

ROAD RIGHT-OF-WAY DEED FOR RECORD IN WAGONER COUNTY SEPTEMBER 8, 1919, INSTRUMENT NO. 20923 & 20924, 135, PAGE 298 & 299.

# COACH PORT - PUD 193

A part of the NE/4 of Section 20, T-18-N, R-15-E, of the I.B. & M,  
City of Broken Arrow, Wagoner County, State of Oklahoma.

Addition has 1 Lot in 1 Block  
and contains 7.18 acres, more or less.

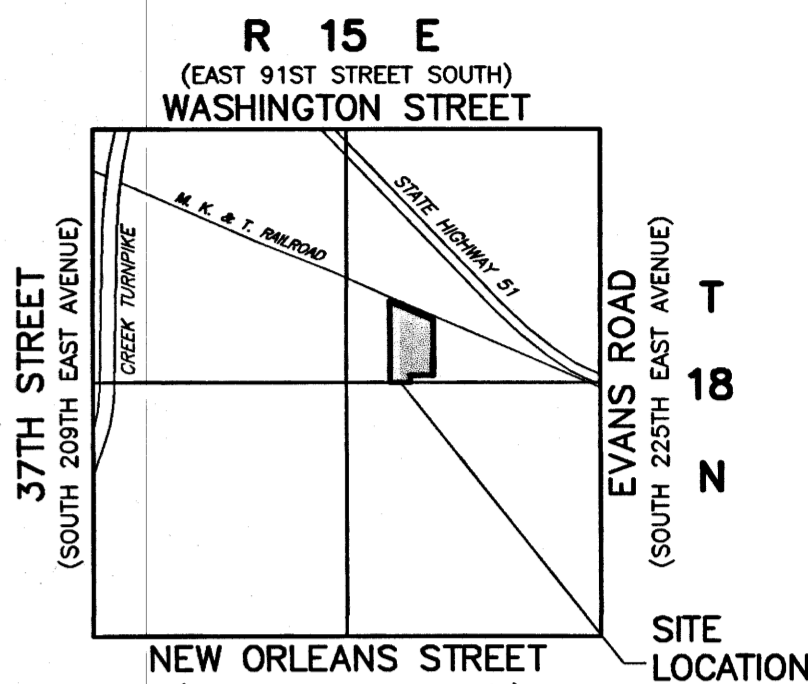
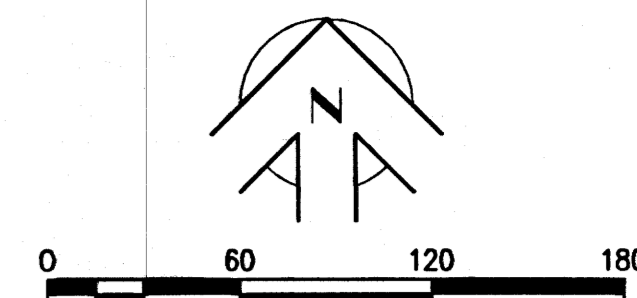
BACKFLOW PREVENTER CHART		
LOT NO.	FINISH FLOOR ELEVATION	UPSTREAM MANHOLE
1	705.50	705.90

A BACKFLOW PREVENTER VALVE IS REQUIRED FOR THIS PROJECT

APPROVED 5-5-09 by the City Council of the City of Broken Arrow, Oklahoma.

*Mike Lentz*  
Mayor

*Mary E. Bugee*  
Attest: City Clerk



NEW ORLEANS STREET  
(EAST 101ST STREET SOUTH)

SECTION 20

Location Map  
SCALE: 1"=4000'

**OWNER**

Coach Port, LLC  
8321 East 61st Street  
Suite 207  
Tulsa, OK 74133  
(918) 359-6006

**SURVEYOR**

White Surveying Company  
9936 E. 55th Place  
Tulsa, Oklahoma 74146  
(918) 663-6924  
Certificate of Authorization No. CA1098  
Expires June 30, 2011

**ENGINEER**

Khoury Engineering, Inc.  
1435 East 41st Street  
Tulsa, Oklahoma 74105  
(918) 712-8768  
Certificate of Authorization No. 3751  
Expires June 30, 2011

**BASIS OF BEARING**

THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE RECORDED PLAT OF VENTURE 777 BEING ASSUMED N 00°07'45" W.

**MONUMENTATION**

ALL CORNERS WERE MONUMENTED BY WHITE SURVEYING COMPANY AS NOTED ON PLAT. USING A NO. 3 REBAR WITH PLASTIC CAP #CA 1098 UNLESS OTHERWISE NOTED.

**LEGEND**

- B/L = BUILDING LINE
- D/E = DRAINAGE EASEMENT
- R.O.W. ESMT. = RIGHT-OF-WAY EASEMENT
- U/E = UTILITY EASEMENT
- WL/E = EXCLUSIVE WATER LINE EASEMENT

**ADDRESSES**

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

**STORMWATER DISPOSITION NOTE:**

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION #DD-121108-60.

**COACH PORT**  
Case No. PT08-122, Development No. 08-169  
March 22, 2010  
SHEET 1 OF 2

WEST LINE OF THE NE/4 OF SECTION 20

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

RIGHT OF WAY EASEMENT BOOK 548, PAGE 640

DETENTION EASEMENT BOOK 1835, PAGES 460-461.

TEMPORARY ACCESS EASEMENT BOOK 1835, PAGES 462-463.

20' UTILITY EASEMENT BOOK 938, PAGE 649

75' EASEMENT BOOK 566, PAGE 654 AND BOOK 731, PAGE 774

10' RIGHT OF WAY EASEMENT BOOK 548, PAGE 640

RAILROAD RIGHT-OF-WAY DEED FILED IN WAGONER COUNTY APPEARS TO BE IN ERROR, BOOK & PAGE ARE UNAVAILABLE.

DUE NORTH

VENTURE 777

SOUTH 219TH EAST AVENUE

**BENCHMARK**  
CHISELED "L" AT NE CORNER OF SIDEWALK AT 21900 E. 96TH STREET  
ELEVATION= 712.86  
DATUM= NGVD 1929

POINT OF COMMENCEMENT  
SOUTHWEST CORNER NE/4 SECTION 20, T-18-N, R-15-E

POINT OF BEGINNING

21801 EAST 96TH STREET  
(4700 EAST GARY STREET)

LOT 1 BLOCK 1

EAST 96TH STREET SOUTH  
(EAST GARY STREET)

30' EASEMENT BOOK 768, PAGE 890  
17.5' U/E  
30' BUILDING SETBACK  
S 67°02'44" E 484.35'  
M. K. & T. RAILROAD

10' UTILITY EASEMENT  
841.19'  
766.19'  
20' DRAINAGE EASEMENT BOOK 1835, PAGES 458-459.  
20' D/E  
30' BUILDING SETBACK  
LOT 1 BLOCK 1

RESERVE "A" (DETENTION EASEMENT)  
235.75'  
N 67°02'44" W 593.47'  
106.00'  
S 22°37'16" E  
175.69'  
S 89°52'15" W  
50.681'  
N 00°07'45" E 577.79'  
652.79'  
571.79'

10' EXCLUSIVE WATER LINE EASEMENT  
S 45°00'00" W 13.24'  
N 45°00'00" W 10.00'  
N 45°00'00" E 9.09'  
S 90°00'00" W 39.63'  
N 0°00'00" E 57.26'  
S 90°00'00" W 39.63'  
N 0°00'00" E 25.26'  
50' BUILDING SETBACK  
N 90°00'00" E 10' WL/E  
N 0°00'00" E 25.26'  
202.26'  
17.5' U/E N 89°56'10" W 447.30'  
S 0°00'00" W 15.25'  
75' RIGHT-OF-WAY DEDICATED BY THIS PLAT  
20' UTILITY EASEMENT BOOK 1736, PAGES 188-190  
75.00'

460.34'  
S 89°56'10" E  
907.81'  
SOUTH 219TH EAST AVENUE  
75.00'  
SOUTH LINE OF THE NE/4 OF SECTION 20

ROADWAY EASEMENT BOOK 563, PAGE 319 WAGONER COUNTY