2014-8099 Book: 2163 pg: 710
7/1/2014 1:25 PM pgs: 710 - 710
Fees: $71.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

PLC5 - 419B

Land Summary

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK 774,085.72 SQ. FT/17.77 ACRES AND ONE (1) RESERVE 72,371.91 SQ. FT./1.66 ACRES.

SUBDIVISION CONTAINS 846,457.63 SF / 19.43 AC

Legend

ESMT. ..... EASEMENT
ROW ..... RIGHT OF WAY
ACC ..... LIMITS OF ACCESS
LNA ..... LIMITS OF NO ACCESS
POB ..... POINT OF BEGINNING
POC ..... POINT OF COMMENCEMENT
RR ..... RAIL ROAD
1234 ..... STREET ADDRESS

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1283" AT ALL CORNERS.UNLESS OTHWERWISE NOTED.

Basis of Bearings

THE NON-ASTRONOMIC BEARINGS FOR SAID TRACT ARE BASED ON AN ASSUMED BEARING OF N 89°54'12" W, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 15 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

ADS Benchmark

ADS MONUMENT BA 25-3" ALIMINUM CAP SET CONCRETE STAMPED "BA 25" ON THE NORTH SIDE OF E. 91 ST ST, APPROX. 0.45 MILE EAST OF S.225TH AVE (EVANS ROAD) AND APPROX. 125' EAST HASKELL DR.
ELEV= 717.78 (NGVD 1929)

Notes

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 LEGAL DESCRIPTION.

ALL WATER SERVICE WILL BE SUPPLIED AND MAINTAINED BY THE WAGONER COUNTY RURAL WATER DISTRICT NO. 4. SANITARY SEWER SERVICES ARE MAINTAINED BY OWNER.

CONDITIONAL FINAL PLAT

CONTINENTAL INDUSTRIES

AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA
BEING A SUBDIVISION OF A PART OF THE N/2 OF SECTION TWENTY (20)
TOWNSHIP 18 NORTH, RANGE 15 EAST, OF INDIAN BASE AND MERIDIAN

Owner/Developer

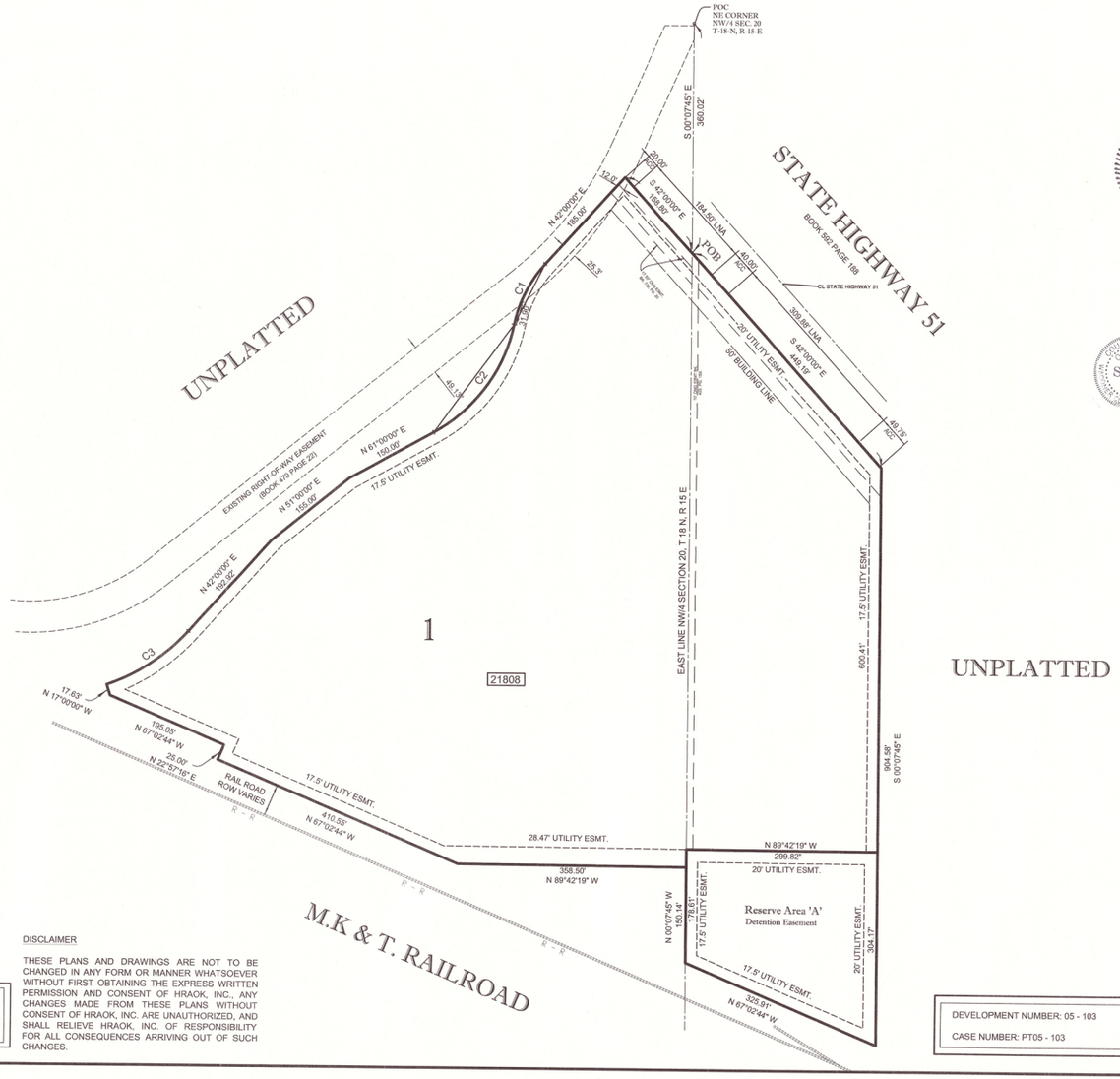
CONTINENTAL INDUSTRIES
1140 N. 129th East Ave
TULSA, OK 74116
PHONE: (918)-665-4544
FAX: (918) 622-1275
CONTACT: TODD LEHMANN

Engineer / Surveyor

HRAOK, INC.
1913 WEST TACOMA, SUITE A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 258-3737
FAX: (918) 258-2544
EMAIL: AHALL@HRAOK.COM
C.A. #3643 EXPIRES JUNE 30, 2015

Scale: 1"=100'
0 50 100 200

Location Map
SCALE: 1"=2000'



APPROVED April 1, 2014 by the City Council of the City of Broken Arrow, Oklahoma.
Mayor
Attest: City Clerk

STATE OF OKLAHOMA
COUNTY OF WAGONER } SS

I, Lori Hendricks, Wagoner 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 17 day of July, 2014
LORI HENDRICKS, Wagoner County Clerk
Deputy

Certified True Copy
LORI HENDRICKS, COUNTY CLERK
Wagoner County, Okla.
By DEPUTY

COUNTY CLERK STAMP

I, THE UNDERSIGNED, THE DULY QUALIFIED AND ACTING COUNTY TREASURER OF WAGONER COUNTY, WAGONER, OKLAHOMA, HEREBY CERTIFY THAT ACCORDING TO THE 2014 TAX ROLLS, THE TAXES ON THE ABOVE-DESCRIBED PROPERTY ARE PAID.

BY: DANA PATTEN
WAGONER COUNTY TREASURER

COUNTY TREASURER 46 SEAL WAGONER COUNTY, OKLA.

DISCLAIMER

THESE PLANS AND DRAWINGS ARE NOT TO BE CHANGED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF HRAOK, INC., ANY CHANGES MADE FROM THESE PLANS WITHOUT CONSENT OF HRAOK, INC. ARE UNAUTHORIZED, AND SHALL RELIEVE HRAOK, INC. OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30°50'00"	200.00'	107.63'	N 26°35'00" E	106.33'
C2	49°50'00"	250.00'	217.44'	N 36°05'00" E	210.65'
C3	28°30'33"	310.00'	154.25'	N 56°15'17"E	152.66'

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-110105-78.

DEVELOPMENT NUMBER: 05 - 103

CASE NUMBER: PT05 - 103

CONTINENTAL INDUSTRIES
Sheet 1 of 2
Date Prepared: JUNE 23, 2014