



**Location Map**  
 SCALE: 1"=200'

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  
 BAU = BUILDING LINE & UTILITY EASEMENT  
 B/L = BUILDING LINE  
 D/E = DRAINAGE EASEMENT  
 E = 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.

**SURVEYOR/ENGINEER:**  
 Tanner Consulting, L.L.C.  
 DAN E. TANNER, P.L.S. NO. 1435  
 OK CA NO. 2661, EXPIRES 6/30/2007

8140 Overlook Trail  
 Claremore, Oklahoma 74017  
 Phone: (918)266-5489

5323 South Lewis Avenue  
 Tulsa, Oklahoma 74105  
 Phone: (918)745-9929

**Curve Information**

CURVE NO.	LENGTH(L)	RADIUS(R)	DELTA(A)	CURVE NO.	LENGTH(L)	RADIUS(R)	DELTA(A)
1	39.21'	25.00'	89°51'55"	26	61.47'	835.64'	412°52'
2	39.33'	25.00'	90°08'05"	27	9.84'	20.00'	281°36"
3	31.42'	20.00'	90°00'00"	28	11.29'	20.00'	322°28"
4	109.98'	70.00'	90°00'00"	29	32.56'	20.00'	93°17'28"
5	46.54'	212.00'	123°41'00"	30	134.26'	50.00'	153°50'48"
6	21.39'	20.00'	61°14'24"	31	101.57'	530.00'	103°58'49"
7	15.34'	25.00'	33°00'16"	32	38.04'	820.00'	239°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'	81°13'11"
11	149.55'	50.00'	171°49'53"	36	80.12'	200.00'	225°07'09"
12	54.41'	150.00'	204°55'7"	37	218.33'	820.00'	151°51'9"
13	21.52'	20.00'	61°39'28"	38	41.06'	1860.00'	137°23'
14	54.45'	150.00'	204°47'48"	39	40.63'	25.00'	93°07'09"
15	71.10'	530.00'	74°11'2"	40	133.07'	820.00'	91°17'54"
16	42.60'	25.00'	97°37'46"	41	52.69'	1860.00'	137°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	33.58'	25.00'	76°55'24"	45	132.32'	50.00'	151°37'50"
21	44.98'	25.00'	103°04'36"	46	178.39'	1860.00'	52°38'
22	36.86'	25.00'	84°27'58"	47	38.30'	25.00'	87°46'47"
23	56.81'	250.00'	130°11'07"	48	39.34'	25.00'	90°10'18"
24	32.98'	200.00'	92°55'55"	49	63.22'	288.00'	123°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 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 #02-113004-60.

**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 9-26-05 by the City Council of the City of Broken Arrow, Oklahoma.  
 Richard Carter, Jr.  
 Mayor  
 Attest: City Clerk  
 9-27-05



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

DATE OF PREPARATION: SEPTEMBER 12, 2005

Case No. 04-128  
 DEPARTMENT NO. 04-185  
**Glen Eagles IV**  
 SHEET 1 OF 4