
BLDG	BUILDING	PP	POWER POLE
BL	BUILDING LIGHT	PPT	POWER POLE WITH TRANSFORMER
CB	CHORD BEARING	(P)	PLAT DISTANCE
CLM	COLUMN	RCP	REINFORCED CONCRETE PIPE
CL	CENTERLINE	R	RADIUS
CO	SEWER CLEAN-OUT	R/W	RIGHT-OF-WAY
CONC	CONCRETE	SC	SUPPORT COLUMN
CLM	COLUMN	SD	STORM DRAIN
D	DELTA ANGLE	SDMH	STORM DRAIN MANHOLE
DS	DOWNSPOUT	SGDI	SINGLE GRATE DROP INLET
EB	ELECTRIC BOX	SPHD	SPRINKLER HEAD
EM	ELECTRIC METER	SS	SANITARY SEWER
EPED	ELECTRIC PEDESTAL	SSLH	SANITARY SEWER LAMPHOLE
ESMT	EASEMENT	SSMH	SANITARY SEWER MANHOLE
(F)	FIELD MEASUREMENT	TC	TOP OF CURB
FH	FIRE HYDRANT	TG	TOP OF INLET GRATE
FL	FLOWLINE (INVERT)	TGDI	TRIPLE GRATE DROP INLET
FDC	FIRE DEPARTMENT CONNECTION	TH	TOP OF HEADWALL
FND	FOUND	TP	TOP OF PAVING
FP	FLAGPOLE	TPED	TELEPHONE PEDESTAL
G	GUTTER	TR	TOP OF MANHOLE RIM
GL	GROUND LIGHT	TSB	TRAFFIC SIGNAL BOX
GM	GAS METER	TSP	TRAFFIC SIGNAL
GP	GUARD POST	TW	TOP OF WALL
GR	GAS RISER	TYP	TYPICAL
GUY	GUY DOWN	UC	UNDERGROUND CABLE
GV	GAS VALVE	UG	UNDERGROUND GAS LINE
ICV	IRRIGATION CONTROL VALVE	UE	UNDERGROUND ELECTRIC
IP	IRON PIN	U/E	UTILITY EASEMENT
(L)	LEGAL	UT	UNDERGROUND TELEPHONE
LP	LIGHT POLE	UTMH	TELEPHONE MANHOLE
(M)	MEASURED	W	WATERLINE
MB	MAIL BOX	WM	WATER METER
ML	METAL LID	WMH	WATER MANHOLE
MW	MONITOR WELL	WV	WATER VALVE
OC	OVERHEAD CABLE	XFMR	TRANSFORMER
OE	OVERHEAD ELECTRIC		

ENGINEER
GOSE & ASSOCIATES
113 E 8TH AVE.
STILLWATER, OK 74074
PHONE: (405) 743-4907

DEVELOPER
HAWK DEVELOPMENT HOLDINGS, LLC
7224 SOUTH QUEBEC AVENUE
TULSA, OKLAHOMA 74136

NO	REVISIONS	DATE

Gose & Associates
ENGINEERING • PLANNING • LAND SERVICES
113 E. 8th Avenue Stillwater, OK 74074 PH (405) 743-4907 CA 1640
www.gose-associates.com

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.
PREPARED UNDER THE SUPERVISION OF:
STEPHEN C. GOSE
OK P.E.#: 22808
DATE: 09/08/2025

JOB NUMBER 1394.01
DATE 09/08/2025
SCALE: AS SHOWN
CREATED BY: KRP
DRAWN BY: KRP
CHECKED BY: SCG

PRELIMINARY PLAT

MCELROY PARK
2002 E MCELROY RD STILLWATER, OKLAHOMA

SHEET NUMBER
C1.0

F:\00\Gose\1394.01\CADD\Sheets\C-PrelPlat.dwg C-SITE-PLAT - SITE PLAN 08/01/2024 2:09 PM KATIE PUSEY
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