2016-15214 Book: 2325 pg: 233
11/28/2016 11:22 AM pgs: 233 - 233
Fees: $104.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

PLC5-431A

ASSIGNED DETENTION DETERMINATION NUMBER
DD-61915-14

COUNTYLINE CROSSINGS

THE WEST HALF OF GOVERNMENT LOT 4 IN THE S.W. QUARTER OF SECTION 19, T. 19 N., R. 15 E., I.M.
CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

AREAS

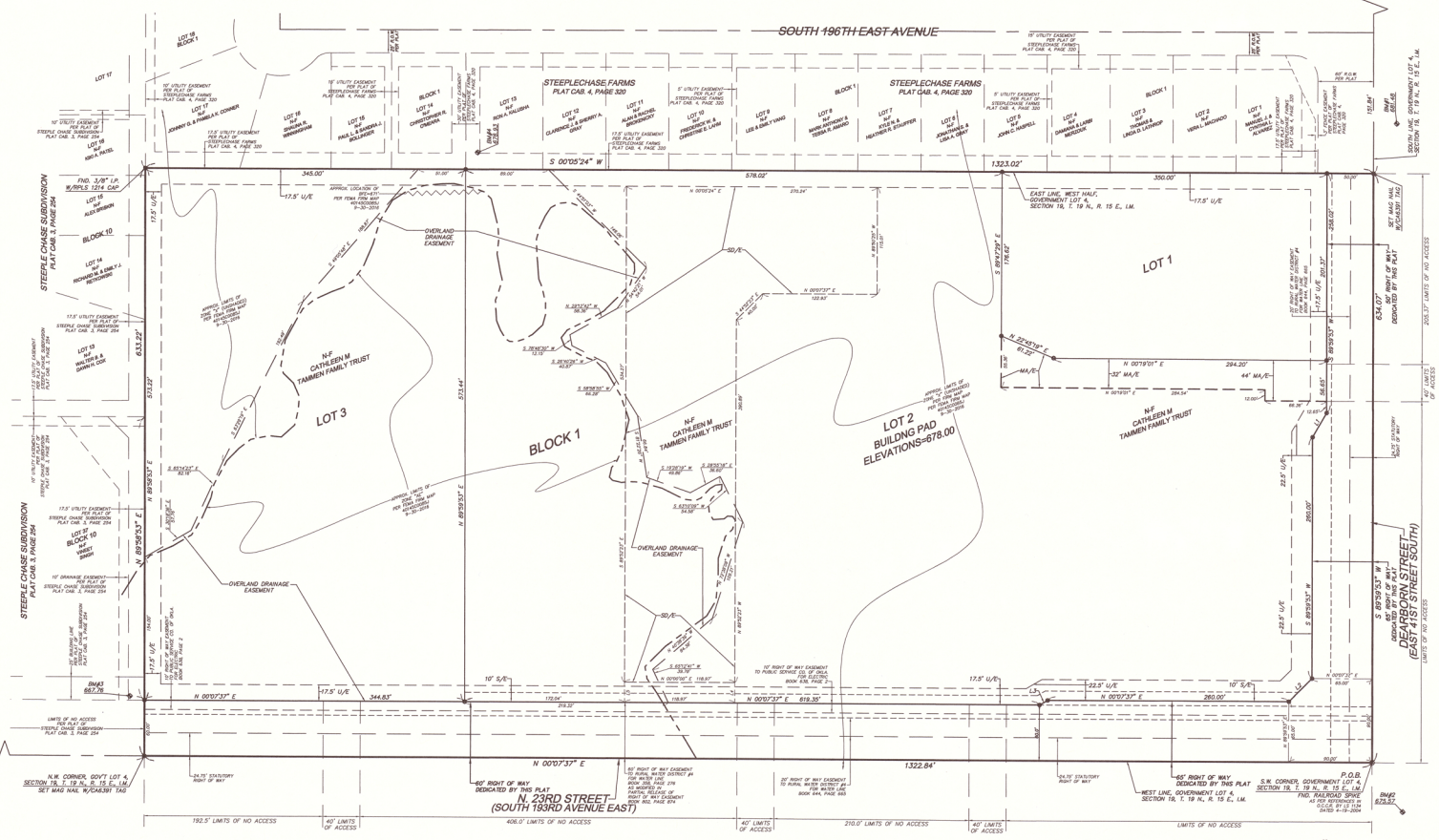
GROSS	838,264 SQ. FT.	19.2439 ACRES
LOT 1	69,651 SQ. FT.	1.5990 ACRES
LOT 2	458,494 SQ. FT.	10.4794 ACRES
LOT 3	197,751 SQ. FT.	4.5397 ACRES
ROW	114,378 SQ. FT.	2.6258 ACRES

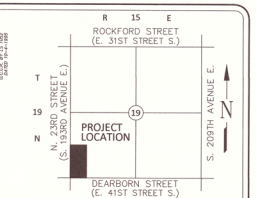
SUBDIVISION CONTAINS 3 LOTS IN 1 BLOCK

ADDRESS

LOT 1 - 2900 EAST DEARBORN STREET
LOT 2 - 2420 EAST DEARBORN STREET
LOT 3 - 5413 NORTH 23RD STREET

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





LOCATION MAP
NOT TO SCALE

VERTICAL DATUM: NAVD 88

BENCHMARK – BM 1	
ELEVATION	681.48
MONUMENT	60d NAIL
LOCATION	IN WEST FACE OF PP APPROX. 58' S.E. OF S.E. PROPERTY COR.

BENCHMARK – BM 2	
ELEVATION	675.57
MONUMENT	CUT "X"
LOCATION	N.E. CORNER OF CONC. SLAB. APPROX. 62' FROM S.W. PROPERTY COR.

BENCHMARK – BM 3	
ELEVATION	667.76
MONUMENT	CUT "X"
LOCATION	N.W. COR. CONC. SLAB APPROX. 66' N.E. OF N.E. PROPERTY COR.

BENCHMARK – BM 4	
ELEVATION	676.93
MONUMENT	CUT "X"–S. END OF HEADWALL
LOCATION	E. SIDE OF PROP, BETWEEN LOTS 13 & 14, BLK 1 OF STEEPLECHASE FARMS ADDN.

Line Table

Line #	Direction	Length
L1	N 60°00'07" W	30.00'
L2	N 44°56'15" W	35.32'
L3	N 29°52'23" W	10.00
L4	S 89°52'23" E	22.04
L5	S 89°52'23" E	21.78

(IN FEET)
1 inch = 60 ft.

LEGEND

P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
R.O.W. – RIGHT OF WAY
I.P. – IRON PIN
U/E – UTILITY EASEMENT
L.O.A. – LIMITS OF ACCESS
L.N.A. – LIMITS OF NO ACCESS
B/L – BUILDING SETBACK LINE
MA/E – MUTUAL ACCESS EASEMENT
W/E – WATER LINE EASEMENT
S/E – SIDEWALK EASEMENT
SD/E – STORMWATER DETENTION EASEMENT

MONUMENTATION NOTE

1/2" I.P. W/CA 6391 CAP OR MAG NAIL W/CA 6391 TAG SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED

BASIS OF BEARING

The bearing of South 89°59'53" West as shown on the plat of STEEPLECHASE FARMS recorded in Plat Cabinet 4, Page 320 as the south line of the Southwest Quarter of Section 19, Township 19 North, Range 15 East and as shown on the south line of the subject property was used as the basis of bearing for this survey.

NOTES:

1. Easements shown hereon by specific recording information are shown for information purposes only and are not dedicated as a part of this plat.

APPROVED Oct-20-2005 BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA
MAYOR
ATTEST: CITY CLERK
Deputy

OWNER
CATHLEEN M TAMMEN FAMILY TRUST
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BROKEN ARROW, OKLAHOMA 74014
PHONE: 918-355-4931
NAME: CATHLEEN MAE TAMMEN

DATE OF PREPARATION: OCTOBER 12, 2016

ENGINEER: SHANNON D. JOHANNING, P.E.

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• Site Development
• General Consulting
• Master Planning
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CASE NO: PT15-108

Sheet: 1 of 2