

# 51 Aspen Mini-Storage

A subdivision in the City of Broken Arrow, being a part of the NE/4 of Section 20, Township 18 North, Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma

I, the undersigned, the duly qualified and acting County Treasurer of Wagoner County, Wagoner, Oklahoma, hereby certify that according to the above description are paid.

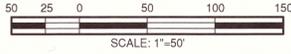
Dana Patten, County Treasurer

**ENGINEER / SURVEYOR**

Tulsa Engineering & Planning Associates, Inc.

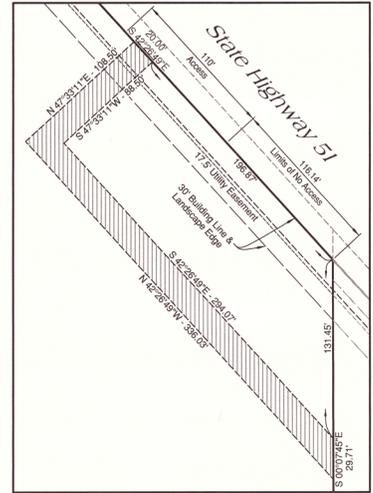
an Oklahoma corporation  
9820 East 41st Street, Suite 102  
Tulsa, Oklahoma 74146  
918.252.9621

CERTIFICATE OF AUTHORIZATION No. 531  
RENEWAL DATE: JUNE 30, 2017



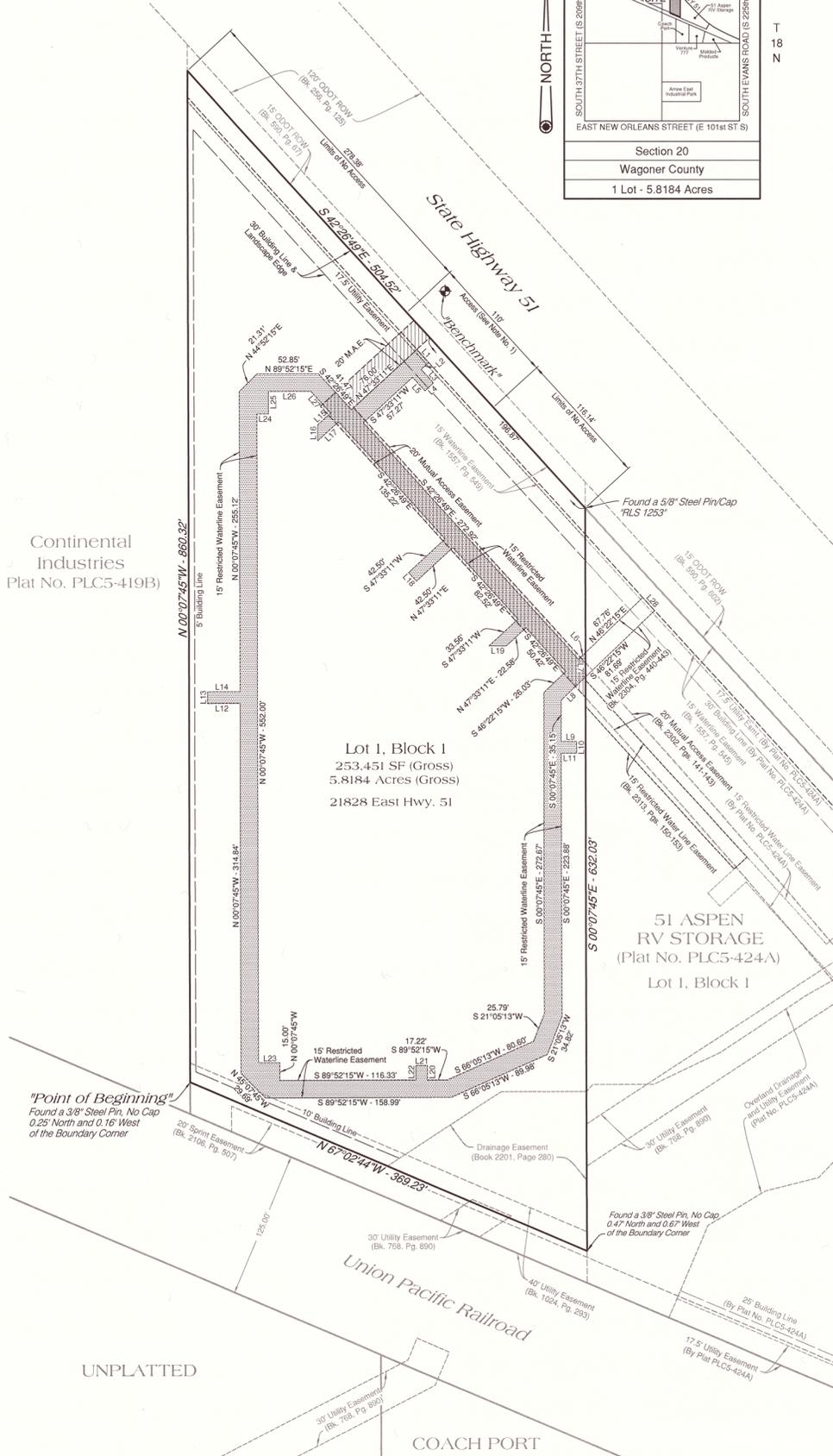
**OWNER / DEVELOPER**

Aspen Square, Inc.  
an Oklahoma corporation  
P. O. Box 1861  
Muskogee, OK 74402-1861  
918.687.0002



DETAIL 'A': 20' Mutual Access Easement  
Scale: 1" = 50'

PLC5-434A



Continental Industries  
Plat No. PLC5-419B)

Lot 1, Block 1  
253,451 SF (Gross)  
5.8184 Acres (Gross)  
21828 East Hwy. 51

51 ASPEN  
RV STORAGE  
(Plat No. PLC5-424A)  
Lot 1, Block 1

**Legend**

Bk. = Book Pg. = Page  
Esmt. = Easement ROW = Right of Way  
M.A.E. = Mutual Access Easement ODOT = Oklahoma Department of Transportation

**Monument Notes**

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

**Basis of Bearings**

The non-astrometric bearings for said tract are based on a recorded plat bearing of N 00°07'45" W along the West line of "51 Aspen RV Storage", a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to the official recorded plat thereof, Plat No. PLC5-424A, as filed in the records of the Wagoner County Clerk's office.

**Benchmark**

Top of a 3/8" Steel Pin with a yellow plastic cap stamped "TEPA CTR. PT." 217' northwesterly along the northerly line of Lot 1, Block 1, from the northeast corner of Lot 1, Block 1, then northeasterly 37' to Benchmark. Benchmark is 1.2' southwesterly from the southwesterly edge of pavement for State Highway 51.  
Elevation = 717.09 NAVD 1988

**Stormwater Detention**

Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-53116-09. Stormwater detention for this plat will be provided on and adjacent to the site.

**Lot Address**

The address shown on this plat was accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

**Backflow Preventer Valve Table**

If the actual finished floor elevation is lower than one (1) foot above the top of rim elevation of the upstream manhole, it shall be the builder's responsibility to install a backflow preventer valve near the building according to Broken Arrow Ordinance No. 2173, Section 24-100, adopted October 5, 1998.

**Note**

1). ODOT Driveway Agreement No. 1-73-16-057 Wagoner County, SH-51.

**Line Table**

| NUMBER | BEARING      | DISTANCE | NUMBER | BEARING      | DISTANCE |
|--------|--------------|----------|--------|--------------|----------|
| L1     | S 42°26'49"E | 15.00'   | L15    | S 47°33'11"W | 14.96'   |
| L2     | S 47°33'11"W | 8.73'    | L16    | S 00°07'45"E | 13.52'   |
| L3     | S 42°26'49"E | 15.72'   | L17    | N 47°33'11"E | 24.06'   |
| L4     | S 47°33'11"W | 10.00'   | L18    | S 42°26'49"E | 10.00'   |
| L5     | N 42°26'49"W | 15.72'   | L19    | N 89°52'15"E | 14.85'   |
| L6     | N 40°22'15"E | 8.25'    | L20    | N 00°07'45"W | 12.22'   |
| L7     | S 00°07'45"E | 20.88'   | L21    | S 89°52'15"W | 10.00'   |
| L8     | S 46°22'15"W | 28.61'   | L22    | S 00°07'45"E | 12.22'   |
| L9     | N 89°52'15"E | 13.16'   | L23    | S 89°52'15"W | 18.28'   |
| L10    | S 00°07'45"E | 10.00'   | L24    | N 89°52'15"E | 10.00'   |
| L11    | S 89°52'15"W | 13.16'   | L25    | N 00°07'45"W | 19.02'   |
| L12    | S 89°52'15"W | 28.03'   | L26    | N 89°52'15"E | 36.29'   |
| L13    | N 00°07'45"W | 10.00'   | L27    | S 42°26'49"E | 24.91'   |
| L14    | N 89°52'15"E | 28.03'   | L28    | S 42°26'49"E | 15.00'   |

APPROVED 10/2/2016 by the City Council of the City of Broken Arrow, Oklahoma.  
Mayor: *Chris Hamilton*  
Attest: *Chris Hamilton* City Clerk