PLC 5 - 423B

2015-10369 Book: 2237 pg: 85
8/31/2015 11:01 AM pgs: 85 - 85
Fees: $51.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

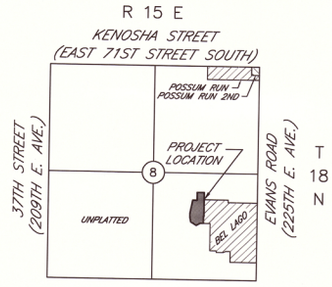
FINAL PLAT

Bel Lago Phase II

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

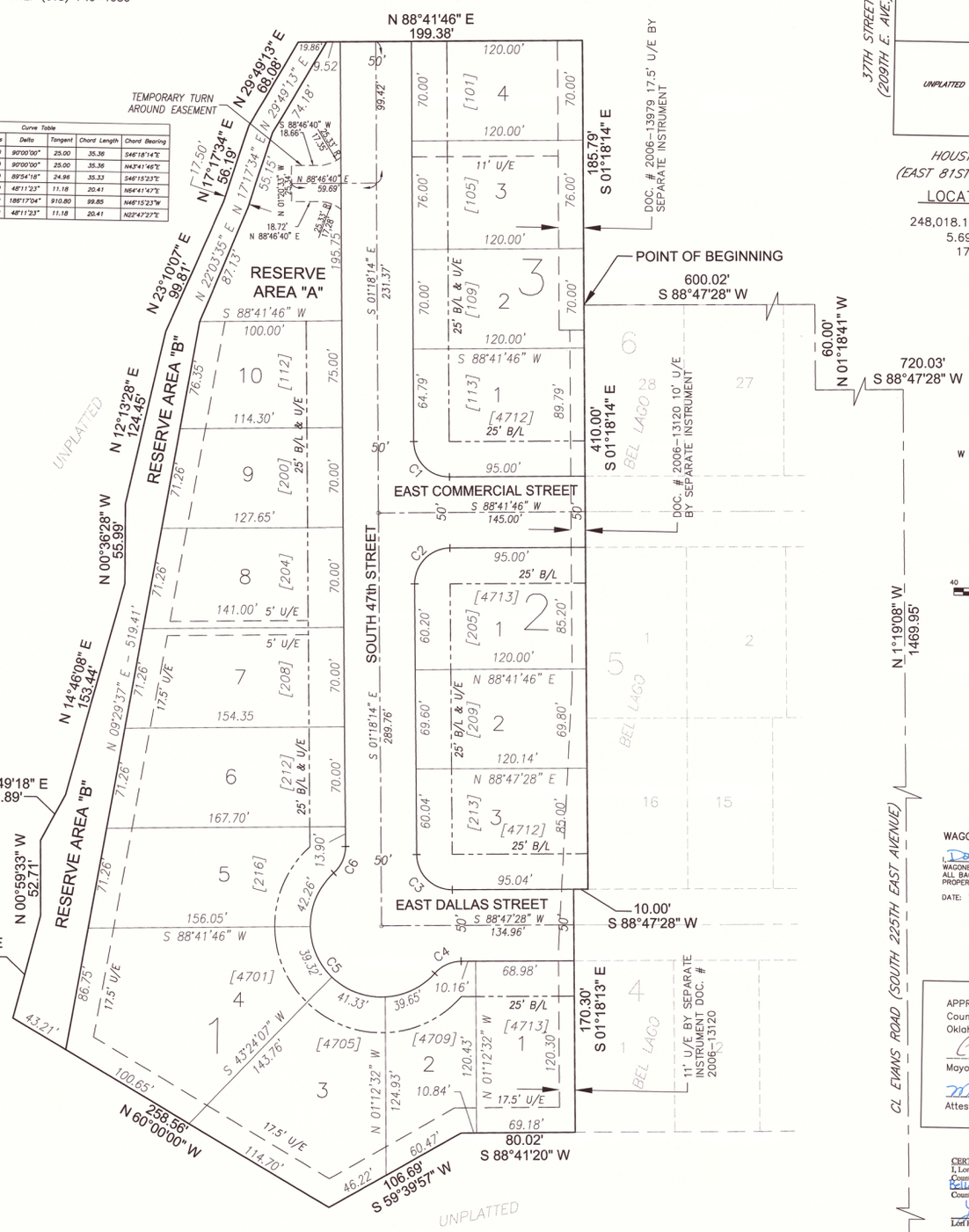
ENGINEER/SURVEYOR
TUTTLE & ASSOCIATES, INC.
9714 E. 55TH PL.
TULSA, OKLAHOMA 74146
PHONE: (918) 663-5567
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-17

OWNER
LAKE VALLEY, LLC
2219 E. SKELLY DRIVE
TULSA, OKLAHOMA 74105
PHONE: (918) 749-1636



LOCATION MAP

248,018.16 SQUARE FEET
5.69 ACRES
17 LOTS



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C1	39.27	25.00	90°00'00"	25.00	35.36	S46°18'14"E
C2	39.27	25.00	90°00'00"	25.00	35.36	N43°41'46"E
C3	39.23	25.00	89°54'18"	24.96	35.33	S46°15'23"E
C4	21.03	25.00	48°11'23"	11.18	20.41	N84°41'47"E
C5	162.56	50.00	186°17'04"	910.80	99.85	N46°15'23"W
C6	21.03	25.00	48°11'23"	11.18	20.41	N22°47'27"E

WAGONER COUNTY TREASURER

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

DATE: 8/31/15

SEAL

WAGONER COUNTY TREASURER

APPROVED January 20 2015 by the City Council of the City of Broken Arrow, Oklahoma.

Mayor: Craig Thurmond

Attest: City Clerk: Mary E. Bryce

CERTIFICATE OF WAGONER COUNTY CLERK

I, Lori Hendricks, the County Clerk of Wagoner County, here now state the subdivision called Bel Lago Ph II, has been filed into Wagoner County Records.

Lori Hendricks, Wagoner County Clerk

SEAL

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
[19619]	STREET ADDRESS

BENCHMARK:
ELEV. 650.77 NAVD 88
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

LEGAL DESCRIPTION
BEL LAGO PHASE II

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 FEET TO THE SE CORNER OF BEL LAGO, AN ADDITION TO THE CITY OF BROKEN ARROW;
THENCE CONTINUING N 01°19'08" W ALONG THE EAST LINE OF SECTION 8, A DISTANCE OF 1469.95 FEET TO THE NE CORNER OF BEL LAGO.
THENCE S 88°47'28" W ALONG THE NORTH BOUNDARY OF BEL LAGO, A DISTANCE OF 720.03 FEET;
THENCE N 01°18'41" W ALONG THE NORTH BOUNDARY OF BEL LAGO, A DISTANCE OF 60.00 FEET;
THENCE S 88°47'28" W ALONG THE NORTH BOUNDARY OF BEL LAGO, TO THE NW CORNER OF BEL LAGO A DISTANCE OF 600.02 FEET TO THE POINT OF BEGINNING;

THENCE S 01°18'14" E ALONG THE WEST BOUNDARY OF BEL LAGO A DISTANCE OF 410.00 FEET;
THENCE S 88°47'28" W ALONG THE WEST BOUNDARY OF BEL LAGO A DISTANCE OF 10.00 FEET;
THENCE S 01°18'13" E A ALONG THE WEST BOUNDARY OF BEL LAGO DISTANCE OF 170.30 FEET;
THENCE S 88°41'20" W A DISTANCE OF 80.02 FEET;
THENCE S 59°39'57" W A DISTANCE OF 106.69 FEET;
THENCE N 60°00'00" W A DISTANCE OF 258.56 FEET;
THENCE N 14°10'24" E A DISTANCE OF 74.48 FEET;
THENCE N 00°59'33" W A DISTANCE OF 52.71 FEET;
THENCE N 27°49'18" E A DISTANCE OF 36.89 FEET;
THENCE N 14°46'08" E A DISTANCE OF 153.44 FEET;
THENCE N 00°36'28" W A DISTANCE OF 55.99 FEET;
THENCE N 12°13'28" E A DISTANCE OF 124.45 FEET;
THENCE N 23°10'07" E A DISTANCE OF 99.81 FEET;
THENCE N 17°17'34" E A DISTANCE OF 56.19 FEET;
THENCE N 29°49'13" E A DISTANCE OF 68.08 FEET;
THENCE N 88°41'46" E A DISTANCE OF 199.38 FEET;
THENCE S 01°18'14" E A DISTANCE OF 185.79 FEET TO THE POINT OF BEGINNING CONTAINING 248,018.16 S.F., 5.69 ACRES.

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 LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
4. ALL CONSTRUCTION IN ACCORDANCE WITH CURRENT CITY OF BROKEN ARROW CRITERIA.

CASE NUMBER (PT14-103)
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-20515-01.