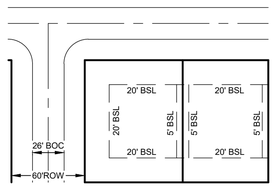
PRELIMINARY PLAT
SANDSTONE DEVELOPMENT
PART OF THE NE/4 OF SEC. 2, T. 18 N, R. 2 E., I.M.,
PAYNE COUNTY, CITY OF STILLWATER, OKLAHOMA

BEFORE YOU DIG 1-800-522-OKIE CALL OKIE

TYPICAL LOT LAYOUT



LEDGEND

ROW	RIGHT OF WAY
U/E	UTILITY EASEMENT
BSL	BUILDING SETBACK LINE
D/E	DRAINAGE EASEMENT
W/E	WATER EASEMENT
FH	FIRE HYDRANT
SE	SANITARY SEWER EASEMENT

GENERAL NOTES

1. ALL FINISHED FLOOR ELEVATIONS AND GRADING IS CONCEPTUAL IN NATURE AND NOT FINAL.
2. PAVEMENT DIMENSIONS AND RADII ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
3. RADII SHOWN ARE 3' UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION

TRACT 600004079 - 407 E 44th ST - COUNTRY COLONNADE, LLC:
02-18N-02E A-8 (6.89acm/l) Beg NW/C Lot 1; E-780' S-119' W-227' S-376' W-553' N-495' Pob

TRACT 600004082 - 4416 S PERKINS RD - COUNTRY COLONNADE, LLC:
02-18N-02E A-12 (64.07acm/l) Lot 1 & Se/4 Ne/4 Less Tr Beg Ne/C Lot 1; S-193' W-200' N-74' W-567' S-376' W To W/L Of Lot 1 N To Se/L E To Pob Less Tr Beg 193'S & 98.42'W Ne/C Ne/4; S04^E-115.95' W-170' S-55' S75^W-523.43' N- 377.69' E-567.44' S-74' E-101.85' Pob Less Hwy.

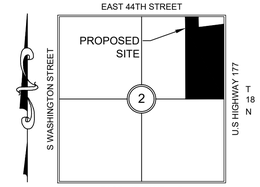
FEMA STATEMENT

FEMA #40119C0235F, EFF. 05/16/2007
ZONE X

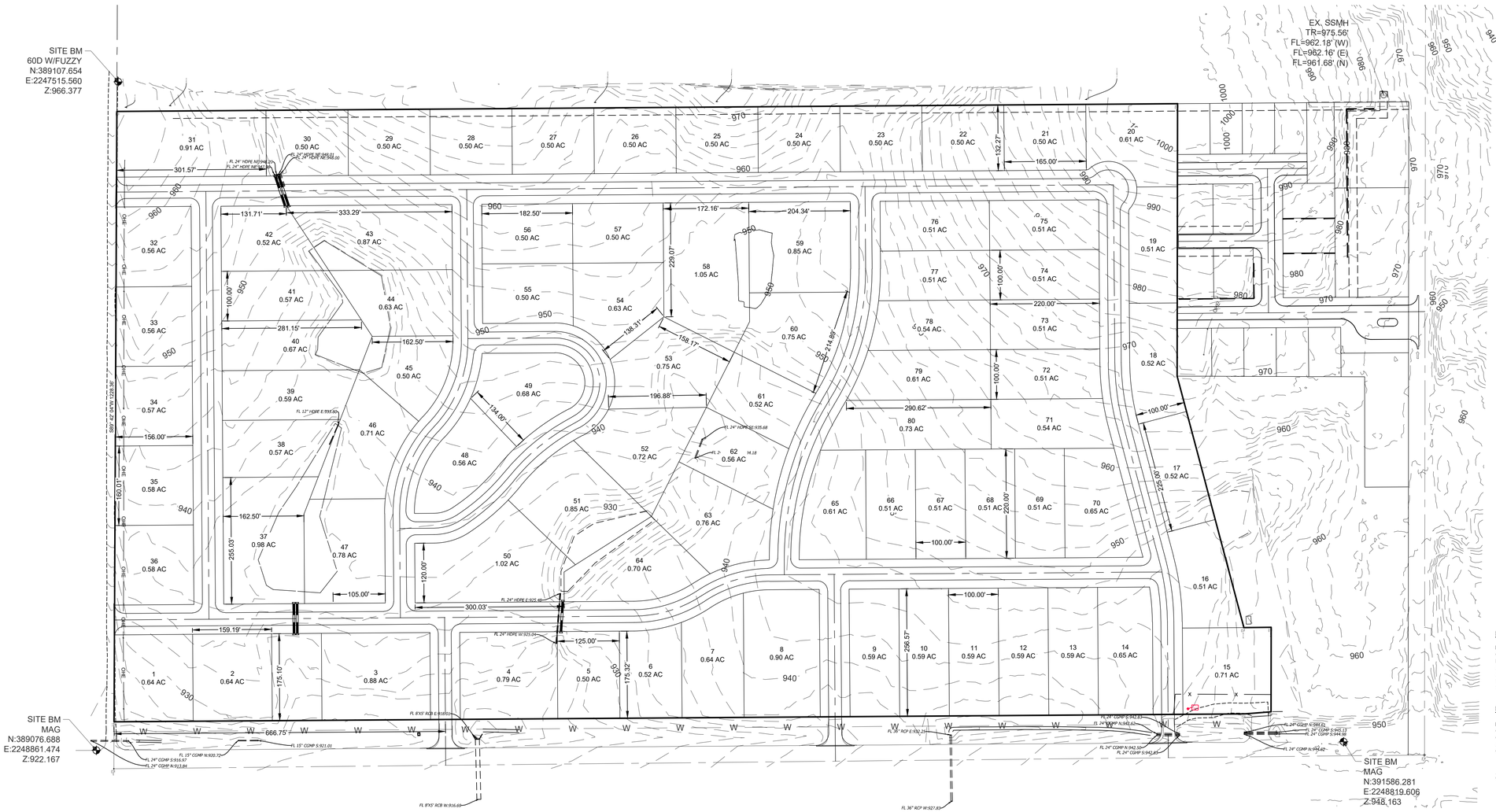
NOTE:
80 SINGLE-FAMILY LOTS. ALL LOTS ARE A MINIMUM OF HALF ACRE.

N

GRAPHIC SCALE
0 60 120 240 FEET
1" = 120'



LOCATION MAP



OWNER/DEVELOPER
COUNTRY COLONNADE LLC.
(405) 203-5247
3701 NW 192ND STREET
EDMOND, OK. 73012

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

SURVEYOR
GOLDEN LAND SURVEYING
(405) 849-6010
4134 N.W 122ND, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73120

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.

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 SEPTEMBER 2024.

CHAIRPERSON _____ DATE _____

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: 01/15/2025

JOB NUMBER	1364.01
DATE	01/15/2025
SCALE:	AS SHOWN
CREATED BY:	CCWB
DRAWN BY:	CCWB
CHECKED BY:	SCG

PRELIMINARY PLAT

SANDSTONE DEVELOPMENT
PAYNE COUNTY, OKLAHOMA

SHEET NUMBER
C1.0

F:\00Sheet\1364.01\CADD\Sheets\C-PLAT-PRELIM .d2w.dwg — 1/15/2025 2:02 PM CHANDLER BECK
THIS DOCUMENT TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HERE IN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY GOSE AND ASSOCIATES, SHALL BE WITHOUT LIABILITY TO GOSE & ASSOCIATES.