2012-1190 Book: 1996 pg: 53
2/1/2012 2:44 PM pgs: 53 - 53
Fees: $72.00 Doc: $0.00
Carolyn M. Kusler, County Clerk
Wagoner County - State of Oklahoma

PLC 5 - 414B

BLUEBIRD GARDEN CENTER

PART OF THE NE/4 NW/4 OF SEC 20 T 18 N R 15 E,
CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA

Project Data

OWNER

BLUEBIRD GARDEN CENTER LLC
13544 SOUTH 257TH EAST AVENUE
COWETA, OK 74429
918.486.0080

ENGINEER / SURVEYOR

COOK & ASSOCIATES ENGINEERING, INC.
121 EAST COLLEGE
BROKEN ARROW, OK 74012
918.258.9442 (VOICE) 918.258.9488 (FAX)
CA#4479 EXPIRES JUNE 30, 2012

MUNICIPAL AUTHORITY

CITY OF BROKEN ARROW
210 SOUTH 1st STREET
BROKEN ARROW, OK 74012

UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY
5848 E. 15th ST.
TULSA, OKLAHOMA 74112
918.831.8334
ATTN: JOHN KISKA
JKISKA@ONG.COM
OR
RICK SHOEMAKER
918.831.8350
RSHOEMAKER@ONG.COM

AEP / PSO
5223 S. GARNETT ROAD
TULSA, OK 74146
918.599.2132
ATTN: EVELYN SHELTON
EMSHELTON@AEP.COM

WINDSTREAM
2300 EAST 1st PLACE
BROKEN ARROW, OK 74012
918.451.3427 VOICE
918.451.1865 FAX
ATTN: ANGELA RAHE

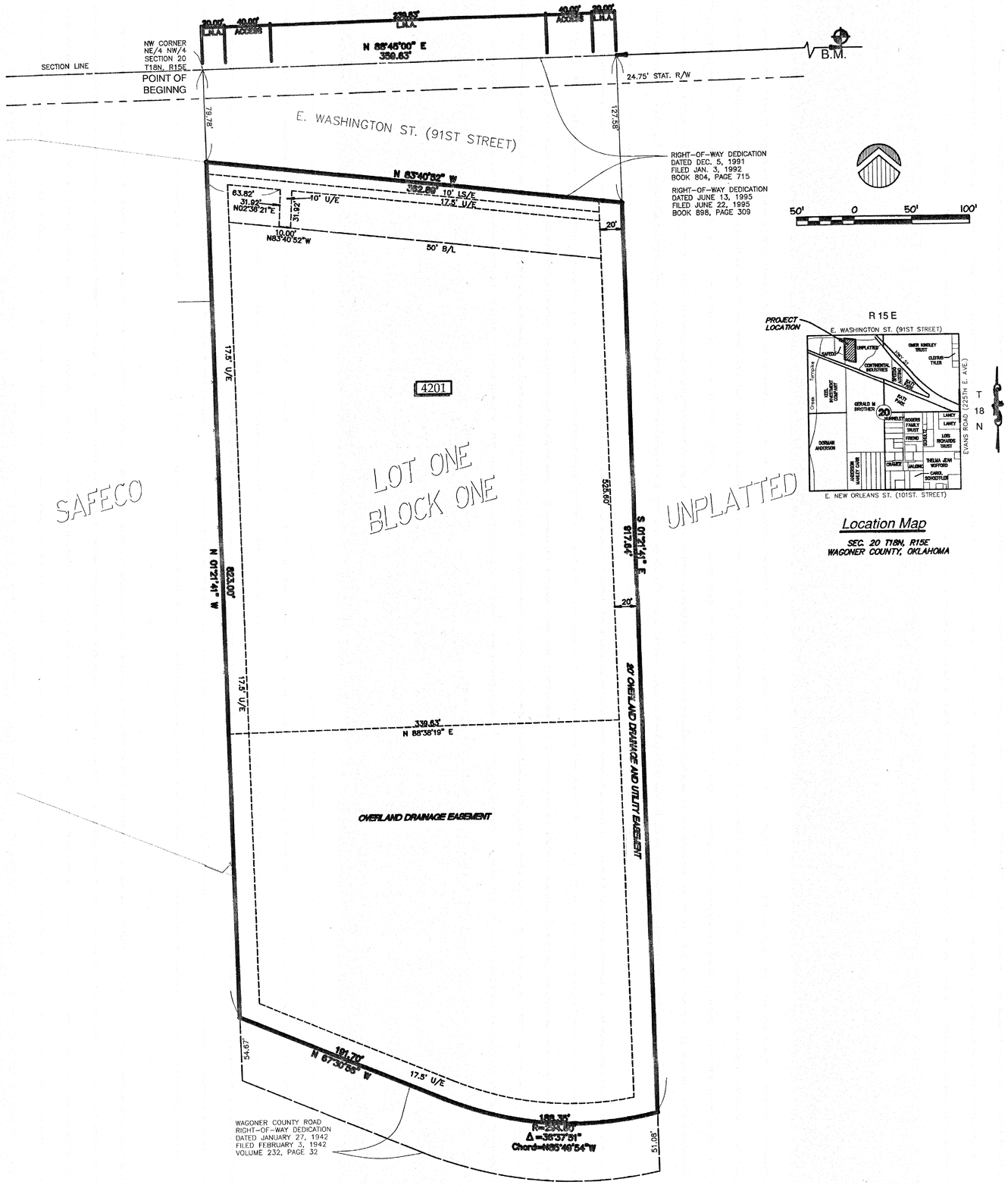
COX COMMUNICATIONS
11811 EAST 51st STREET
TULSA, OK 74145
918.286.4658 VOICE
918.236.4018 FAX
ATTN: KEVIN CATLETT

Legend

B/L .....BUILDING LINE
LNA .....LIMITS OF NO ACCESS
U/E .....UTILITY EASEMENT
LS/E.....LANDSCAPE EASEMENT
R/W.....RIGHT OF WAY
2534 ...ADDRESS

Detention Note

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE IN ACCORDANCE WITH FEE-IN-LIEU OF PROVIDED.
DETENTION DETERMINATION #DD-102010-20



Location Map
SEC. 20 T18N, R15E
WAGONER COUNTY, OKLAHOMA

Site Data

BENCHMARK

ADS 3" ALUMINUM CAP STAMPED BA #25 ON THE NORTH SIDE OF E. 91ST ST, APPROX. 0.45 MILE EAST OF S. 225TH E. AVE. (EVANS ROAD) AND APPROX. 125' EAST OF HASKELL DR. ELEVATION = 718.17' (NAVD 1988)

BASIS OF BEARINGS

BASIS OF BEARINGS OKLAHOMA HIGHWAY DEPARTMENT STATE PLANE COORDINATE SYSTEM.

LAND AREA

283,137 SF±
6.500 AC±

MONUMENTATION

A 3/8" X 18" DEFORMED BAR WITH A PLASTIC CAP STAMPED "CA4479" TO BE SET AT ALL PLAT BOUNDARY CORNERS, PRIOR TO RECORDATION UNLESS NOTED OTHERWISE.

ADDRESS

4201 E. WASHINGTON STREET
ADDRESS SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

PUBLIC UTILITY NOTES

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-102010-20

POTABLE WATER SUPPLY WILL BE SERVED BY THE WAGONER COUNTY RURAL WATER DISTRICT NO. 4

APPROVED 2-23-11 by the City Council of the City of Broken Arrow Oklahoma.
Mayor
Attest: City Clerk 3-17-11

STATE OF OKLAHOMA }SS
COUNTY OF ~~TULSA~~ WAGONER
I, ~~Earlene Wilson, Tulsa~~ County Clerk, in and for the County and State above named, do hereby certify that the forgoing is a true and correct copy of a like instrument now on file in my office.
Dated the 1st day of February, 2012
~~EARLENE WILSON, Tulsa~~ County Clerk
WAGONER
Deputy

Carolyn M Kusler
Carolyn M Kusler

COUNTY CLERK OFFICIAL SEAL WAGONER COUNTY, OKLAHOMA

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $ 380.00 per trust receipt no. 2 to be applied to 2012 taxes.
This certificate is NOT to be construed as payment of 2012 taxes in full but is given in order that this plat may be filed on record 2012 taxes could exceed the amount of the security deposit.
Dated 2-1, 2012
~~Dennis Semler~~
WAGONER ~~Tulsa County Treasurer~~
by
Deputy

COUNTY TREASURER 46 SEAL WAGONER COUNTY, OKLA.

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

BLUEBIRD GARDEN CENTER
CASE NO. PT10-106
DEV. NO. 10-123
Sheet 1 of 2
Date Prepared: 7/27/2011