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OWNER

LAKE VALLEY, LLC

2219 E. SKELLY DRIVE

TULSA, OKLAHOMA 74105

PHONE: (918) 749-1636

ENGINEER/SURVEYOR

TUTTLE & ASSOCIATES, INC.

9718 E. 55TH PL.

TULSA, OKLAHOMA 74146

PHONE: (918) 663-5567

CERTIFICATE OF AUTHORITY CA 465

EXPIRATION 6-30-07

FINAL PLAT

Bel Lago

AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA

A PART OF THE SE/4 OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 15 EAST,

CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

2006-15602 Book: 1619 pg: 244
10/6/2006 8:27 AM pgs: 244 - 244
Fees: $78.00 Doc: $0.00
Carolyn M. Kusler, County Clerk
Wagoner County - State of Oklahoma

PLC 1-45B

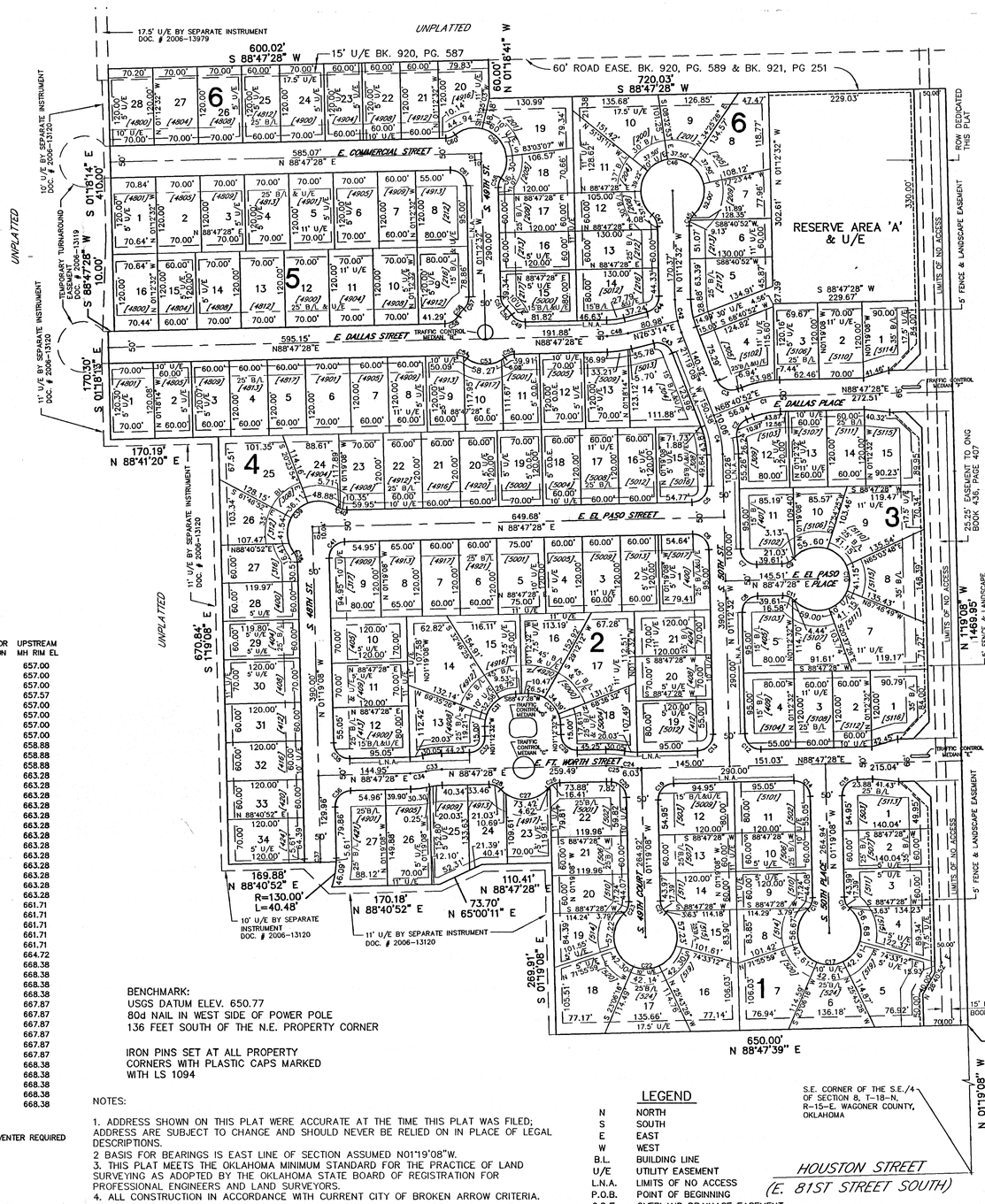
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	* 150.00'	20°06'36"	52.65'	26.60'	S 78°44'10" W	52.38'
C2	25.00'	78°28'47"	34.24'	20.42'	S 29°26'29" W	31.63'
C3	25.00'	90°00'00"	39.27'	25.00'	N 66°19'08" W	35.36'
C4	* 150.00'	20°06'36"	52.65'	26.60'	N 11°15'50" W	52.38'
C5	25.00'	90°00'00"	39.27'	25.00'	S 43°47'28" W	35.36'
C6	25.00'	90°00'00"	39.27'	25.00'	N 46°12'32" W	35.36'
C7	25.00'	90°00'00"	39.27'	25.00'	N 46°12'32" W	35.36'
C8	25.00'	90°00'00"	39.27'	25.00'	S 43°47'28" W	35.36'
C9	25.00'	48°11'23"	21.03'	11.18'	S 64°41'47" W	20.41'
C10	50.00'	276°22'46"	241.19'	44.72'	S 01°12'32" E	66.67'
C11	25.00'	48°11'23"	21.03'	11.18'	S 67°06'51" E	20.41'
C12	25.00'	90°00'00"	39.27'	25.00'	N 46°12'32" W	35.36'
C13	25.00'	90°00'00"	39.27'	25.00'	S 43°47'28" W	35.36'
C14	25.00'	89°53'24"	39.22'	24.95'	N 46°15'50" W	35.32'
C15	25.00'	90°06'36"	39.32'	25.05'	S 43°44'10" W	35.39'
C16	25.00'	48°11'23"	21.03'	11.18'	S 25°24'49" E	20.41'
C17	50.00'	276°22'46"	241.19'	44.72'	S 88°40'52" W	66.67'
C18	25.00'	48°11'23"	21.03'	11.18'	S 22°46'33" W	20.41'
C19	25.00'	90°06'36"	39.32'	25.05'	N 43°44'10" E	35.39'
C20	25.00'	85°24'24"	37.27'	23.07'	N 44°01'20" W	33.91'
C21	25.00'	48°11'23"	21.03'	11.18'	S 25°24'49" E	20.41'
C22	50.00'	276°22'46"	241.19'	44.72'	S 88°40'52" W	66.67'
C23	25.00'	48°11'23"	21.03'	11.18'	N 22°46'33" E	20.41'
C24	* 125.00'	11°28'42"	25.04'	12.56'	N 85°28'11" W	25.00'
C25	* 139.48'	101°7'00"	25.03'	12.55'	N 85°28'11" W	25.00'
C26	25.00'	48°11'23"	21.03'	11.18'	N 64°41'47" E	20.41'
C27	50.00'	96°22'46"	84.11'	55.90'	S 88°47'28" W	74.54'
C28	25.00'	48°11'23"	21.03'	11.18'	S 67°06'51" E	20.41'
C29	25.00'	90°00'00"	39.27'	25.00'	N 46°12'32" W	35.36'
C30	50.00'	90°00'00"	78.54'	50.00'	N 46°12'32" W	70.71'
C31	50.00'	90°00'00"	78.54'	50.00'	S 43°47'28" W	70.71'
C32	25.00'	90°00'00"	39.27'	25.00'	N 43°47'28" E	35.36'
C33	* 125.00'	11°28'42"	25.04'	12.56'	S 83°03'07" W	25.00'
C34	* 125.00'	11°28'42"	25.04'	12.56'	S 83°03'07" W	25.00'
C35	25.00'	89°53'24"	39.22'	24.95'	N 46°15'50" W	35.32'
C36	25.00'	90°06'36"	39.32'	25.05'	S 43°44'10" W	35.39'
C37	* 105.00'	03°03'37"	5.61'	2.80'	S 00°12'40" W	5.61'
C38	25.00'	36°52'12"	16.09'	8.33'	N 19°45'14" W	15.81'
C39	50.00'	163°48'03"	142.94'	351.34'	N 43°42'42" E	99.00'
C40	25.00'	36°49'16"	16.07'	8.32'	N 72°47'54" W	15.79'
C41	25.00'	90°06'36"	39.32'	25.05'	S 43°44'10" W	35.39'
C42	* 150.00'	20°06'36"	52.65'	26.60'	S 11°15'50" E	52.38'
C43	25.00'	82°37'38"	36.05'	21.97'	N 62°37'57" W	33.01'
C44	25.00'	77°15'46"	33.71'	19.98'	S 37°25'21" W	31.22'
C45	25.00'	48°11'22"	21.03'	11.18'	S 22°53'09" W	20.41'
C46	50.00'	276°22'46"	241.19'	44.72'	S 88°47'28" W	66.67'
C47	25.00'	48°11'23"	21.03'	11.18'	S 25°18'13" E	20.41'
C48	* 150.00'	12°44'14"	33.35'	16.74'	N 82°25'21" E	33.28'
C49	25.00'	57°46'09"	25.21'	13.79'	S 62°19'28" E	24.15'
C50	50.00'	15°41'06"	13.69'	6.89'	N 41°16'56" W	13.65'
C51	25.00'	47°54'57"	20.91'	11.11'	N 25°10'01" W	20.30'
C52	25.00'	36°52'12"	16.09'	8.33'	S 70°21'22" W	15.81'
C53	50.00'	73°44'23"	64.35'	37.50'	S 88°47'28" W	60.00'
C54	25.00'	36°52'12"	16.09'	8.33'	S 72°46'26" E	15.81'
C55	25.00'	57°46'09"	25.21'	13.79'	N 59°54'24" E	24.15'
C56	50.00'	161°3'53"	14.16'	7.13'	S 39°08'16" W	14.12'
C57	25.00'	48°27'44"	21.15'	11.25'	N 23°01'20" E	20.52'
C58	25.00'	35°51'31"	15.65'	8.09'	N 16°43'14" E	15.39'
C59	50.00'	162°43'43"	142.01'	329.22'	N 46°42'52" W	98.87'
C60	25.00'	36°52'12"	16.09'	8.33'	S 70°21'22" W	15.81'
C61	25.00'	90°00'00"	39.27'	25.00'	N 46°12'32" W	35.36'

* DENOTES CENTERLINE

LOT	BLOCK	MIN FLOOR ELEVATION	UPSTREAM MH RIM EL	LOT	BLOCK	MIN FLOOR ELEVATION	UPSTREAM MH RIM EL	LOT	BLOCK	MIN FLOOR ELEVATION	UPSTREAM MH RIM EL
*1	1	677	676.21	*1	3	674	676.58	1	6	661	657.00
2	1	678	676.21	*2	3	676	676.58	2	6	662	657.00
*3	1	679	678.85	*3	3	677	676.58	3	6	662	657.00
*4	1	679	678.85	*4	3	677	676.58	4	6	661	657.57
*5	1	679	678.85	*5	3	670	676.58	5	6	661	657.00
*6	1	679	681.60	*6	3	670	676.58	6	6	661	657.00
*7	1	679	681.60	*7	3	670	671.27	7	6	661	657.00
*8	1	679	678.59	*8	3	670	671.27	8	6	661	657.00
*9	1	679	678.59	*9	3	670	671.27	9	6	661	658.88
*10	1	678	678.59	10	3	670	666.21	10	6	661	658.88
*11	1	677	678.59	11	3	670	666.21	11	6	661	658.88
*12	1	675	678.59	*12	3	663	666.21	*12	6	661	663.28
*13	1	677	678.59	*13	3	662	666.21	*13	6	661	663.28
*14	1	678	678.59	*14	3	661	666.21	*14	6	661	663.28
*15	1	679	678.59	*15	3	661	666.21	*15	6	661	663.28
*16	1	679	678.59					16	6	667	663.28
*17	1	679	681.75	1	4	667	660.58	17	6	667	663.28
*18	1	679	679.33	2	4	667	660.58	18	6	666	663.28
*19	1	678	679.33	3	4	666	660.58	19	6	666	663.28
*20	1	678	679.33	*4	4	666	670.21	20	6	666	663.28
*21	1	677	679.33	*5	4	666	670.21	21	6	666	663.28
22	1	675	674.00	*6	4	666	670.21	22	6	665	663.28
*23	1	673	675.00	*7	4	669	670.21	23	6	665	663.28
*24	1	673	673.85	*8	4	669	670.21	24	6	665	663.28
*25	1	673	674.36	*9	4	670	673.04	25	6	665	661.71
*26	1	673	674.36	*10	4	671	673.04	26	6	665	661.71
*27	1	673	674.36	*11	4	671	674.04	27	6	664	661.71
				*12	4	671	674.04	28	6	664	661.71
*1	2	667	667.00	*13	4	671	674.04	29	6	664	661.71
*2	2	667	667.00	*14	4	671	674.04	*30	6	664	664.72
*3	2	666	667.06	*15	4	671	674.84	*31	6	664	668.38
*4	2	666	667.06	*16	4	671	674.84	*32	6	664	668.38
*5	2	666	667.06	*17	4	672	674.84	*33	6	665	668.38
*6	2	666	667.06	*18	4	672	674.84	*34	6	665	668.38
7	2	668	667.06	*19	4	673	674.84	*35	6	665	667.87
*8	2	669	669.65	*20	4	673	675.50	*36	6	665	667.87
*9	2	670	669.65					*37	6	666	667.87
10	2	671	669.65	1	5	662	660.58	38	6	669	667.87
11	2	671	669.65	2	5	663	660.58	39	6	670	667.87
12	2	672	669.65	*3	5	664	670.21	40	6	671	667.87
13	2	671	669.65	*4	5	665	670.21	41	6	671	668.38
14	2	670	669.65	*5	5	667	670.21	42	6	671	668.38
15	2	670	667.06	*6	5	668	670.21	43	6	671	668.38
16	2	670	667.06	*7	5	671	670.21	44	6	670	668.38
*17	2	670	671.28	*8	5	671	673.04	*45	6	669	668.38
*18	2	671	671.28	*9	5	671	673.04				
19	2	675	671.28	*10	5	671	673.04				
20	2	673	671.28	*11	5	671	679.95				
21	2	673	671.28	*12	5	670	672.61				
				*13	5	669	672.61				
				*14	5	668	672.61				

* DENOTES BACKFLOW PREVENTER REQUIRED

NOTE:
IF THE ACTUAL FINISH 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. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.



BENCHMARK:
USGS DATUM ELEV. 650.77
80d NAIL IN WEST SIDE OF POWER POLE
136 FEET SOUTH OF THE N.E. PROPERTY CORNER

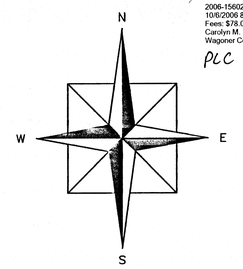
IRON PINS SET AT ALL PROPERTY CORNERS WITH PLASTIC CAPS MARKED WITH LS 1094

NOTES:

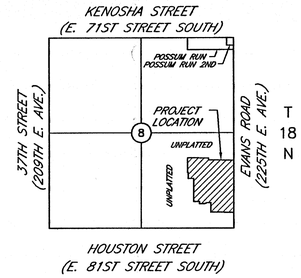
1. ADDRESS SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED; ADDRESS ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTIONS.
2. BASIS FOR BEARINGS IS EAST LINE OF SECTION ASSUMED N01°19'08"W.
3. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARD FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
4. ALL CONSTRUCTION IN ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW CRITERIA.

LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
B.L.	BUILDING LINE
U/E	UTILITY EASEMENT
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
O.D.E.	OVERLAND DRAINAGE EASEMENT
[19818]	STREET ADDRESS



SCALE IN FEET
1" = 100'



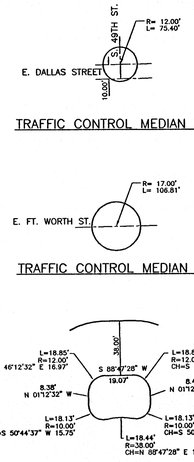
LOCATION MAP

1,692,828.64 SQUARE FEET
38.86 ACRES
141 LOTS

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, T-18-N, R-15-E, WAGONER COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

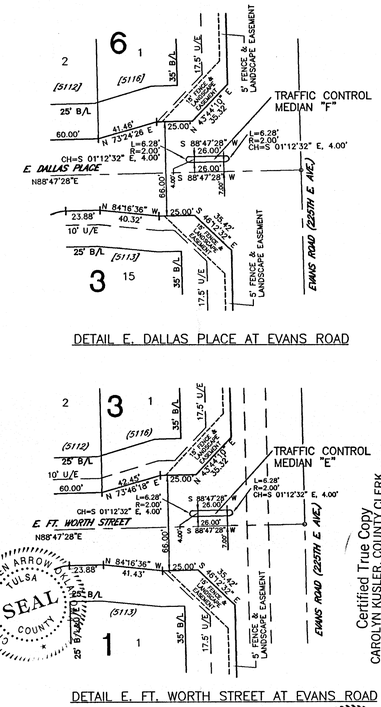
COMMENCING AT THE SE CORNER OF SAID SE/4;
THENCE N 01°19'08" W A DISTANCE OF 450.00' TO THE POINT OF BEGINNING; THENCE CONTINUING N 01°19'08" W A DISTANCE OF 1469.95 FEET; THENCE S 88°47'28" W A DISTANCE OF 720.03 FEET; THENCE N 01°18'41" W A DISTANCE OF 60.00 FEET; THENCE S 88°47'28" W A DISTANCE OF 600.02 FEET; THENCE S 01°18'14" E A DISTANCE OF 410.00 FEET; THENCE S 88°47'28" W A DISTANCE OF 10.00 FEET; THENCE S 01°18'13" E A DISTANCE OF 170.30 FEET; THENCE N 88°41'20" E A DISTANCE OF 170.19 FEET; THENCE S 01°19'08" E A DISTANCE OF 670.84 FEET; THENCE N 88°40'52"E A DISTANCE OF 169.88 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 40.48 FEET WITH A CHORD LENGTH 40.32 FEET, CHORD BEARING S10°04'24"W; THENCE N 88°40'52" E A DISTANCE OF 170.18 FEET; THENCE N 65°00'11" E A DISTANCE OF 73.70 FEET; THENCE N 88°47'28" E A DISTANCE OF 110.41 FEET; THENCE S 01°19'08" E A DISTANCE OF 269.91 FEET; THENCE N 88°47'39" E A DISTANCE OF 650.00 FEET TO THE POINT OF BEGINNING
CONTAINING 1,692,828.64 S.F., 38.86 ACRES.



TRAFFIC CONTROL MEDIAN "B"

TRAFFIC CONTROL MEDIAN "C"

TRAFFIC CONTROL MEDIAN "D"



DETAIL E. DALLAS PLACE AT EVANS ROAD

DETAIL E. FT. WORTH STREET AT EVANS ROAD

APPROVED 4-17-06 by the City Council of the City of Broken Arrow, Oklahoma.

Richard Carter 10-3-06 jd

Mayor: Richard Carter

Linda C. Fagundes 10-5-06

Attest: City Clerk: Linda Fagundes

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY SEAL

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY OKLAHOMA

CERTIFICATE OF WAGONER COUNTY CLERK

I, Carolyn Kusler, the County Clerk of Wagoner County, do here now state the subdivision called has been filed into Wagoner County Records.

Carolyn M. Kusler

Carolyn Kusler, Wagoner County Clerk

WAGONER COUNTY TREASURER

I, Gloria Marshall TREASURER FOR THE COUNTY OF WAGONER, STATE OF OKLAHOMA, DO HEREBY STATE THAT ALL BACK TAXES HAVE BEEN PAID ON THE DESCRIBED PROPERTY.

DATE: 10/5/2006

Gloria Marshall

WAGONER COUNTY TREASURER

COUNTY TREASURER 46 SEAL WAGONER COUNTY OKLA.

Certified True Copy
CAROLYN KUSLER COUNTY CLERK
Wagoner County, Okla.
By Deana Roberts DEPUTY

CASE NUMBER (PT04-125)
DEVELOPMENT NUMBER (04-181)
STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE ONSITE DETENTION FACILITY AS SHOWN IN THE "NO EXCEPTIONS TAKEN" ENGINEERING PLANS IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-60805-42.

PREPARED: 09-27-2006