

PLAT No.

# Glen Eagles III

PART OF THE SE/4 OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 15 EAST  
AN ADDITION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

**OWNER:**  
Glen Eagle, L.L.C.  
8140 Overlook Trail  
Claremore, Oklahoma 74017  
Phone: (918) 266-5489  
Contact: Terry Dorsey

**SURVEYOR/ENGINEER:**  
Tanner Consulting, L.L.C.  
DAN E. TANNER, P.L.S. NO. 1435  
OK CA No. 2661, EXPIRES 6/30/2007  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918)745-9929

Curve Information			
CURVE NO.	LENGTH(L)	RADIUS(R)	DELTA(A)
1	39.21'	25.00'	89°51'55"
2	39.33'	25.00'	90°08'09"
3	35.11'	25.00'	80°28'08"
4	49.29'	25.00'	112°58'24"
5	39.27'	25.00'	90°00'00"
6	22.69'	25.00'	52°00'21"
7	18.79'	25.00'	43°04'10"
8	161.51'	50.00'	185°04'31"
9	241.19'	50.00'	276°22'46"
10	21.03'	25.00'	45°11'23"
11	159.16'	775.00'	11°48'01"
12	216.77'	725.00'	17°07'50"
13	40.59'	25.00'	93°01'38"
14	36.31'	25.00'	83°12'42"
15	49.57'	325.00'	8°44'23"
16	67.69'	375.00'	10°20'32"
17	37.70'	25.00'	86°24'19"
18	39.07'	25.00'	87°15'37"
19	44.28'	25.00'	101°28'19"
20	35.69'	25.00'	81°45'18"
21	40.30'	25.00'	92°21'28"
22	39.20'	25.00'	89°49'42"

**Plot Notes**

**BENCHMARK:** 5/8" REBAR WITH ALUMINUM CAP (91), ON WEST SIDE OF 193RD E. AVE., APPROX. 101.1' NORTHERLY OF CORNER FENCE POST AT NW CORNER OF INTERSECTION OF 41ST AND 193RD E. AVE.

ELEVATION = 674.13 (NGVD)

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THE SURVEY SHOWN HEREON IS NORTH 89°49'42" WEST ALONG THE SOUTHERLY LINE OF SECTION 19, T-19-N R-15-E, AS SHOWN ON THE RECORDED AMENDED PLAT OF GLEN EAGLES ADDITION.

**ADDRESSES:**  
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.

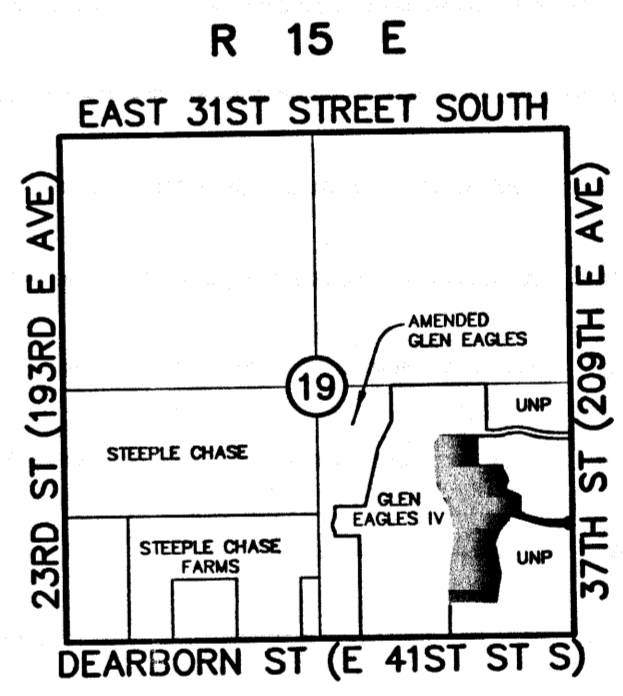
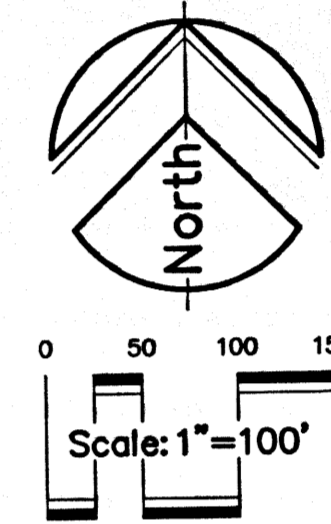
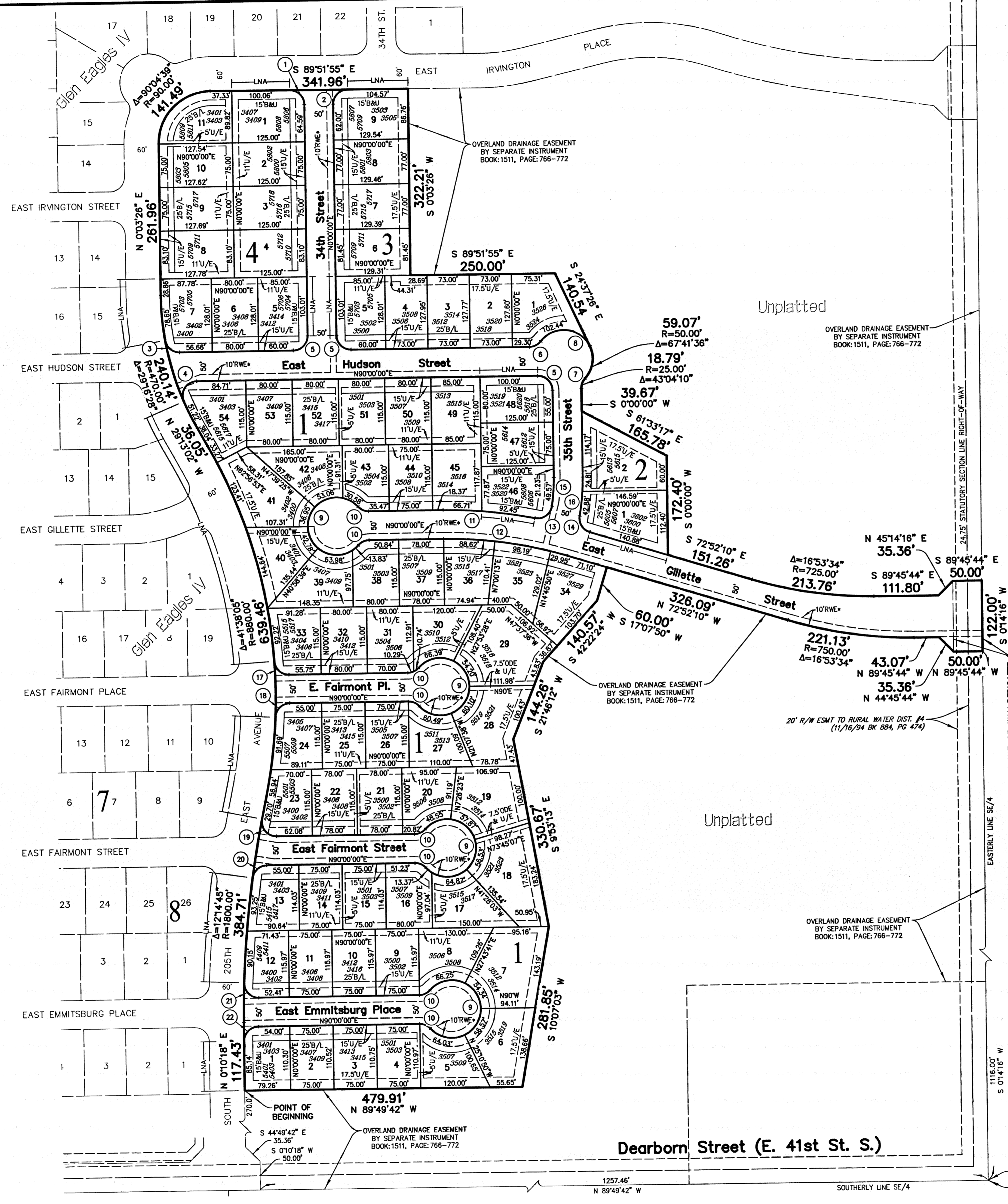
**WATERLINE EASEMENT:**  
10' RESTRICTED WATERLINE EASEMENT (RWE) BY SEPARATE INSTRUMENT BOOK: 1483, PAGE: 267

**STORMWATER DISPOSITION:**  
STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE ON-SITE DETENTION FACILITY AS SHOWN IN THE "NO EXCEPTIONS TAKEN" ENGINEERING PLANS IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #02-120804-65

**BACKFLOW PREVENTION:**  
IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE 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. 1777, SECTION 24-100, ADOPTED MAY 17, 1993

THE FOLLOWING LOTS WITHIN THE ADDITION SHALL BE REQUIRED TO HAVE AN INSTALLED SANITARY SEWER BACKFLOW PREVENTION DEVICE:

BLOCK 1: LOTS 1-3, 10-14, 23-24, 26-27, 34-41, 48, 51 AND 54  
BLOCK 2: LOT 2  
BLOCK 3: LOTS 6-9  
BLOCK 4: LOTS 1-4 AND 7-11



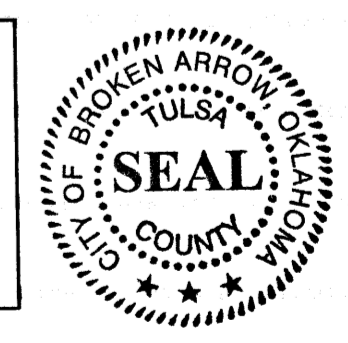
**Location Map**  
SCALE: 1"=2000'

SUBDIVISION CONTAINS SEVENTY-SIX (76) LOTS IN FOUR (4) BLOCKS

GROSS SUBDIVISION AREA: 22.561 ACRES

BMJ = BUILDING LINE & UTILITY EASEMENT  
BL = BUILDING LINE  
ESMT = EASEMENT  
ODE = OVERLAND DRAINAGE EASEMENT  
RWE = RESTRICTED WATERLINE EASEMENT  
U/E = UTILITY EASEMENT

APPROVED 9-6-05 by the City Council of the City of Broken Arrow, Oklahoma.  
Richard Carter, Mayor  
Attest: City Clerk  
9-26-05



Correct True Copy  
CAROLYN KUSLER, COUNTY CLERK  
Wagoner County, Okla.  
By: *[Signature]*  
DEPUTY

CASE NO. PT04-131  
DEVELOPMENT NO. 04-184  
Glen Eagles III  
SHEET 1 OF 3