

364A

FINAL PLAT OF ELEMENTARY SCHOOL ADDITION A PART OF THE NORTHEAST QUARTER OF SECTION 30, T. 19 N., R. 15 E., I.M., BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Turnberry School District No. 3 of Tulsa County, Oklahoma are the owners of all the property contained and included in the Plat of ELEMENTARY SCHOOL ADDITION, an addition to the City of Broken Arrow, Wagoner County, Oklahoma, being a part of the Northeast Quarter of Section 30, Township 19 North, Range 15 East of the Indian Meridian, Wagoner County, Oklahoma and has caused the said premises to be surveyed and platted into Lots, Blocks, Streets, and Easements as shown on said plat, which said plat (consisting of one sheet) represents a careful survey of all property contained and included therein and is hereby adopted as the ELEMENTARY SCHOOL ADDITION, an addition to the City of Broken Arrow, Wagoner County, Oklahoma.

It further certifies that it does hereby dedicate all streets and avenues, parks and public facilities, and easements as shown on the annexed ELEMENTARY SCHOOL ADDITION, an addition to the City of Broken Arrow, Wagoner County, Oklahoma, to the use of the public for public highways, streets, and drainage and utility easements for their heirs, executors, administrators, successors, and assigns forever, and shall cause the same to be released from all encumbrances so that title is clear.

James D. Sidney Superintendent
Name, Title

STATE OF OKLAHOMA)
COUNTY OF Wagoner) SS

Before me, the undersigned Notary Public in and for said County and State, on this 11th day of August 2003, personally appeared James D. Sidney to me known to be the identical person who subscribed, as James D. Sidney acknowledged to me that he executed the same as his free and voluntary act and deed of himself and said Corporation or Partnership.

My commission Expires: 5/29/05 Notary Public Carol J. Jeter
Commission No.: 01008902

SURVEYOR'S CERTIFICATE

I, Shaun Christopher Axton, a Registered Professional Land Surveyor, in the State of Oklahoma, do hereby certify that I have made a careful survey of the foregoing property designated ELEMENTARY SCHOOL ADDITION, an addition to the City of Broken Arrow, Wagoner County, Oklahoma, and that the above foregoing Plat is a correct representation of said survey.

Witness my hand and seal this 11th day of August 2003.
Shaun Christopher Axton
Shaun Christopher Axton, P.L.S. 1494

STATE OF OKLAHOMA)
COUNTY OF McClain) SS

Before me, the undersigned, a Notary Public in and for said County and State on this 10th day of Aug 2003, personally appeared Shaun Christopher Axton, to me known to be the identical person who subscribed and acknowledged to me that he executed the same as his free and voluntary act and deed for uses and purposes therein set forth. Given under my hand and seal the day and year last above written.

My commission Expires: 10/20/06 Notary Public Arthursida M. Garland
Commission No.: 02016519

LEGAL DESCRIPTION:

A tract of land lying in the Northeast Quarter (N.E. 1/4) of Section 30, Township 19 North, Range 15 East of the Indian Base and Meridian, Wagoner County, Oklahoma, according to the United States Government Survey thereof, said tract of land being described as follows:

COMMENCING at the Northeast corner of said section 30;
THENCE South 00°01'32" East, along the Easterly line of said section 30, a distance of 1324.16 feet to the Northeast corner of the South Half (S. 1/2) of the Northeast Quarter (N.E. 1/4) of said section 30;

THENCE South 89°58'42" West, along the Northerly line of said South Half (S. 1/2) of the Northeast Quarter (N.E. 1/4), 50.00 feet to the POINT OF BEGINNING;

THENCE South 00°01'32" East, along the East line, a distance of 497.86 feet;

THENCE South 89°58'42" West, parallel with the Northerly line of said South Half (S. 1/2) of the Northeast Quarter (N.E. 1/4), a distance of 1262.41 feet to the Southerly extension of the Easterly line of TURNBERRY, Blocks 11 through 15, a subdivision of Wagoner County, State of Oklahoma;

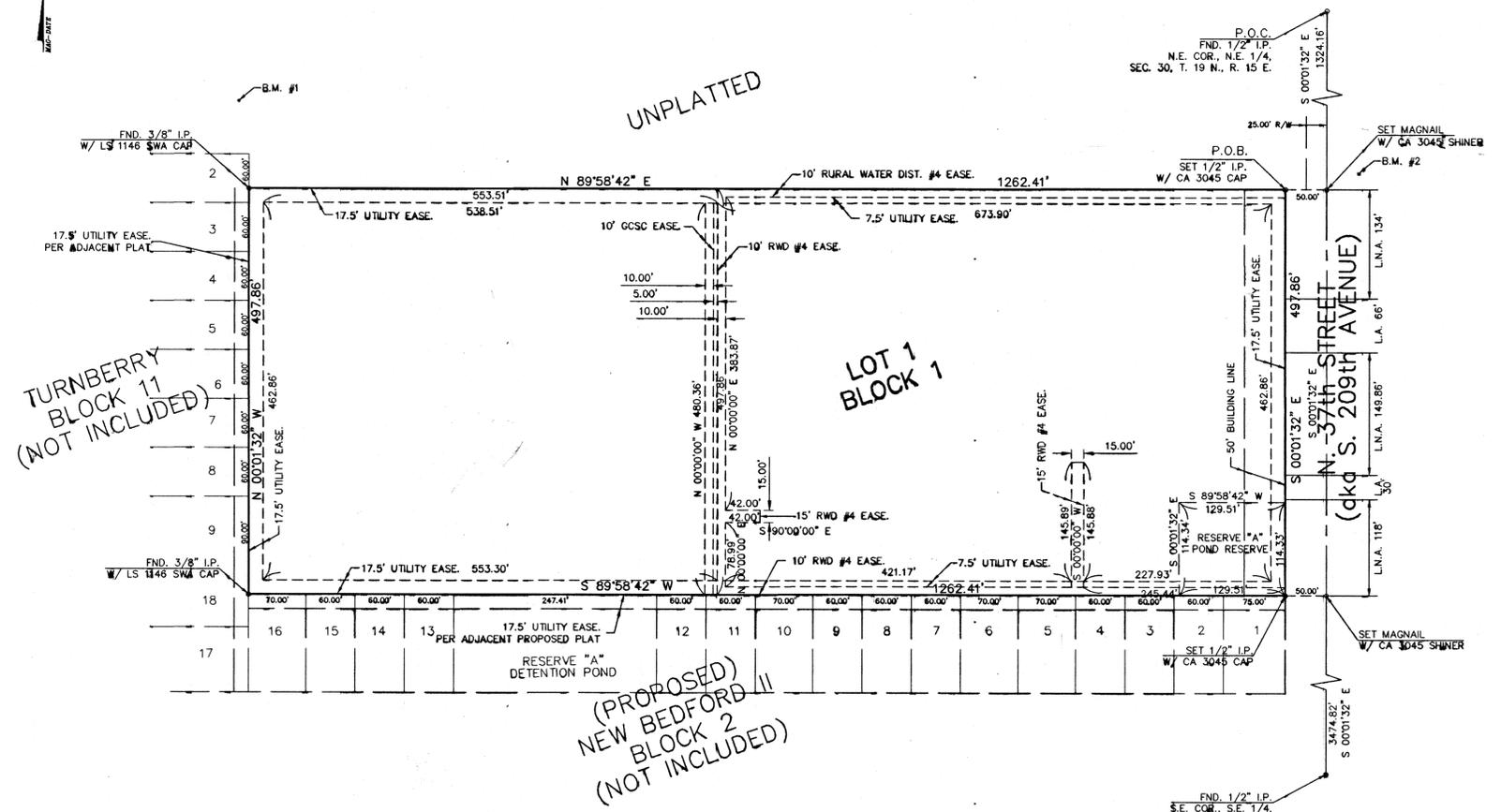
THENCE North 00°01'32" West, along said Southerly extension and said Easterly line, a distance 497.86 feet to a point on the Northerly line of the South Half (S. 1/2) of the Northeast Quarter (N.E. 1/4);

THENCE North 89°58'42" East, along said Northerly line, a distance of 1262.41 feet to the Easterly line of said section 30 and the POINT OF BEGINNING.

Said tract of land contains an area of 628,503 square feet or 14.4284 acres, more or less.

Reserve 'A'

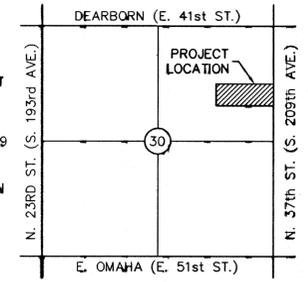
Reserve 'A' shall be limited to use for utilities, storm water drainage and detention facilities, open space, landscaping and recreation. It shall be owned and maintained by the Broken Arrow Public School District or any future owner of Lot 1 Block 1 of the ELEMENTARY SCHOOL ADDITION.



TURNBERRY
BLOCK 11
(NOT INCLUDED)

LOT 1
BLOCK 1

(PROPOSED)
NEW BEDFORD II
BLOCK 2
(NOT INCLUDED)



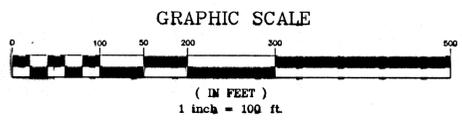
LOCATION MAP
NOT TO SCALE

Legend

- IP. = Iron Pin
- B.M. = Benchmark
- L.N.A. = Limits of No Access
- L.A. = Limits of Access
- GCSC = Green Country Sewer Company
- RWD #4 = Wagoner County Rural Water District #4
- EASE = Easement
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencing
- R/W = Right-of-Way

Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	HIGHEST MANHOLE TOP OF RIM ELEVATION
1	1	725.00	722.99



BENCHMARKS
BENCHMARK #1:
TOP OF RIM OF SANITARY SEWER MANHOLE APPROXIMATELY 107' N. OF N.W. CORNER OF SUBJECT PROPERTY. ELEV=720.17
BENCHMARK #2:
TOP OF NUT OF FIRE HYDRANT APPROXIMATELY 39' E. OF NE. CORNER OF SUBJECT PROPERTY. ELEV=728.56
BENCHMARK #3:
1" REBAR - 1" ALUMINUM CAP - STAMPED '90' - SET IN CONCRETE, SET N.E. OF 51ST STREET & 193RD EAST AVE. ELEV=685.248
DATUM: NAVD 1988 & CITY OF BROKEN ARROW

Total Number of Lots - 1
Total Acreage - 14.4284
Owner
Broken Arrow Public Schools
601 S. Main Street
Broken Arrow, OK 74014
Engineer
Legacy Engineering
One N.W. 64th Street, Suite C
Oklahoma City, OK 73116
405-840-0995
Surveyor
Mark Deal & Associates
720 W. Wilshire, Suite 104
Oklahoma City, OK 73116
405-843-3325

BONDED ABSTRACTOR'S CERTIFICATE

The undersigned, duly qualified and lawfully bonded abstractor of title in and for Wagoner County and the State of Oklahoma, certifies that the records of said County show that the title to the land shown on the Plat of ELEMENTARY SCHOOL ADDITION, an addition to the City of Broken Arrow, Wagoner County, Oklahoma, is vested in Turnberry School District No. 3 of Tulsa County, Oklahoma, and that on this 11th day of August 2003, there are no actions pending or judgments of any nature in any court or on file with the clerk of said land or owner thereof, that the taxes are paid for the year 2002 and prior years, that there are no outstanding tax sales certificates against said land and no tax deeds are issued to any person, that there are no liens, mortgages, or other encumbrances of any kind against the land included in the annexed plat, except mortgages and liens of record.

In witness whereof, said Bonded Abstractor has caused this instrument to be executed this 11th day of August 2003.
Walter D. Johnson
Abstractor
Assistant Secretary
Vice-President

STATE OF OKLAHOMA)
COUNTY OF Wagoner) SS

Before me, the undersigned, a Notary Public in and for said County and State on this 11th day of August 2003, personally appeared Walter D. Johnson to me known to be the identical person who subscribed and acknowledged to me that he executed the same as his free and voluntary act and deed for uses and purposes therein set forth, as given under my hand and seal the day and year last above written.

My commission Expires: 1-4-2005 Notary Public Thim Witten
Commission No.: 00018919

COUNTY TREASURER'S CERTIFICATE

I, Franklin J. Zepeda hereby certify that I am the duly elected, qualified and acting County Treasurer of Wagoner County, State of Oklahoma; that the tax records of said county show all taxes are paid for the year 2002 and prior years on the land shown on the annexed Plat of ELEMENTARY SCHOOL ADDITION, an addition to the City of Broken Arrow, Wagoner County, Oklahoma; that the required statutory security has been deposited in the office of the County Treasurer, guaranteeing the payment of the current year's taxes.

In witness thereof, said County Treasurer has caused this instrument to be executed, this 11th day of August 2003.
Franklin J. Zepeda
County Treasurer

CITY OF BROKEN ARROW COUNCIL APPROVAL

BE IT HEREBY RESOLVED by the Council of the City of Broken Arrow, that the Plat of ELEMENTARY SCHOOL ADDITION, an addition to the City of Broken Arrow, Wagoner County, Oklahoma is hereby approved and the dedications shown hereon are hereby approved and accepted.

ADOPTED by the Council of the City of Broken Arrow, Oklahoma this 11th day of March 2003

Melanie Baldwin City Clerk
Richard Carter Mayor
8-20-03

Notes:

- The bearing of South 00°01'32" East as shown on the East of subject property was used as the basis of bearing for this survey.
- 50 feet of right-of-way along 209th dedicated by this plat.
- Water supply provided by Wagoner County RWD No. 4, Gary King at (918)258-2331.
- Sanitary sewer supply by Wagoner County, Green Country Sewer Co., Jack Spradling at (918)496-2464.
- Stormwater detention accommodations for this site are provided by the onsite detention facility as shown in the approved engineering plans submitted June 2, 2003 in accordance with Fee-in-Lieu Of Detention Determination # DD-42403-17.
- Addresses shown on this plat are accurate as of the time the plat was filed. Addresses are subject to change and should never be relied on in place of the legal description.

4300 S. 209th E. Avenue
Broken Arrow, OK 74014

Case No. : PT03-102 Development No. : 03-108

Mark Deal & Associates, P.C.
720 West Wilshire, Suite 104
Oklahoma City, OK 73116
405.843.3325 voice - 405.843.3318 fax
shaun@rpls.net
Certificate of Authorization No. 3045
Expires June 30, 2005

