2015-11291 Book: 5248 pg: 895
9/18/2015 2:36 PM pgs: 895 - 895
Fees: $50.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

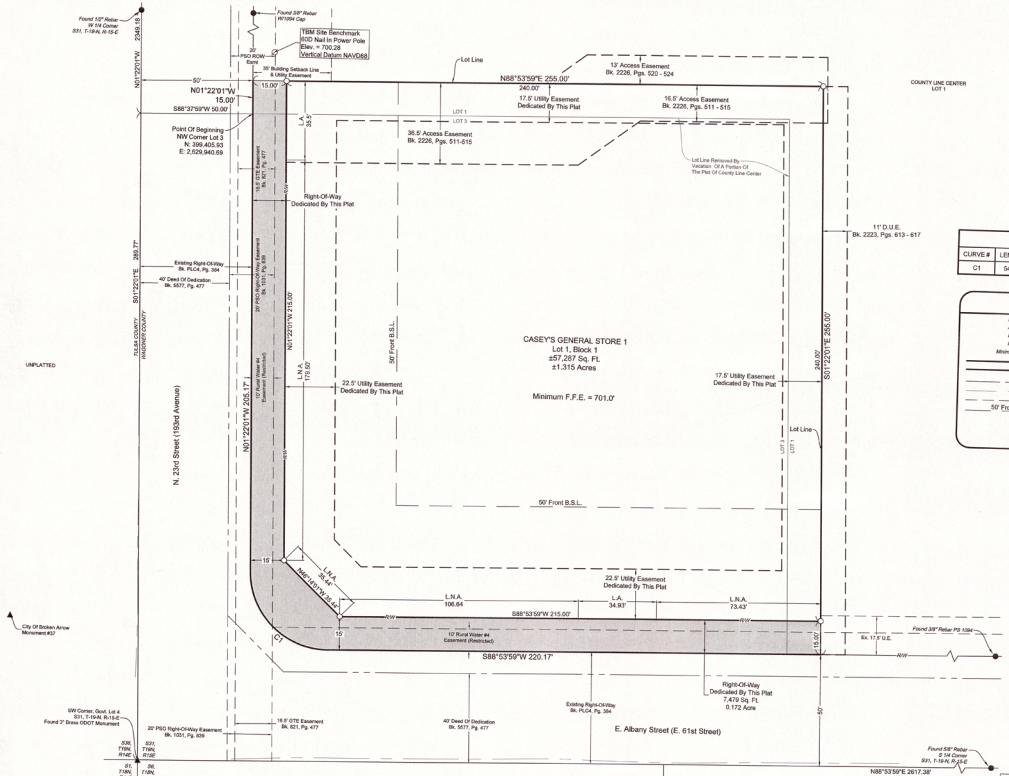
PLC5 - 424B

CASEY'S GENERAL STORE 1, LOT 1, BLOCK 1

A RE-PLAT OF PART OF COUNTY LINE CENTER BK. PLC4, PG. 384

AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

AND A PART OF GOVERNMENT LOT 4 OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN



LOCATION MAP
SCALE: 1" = 2000'

ADDRESS
2400 E. Albany St.
Broken Arrow, Oklahoma

DETENTION
Stormwater Detention Accomodations For This Site Are In Accordance With Fee-in-lieu Detention Determination #DD-01215-13.

LAND AREA
Lot 1, Block 1 Contains ±1.315 Acres (57,287 Sq. Ft.)

NOTE OF PARTIAL PLAT VACATION
The Underlying Utility Easements, Right-Of-Way Lines, And Building Setback Lines Depicted Hereon That Were Part Of County Line Center, Lot 3 & 15' Of Lot 1 Adjacent To Lot 3 Are To Be/Have Been Vacated.

ADDRESS: 2400 E. Albany Street
Addresses Shown On This Plat Were Accurate At The Time This Plat Was Filed. Addresses Are Subject To Change And Should Never Be Relied On In Place Of A Legal Description.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	54.82'	35.00'	34.84'	N46°14'01"W	49.38'

LEGEND

D.U.E.	Drainage And Utility Easement
A.E.	Access Easement
L.N.A.	Limits Of No Access
L.A.	Limits Of Access
Minimum F.F.E.	Minimum Finished Floor Elevation
	Property Line
R/W	Right-Of-Way Line Dedicated By This Plat
R/W	Right-Of-Way Line
	Road Center Line
	Easement Line
50' Front B.S.L.	Building Setback Line
○	Set 1/2" Rebar, PLS 1700
▲	Existing Monument
●	Existing Rebar, As Noted

OWNERS

American Southwest Properties, LLC
2341 W. Albany Street, Suite A
Broken Arrow, OK 74012

Memorial Drive, LLC
Ed Schermerhorn
2317 E. Skelly Drive
Tulsa, OK 74105

SURVEYOR

Morrison-Shipley Engineers, Inc.
Keith A. Sikes, PLS 1700
2407 SE Cottonwood St.
Bentonville, AR 72712
(479) 273-2209
C.O.A. #3055 Exp. Date: 06.30.2017

ENGINEER

Morrison-Shipley Engineers, Inc.
John R. Wary, P.E. 24677
2407 SE Cottonwood St.
Bentonville, AR 72712
(479) 273-2209
C.O.A. #3055 Exp. Date: 06.30.2017

REGISTERED PROFESSIONAL LAND SURVEYOR
KEITH ANTHONY SIKES
1700
OKLAHOMA
9/23/15

APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.

MAYOR — DATE 7-27-2015

ATTEST: CITY CLERK — DATE 7-27-2015

Case Number: PT15-101

CASEY'S GENERAL STORE 1
LOT 1, BLOCK 1

Broken Arrow, Wagoner County, Oklahoma

Project No. CAS-37a	Drawn By KDM / Checked By KAS
July 23, 2015	Sheet 1 of 2

MORRISON SHIPLEY
ENGINEERS • SURVEYORS

C.O.A. #3055 Exp. Date: 06.30.2017
2407 SE Cottonwood Street • Bentonville, AR 72712 • 479.273.2209 • morrisonshipley.com

Drawing Name: P:\CAS-37 Broken Arrow\dwg\CAS-37_PLAT.dwg Layout: Header Date: Jul 23, 2015 - 4:32pm Plotted on: Jul 23, 2015 - 4:32pm by: kevinm