

I, the undersigned, the duly qualified and acting county  
Treasurer of Wagoner County, Wagoner, Oklahoma, hereby  
certify that according to the 2003 tax rolls the taxes  
on the above description are paid.

Mary Sue Tedder  
Mary Sue Tedder, County Treasurer  
By: Blaine Pransky, Deputy



# Crossroads Commercial Center

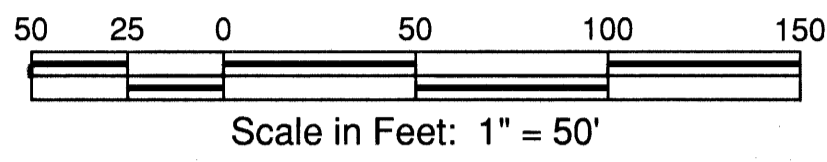
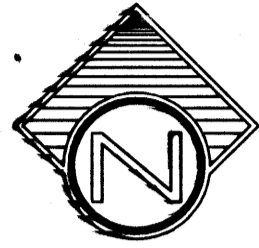
An Addition to the City of Broken Arrow, Being a Subdivision of a part of the SW/4 of the SE/4 of  
Section 7, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

OWNER / DEVELOPER

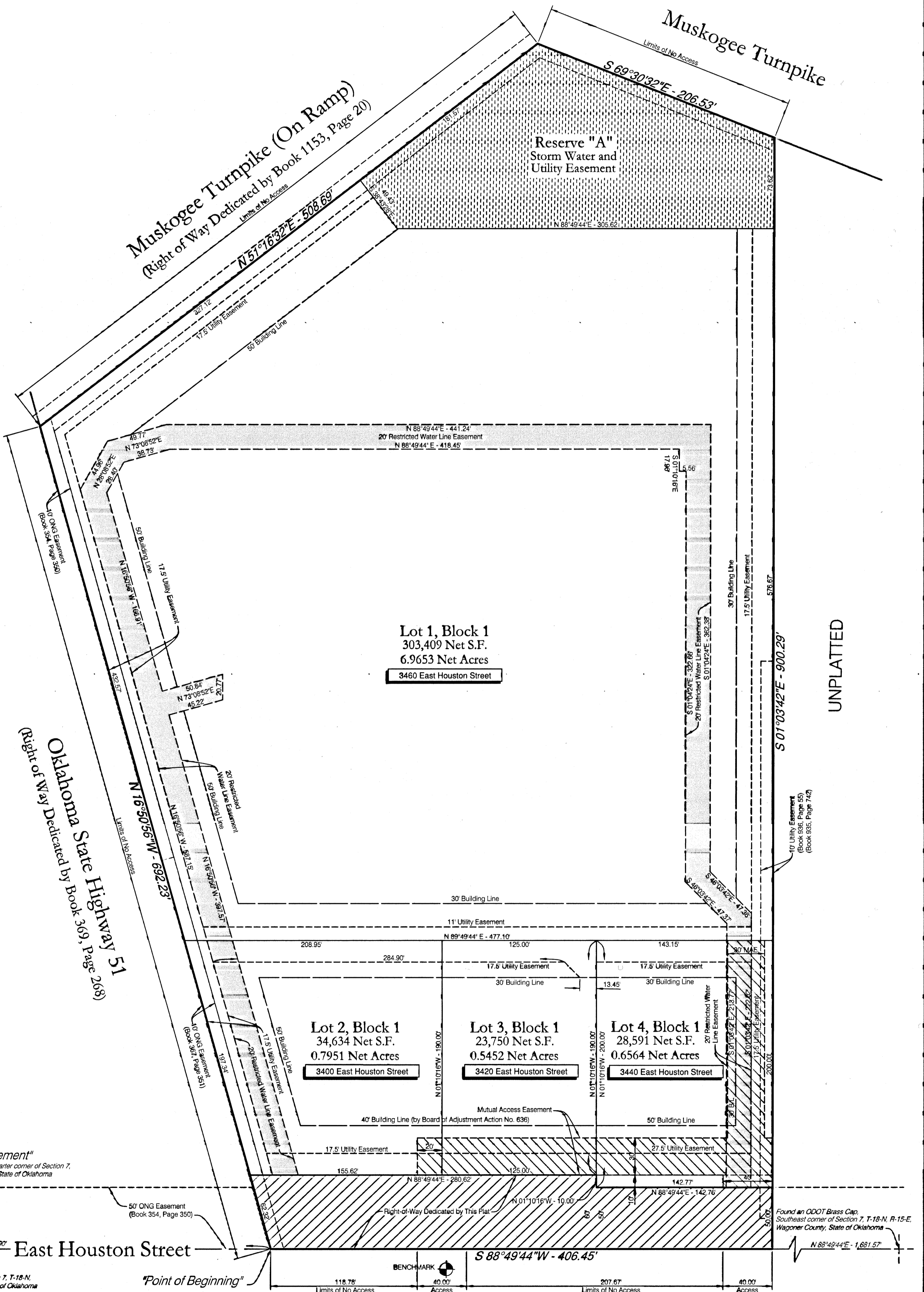
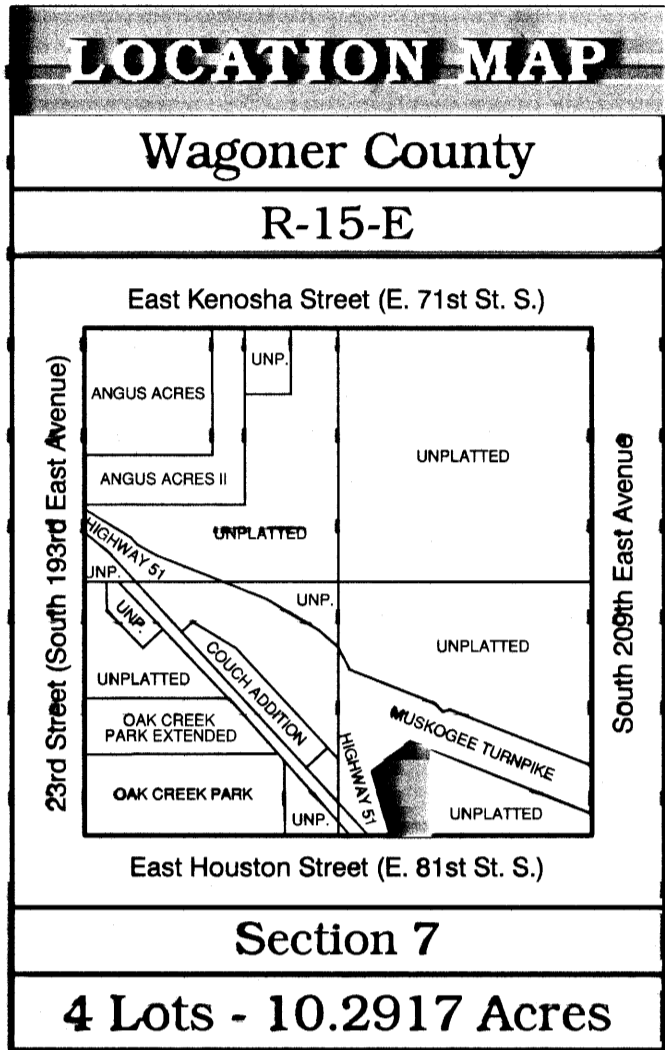
Aspen Square, Inc.  
an Oklahoma corporation  
P. O. Box 1861  
Muskogee, OK 74402-1861  
918.687.0002

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.  
an Oklahoma corporation  
8209 East 63rd Place South  
Tulsa, Oklahoma 74133  
918.252.9621



CERTIFICATE OF AUTHORIZATION NO. 631  
RENEWAL DATE: JUNE 30, 2005



**Legend**

- UE - Utility Easement
- MAE - Mutual Access Easement
- MAE - Mutual Access Easement
- BL - Building Line
- Reserve "A"
- Right of Way Dedicated by This Plat

**Monument Notes**

A 5/8" x 1/8" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all lot corners after completion of improvements, unless noted otherwise.

**Basis of Bearings**

The non-astronomic bearings for this plat are based on an assumed bearing of S 88°49'44" E along the south line of the SE/4 of Section 7, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

**Benchmark**

Chiseled "C" on the top of curb on the south side of Houston Street, midway between driveway entrances to Braum's and north of a power pole.

Elevation = 745.00 NGVD 1929

**Notes**

- Water to be supplied by the City of Broken Arrow.
- Sewage to be received by the City of Broken Arrow.

**Lot Addresses 0000**

Addresses shown on this Plat provided by the City of Broken Arrow Planning Department are accurate at the time the plat was filed, and the addresses are subject to change and should not be relied on in place of the legal description.

**Stormwater Detention**

On site detention is required for this plat in accordance with Fee-In-Lieu of Detention Determination # DD-51203-25.

**Backflow Preventer Valve Table**

BLOCK	LOTS	PROPOSED FINISH FLOOR ELEVATION	UPSTREAM MANHOLE RIM ELEVATION	DOWNSTREAM MANHOLE RIM ELEVATION
BLOCK 1	1	741.95	3	741.44
	2	743.00	3	743.15
	3	744.00	3	743.15
	4	743.50	3	743.15

If the actual finish floor elevation is lower than one (1) foot above the top of rim elevation of the upstream manhole, it shall be the builder's responsibility to install a backflow preventer valve near the building according to Broken Arrow Ordinance No. 2173, Section 24-100, Adopted October 5, 1998.

\* These lots require backflow preventer valve.

The finish floor elevations shown on the profiles and listed in the Backflow Preventer Valve Table are not suggested finish floor elevations. Rather, they are meant to indicate the MINIMUM finish floor elevation that can reliably be served by the sanitary sewer as designed. Finish floors should be set at an elevation higher than indicated in the Backflow Preventer Valve Table. If a finish floor elevation is lower than indicated in the Backflow Preventer Valve Table, the finish floor elevation must be compared to the upstream manhole top of rim elevation, and service into the sanitary sewer must be carefully reviewed by the building contractor to determine if sanitary service can be achieved.

APPROVED 9/20/03 by the City Council of the City of Broken Arrow, Oklahoma  
Richard Carter  
Mayor  
Attest: City Clerk