Doc # 2019-15929 B: 2548 P: 0048
12/20/2019 02:11:38 PM Pg: 1 of Pgs: 2
Fee: $ 52.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

PLC 5 - 457A

PUD 30-C

Johanna Woods II

A subdivision in the City of Broken Arrow, being a part of the NE/4 of
Section 31, T-19-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma

I, Dana Patten, County Treasurer of Wagoner County, Oklahoma do hereby certify that I have examined the records pertaining to Ad Valorem Taxes on the tract described in the accompanying plat and find that all the Ad Valorem Taxes have been paid to and including 2019.

Dated this 20th day of December, 2019

Dana L. Patten
County Treasurer

ENGINEER / SURVEYOR

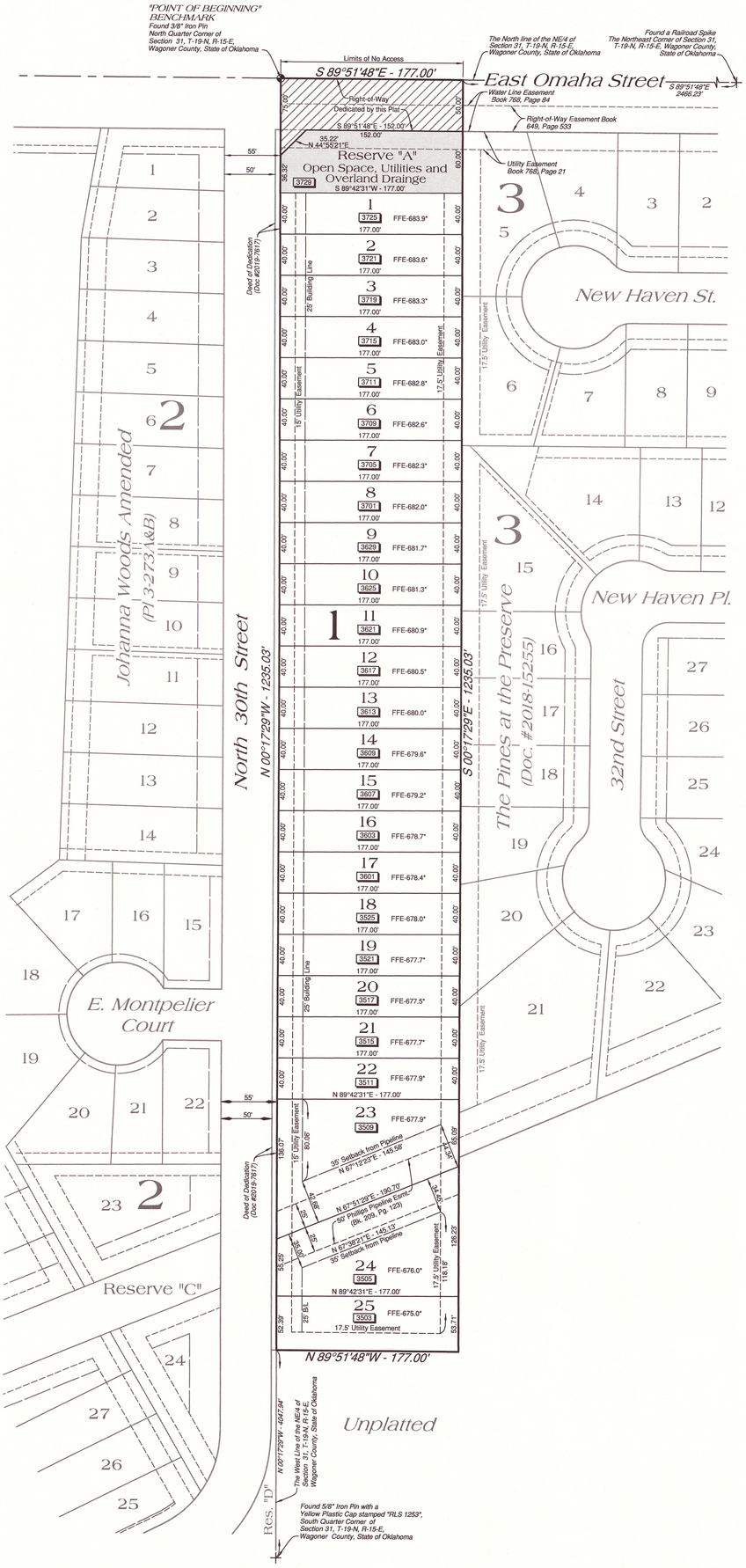
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2021

60 0 60 120 180
SCALE IN FEET: 1" = 60 FEET

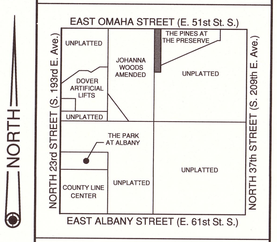
OWNER / DEVELOPER

Stonetown Johanna Woods, L.L.C.
an Colorado Limited Liability Company
720 South Colorado Boulevard
Suite 1150-N
Glendale, Colorado 80246
303.808.1130



Location Map

R-15-E



Section 31
Wagoner County
25 Lots - 5.0184 Acres

SCALE: 1" = 2000'

Legend

FF = Finished Floor
U/E = Utility Easement
B/L = Building Line
= Right of Way Dedicated by this Plat
= Reserve Area

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" 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 89°51'48"E along the North line of the NE/4 of Section 31, T-19-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

Top of a 3/8" Iron Pin at the North Quarter corner of Section 31, T-19-N, R-15-E, of the Indian Meridian, being on East 51st Street South and midway between South 193rd East Avenue and South 209th East Avenue.
Elevation = 681.25 NAVD 1988

Lot Addresses 0000

Addresses shown on this Plat provided by the City of Broken Arrow Planning Department were 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.

Notes

1. Water to be supplied by the City of Broken Arrow.
2. Sewage to be received by the City of Broken Arrow.
3. The Contractor shall install Backflow Preventers on each lot's Sanitary Service Line per City of Broken Arrow Criteria.
4. Sidewalks are to be installed along the frontages of North 30th and East Omaha Streets.
5. * Finished Floor Elevation (FFE) sewer tap shall be 4.5 feet below the FFE.

Stormwater Detention

Stormwater detention requirements for this plat have been accounted for, as stipulated in the Fee-In-Lieu of Detention Determination Letter # DD-021618-09

APPROVED 5-21-19 by the City Council of the City of Broken Arrow, Oklahoma.

Craig L. Thurman
Mayor

Attest: City Clerk

PT03-125A Johanna Woods II

Date of Preparation: October 31, 2019 Sheet 1 of 2

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