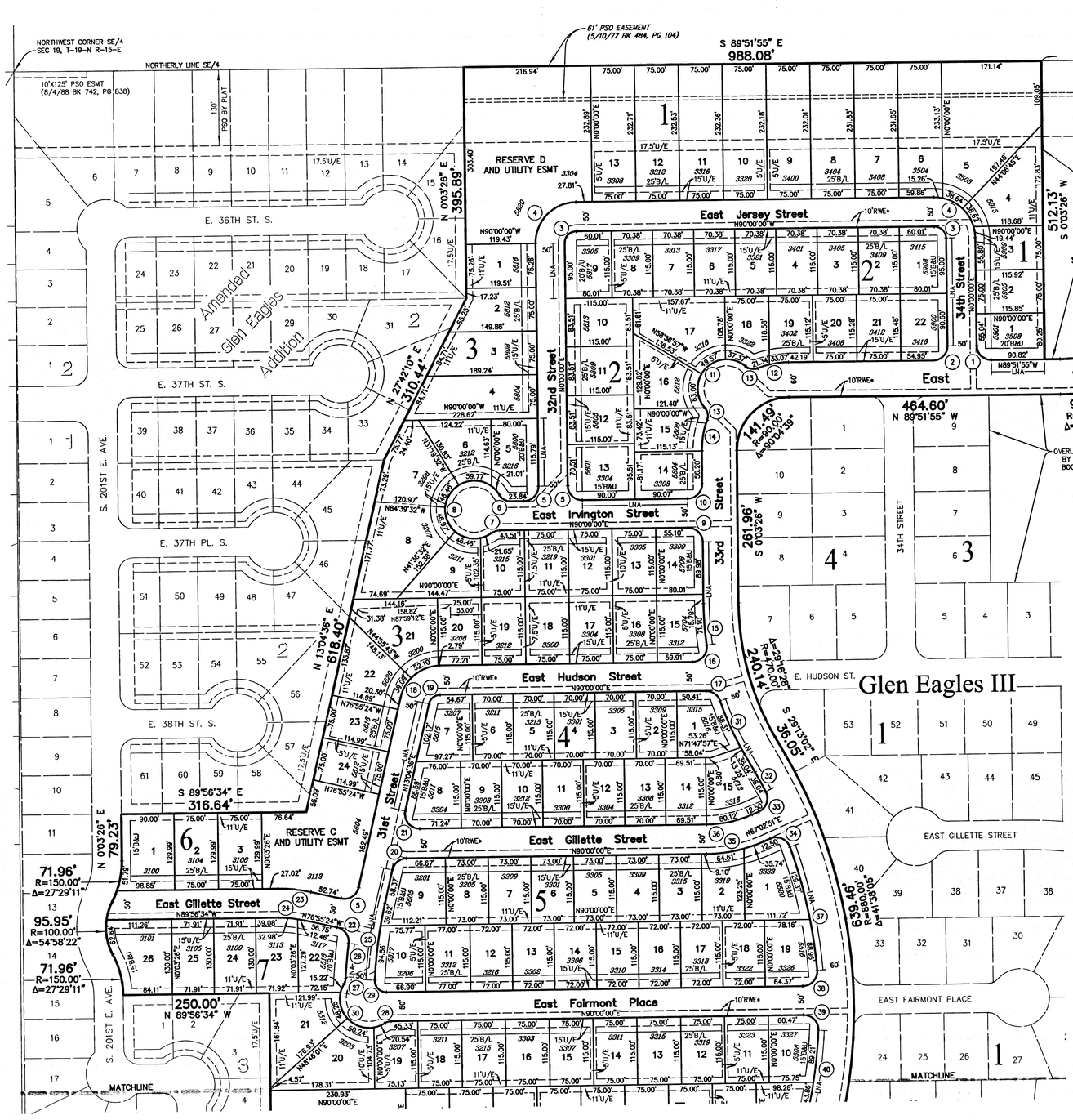
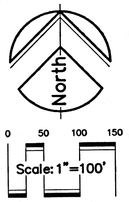
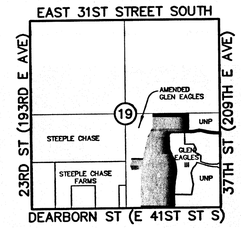
WAGONER COUNTY, OKLAHOMA
CAROLYN M KUSLER, COUNTY CLERK PLC4-386A&B
09/29/2005 #2005-15365
03:05:41PM B-1526 P-470

PLAT No.







Location Map

SCALE: 1"=2000'

SUBDIVISION CONTAINS
ONE-HUNDRED SIXTY-SEVEN(167) LOTS
IN NINE (9) BLOCKS
AND FOUR (4) RESERVES

GROSS SUBDIVISION AREA: 57.701 ACRES

ACC = ACCESS PERMITTED
B&U = BUILDING LINE & UTILITY EASEMENT
B/L = BUILDING LINE
D/E =DRAINAGE EASEMENT
ESMT = EASEMENT
LNA = LIMITS OF NO ACCESS
R/W = RIGHT-OF-WAY
SDE = STORM DRAIN EASEMENT
SEP. INSTR. = SEPARATE INSTRUMENT
U/E = UTILITY EASEMENT

Glen Eagles IV

North Half

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

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(Δ)	CURVE NO.	LENGTH(L)	RADIUS(R)	DELTA(Δ)
1	39.21'	25.00'	89°51'55"	26	61.47'	835.64'	4°12'52"
2	39.33'	25.00'	90°08'05"	27	9.84'	20.00'	28°10'38"
3	31.42'	20.00'	90°00'00"	28	11.29'	20.00'	32°20'28"
4	109.96'	70.00'	90°00'00"	29	32.56'	20.00'	93°17'28"
5	46.54'	212.00'	12°34'41"	30	134.26'	50.00'	153°50'48"
6	21.38'	20.00'	61°14'24"	31	101.57'	530.00'	10°58'49"
7	15.34'	25.00'	35°09'16"	32	38.04'	820.00'	2°39'29"
8	241.20'	50.00'	276°23'41"	33	40.84'	25.00'	93°36'27"
9	39.29'	25.00'	90°03'26"	34	40.84'	25.00'	93°36'15"
10	39.24'	25.00'	89°56'34"	35	35.74'	250.00'	8°11'31"
11	149.95'	50.00'	171°49'53"	36	80.12'	200.00'	22°57'09"
12	54.41'	150.00'	20°46'57"	37	218.33'	820.00'	15°15'19"
13	21.52'	20.00'	61°39'28"	38	41.06'	25.00'	94°05'34"
14	54.45'	150.00'	20°47'49"	39	40.63'	25.00'	93°07'09"
15	71.10'	530.00'	7°41'12"	40	133.07'	820.00'	9°17'54"
16	42.60'	25.00'	97°37'46"	41	52.69'	1860.00'	1°37'23"
17	31.31'	25.00'	71°45'47"	42	34.56'	25.00'	79°12'21"
18	93.98'	70.00'	76°55'24"	43	42.64'	25.00'	97°42'51"
19	26.85'	20.00'	76°55'24"	44	10.76'	20.00'	30°48'55"
20	33.56'	25.00'	76°55'24"	45	132.32'	50.00'	151°37'50"
21	44.98'	25.00'	103°04'36"	46	178.35'	1860.00'	5°29'38"
22	36.86'	25.00'	84°27'58"	47	38.30'	25.00'	87°46'47"
23	56.81'	250.00'	13°01'10"	48	39.34'	25.00'	90°10'18"
24	32.98'	200.00'	9°26'55"	49	63.22'	288.00'	12°34'41"
25	134.18'	785.64'	9°47'08"				

Plat 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: 274-281

STORMWATER DISPOSITION:
STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-113004-60.

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

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

APPROVED 9-6-05 by the City Council of the City of Broken Arrow, Oklahoma.
Richard Carter Jr.
Mayor
Attest: City Clerk 9-28-05

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY SEAL

9-27-05

Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Okla.
By Kipan Roberts
DEPUTY

CASE NO. 04-128
DEVELOPMENT NO. 04-185
Glen Eagles IV
SHEET 1 OF 4

DATE OF PREPARATION: SEPTEMBER 12, 2005