2016-9091 Book: 2298 pg: 311
7/26/2016 10:39 AM pgs: 311 - 311
Fees: $81.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

PLC5-428A

FINAL PLAT

MULLIN PLUMBING

PUD 231

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN BASE AND MERIDIAN. AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

WL/E LINE TABLE

LINE	BEARING	LENGTH
L1	N01°20'07"W	20.00'
L2	N88°39'46"E	58.49'
L3	N01°30'11"W	31.54'
L4	N88°29'49"E	20.00'
L5	S01°30'11"E	31.54'
L6	N01°10'04"W	104.24'
L7	N46°51'11"E	46.10'
L8	S43°36'27"E	20.00'
L9	S46°51'11"W	53.90'
L10	S01°10'04"E	104.24'

D/E LINE TABLE

LINE	BEARING	LENGTH
L11	S01°09'29"E	22.22'
L12	S88°50'32"W	123.58'
L13	S01°09'46"E	60.71'

OD/E LINE TABLE

LINE	BEARING	LENGTH
L14	N01°20'07"W	100.00'
L15	N46°19'08"E	57.12'
L16	S43°40'52"E	53.56'
L17	N46°19'08"E	71.62'
L18	S76°04'26"E	166.56'
L19	N56°02'55"E	140.11'
L20	S43°36'27"E	101.44'
L21	S88°50'32"W	116.16'
L22	S33°47'20"W	52.50'
L23	N01°09'29"W	60.71'

SS/E LINE TABLE

LINE	BEARING	LENGTH
L24	N01°20'07"W	20.00'
L25	N88°39'46"E	66.77'
L26	S01°20'14"E	20.00'
L27	S88°39'46"W	66.77'

MONUMENTATION

ALL CORNERS TO BE SET WITH YELLOW CAPS MARKED "CERT/AUTH CA #3643".

BASIS OF BEARINGS

THIS PLAT IS BASED UPON THE NON-ASTRONOMICAL BEARING OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, WHICH IS ASSUMED TO BEAR S88°52'08"W.

NOTES

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
3. ALL WATER AND SANITARY SEWER LINES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BROKEN ARROW.
4. ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

DETENTION NOTE

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE IN ACCORDANCE WITH DETENTION DETERMINATION #DD-30515-04.

FLOOD ZONE NOTE

THIS PROPERTY IS NOT LOCATED WITH MAPPED FLOOD PLAIN AREA PER F.I.R.M. MAP NO. 40145C0055H, AS LAST REVISED APRIL 17, 2012.

ADDRESS

100 S. 23RD STREET
BROKEN ARROW, OKLAHOMA

LAND AREA

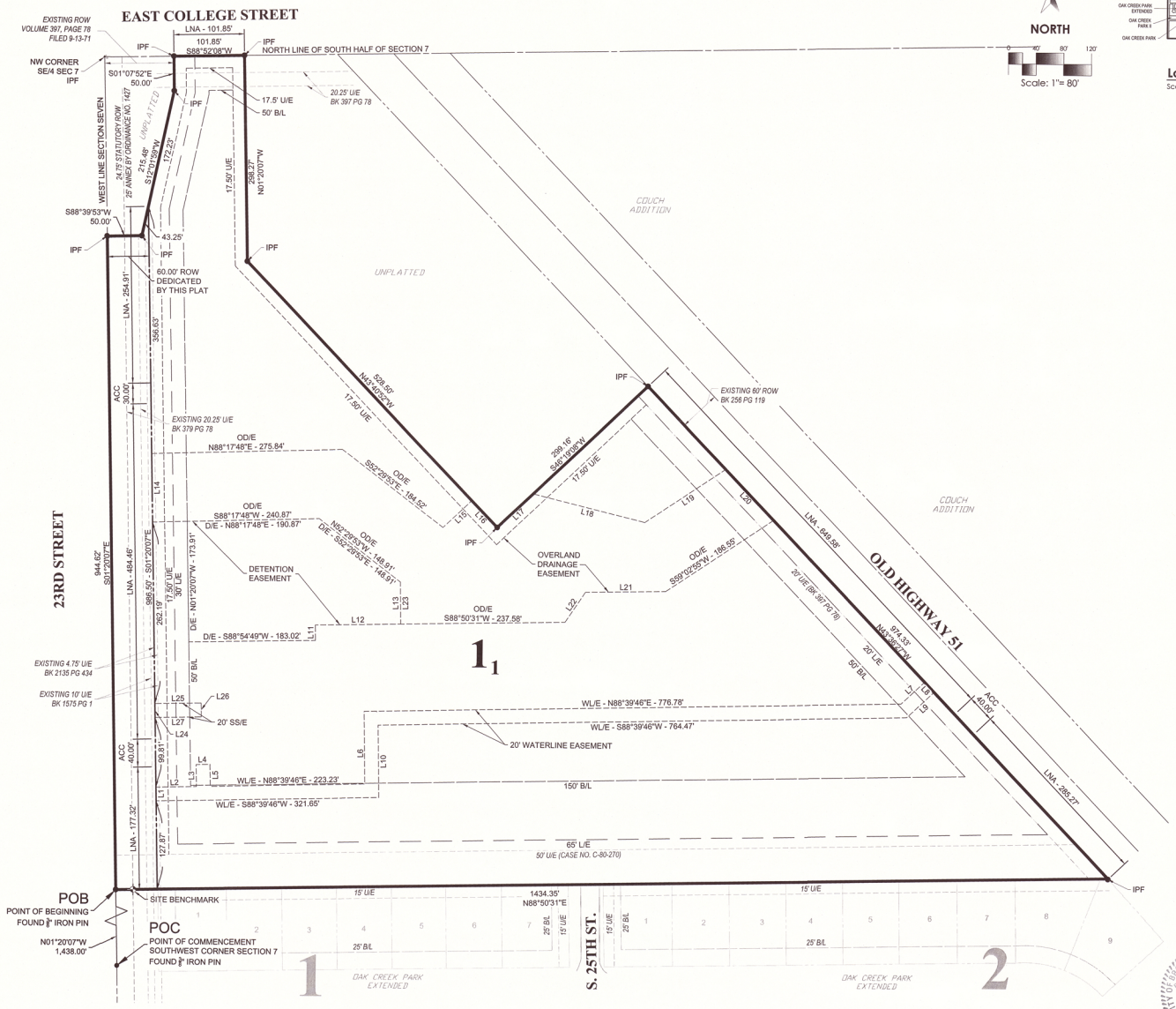
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
SUBDIVISION CONTAINS 19.47 ACRES (847,917 SF)
LOT 1 CONTAINS 18.16 ACRES (791,024 SF)

ADS BENCHMARK

BA33 - REBAR WITH 1 1/2" ALUMINUM CAP SET IN CONCRETE STAMPED "BA33"
SET WEST OF 71ST STREET AND 193RD AVENUE
ELEV. = 732.73 NAVD 88

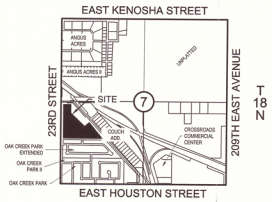
SITE BENCHMARK

SOUTHWEST CORNER OR PROPERTY, FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP MARKED "LS 1283"
ELEV. = 707.65 NAVD 88



NORTH
Scale: 1"= 80'

R 15 E



Location Map
Scale: 1"= 2000'

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OK CA NO. 5305, EXPIRES 6/30/2017
nicole.watts@kktarchitects.com

SURVEYOR:
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Broken Arrow, Oklahoma 74012
Phone: (918) 258-3737
OK CA NO. 3643, EXPIRES 6/30/2017

ABBREVIATIONS

ACC	LIMITS OF ACCESS
B/L	BUILDING LINE
BK PG	BOOK & PAGE
D/E	DRAINEAGE EASEMENT
IPF	IRON PIN FOUND
L/E	LANDSCAPE EDGE
LNA	LIMITS OF NO ACCESS
MAE	MUTUAL ACCESS EASEMENT
OD/E	OVERLAND DRAINAGE EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT-OF-WAY
SD	STORM SEWER
SD/E	STORM DETENTION EASEMENT
SS	SANITARY SEWER
SS/E	SANITARY SEWER EASEMENT
ST/E	STORM SEWER EASEMENT
U/E	UTILITY EASEMENT
WL	WATERLINE
WL/E	WATERLINE EASEMENT

APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA

Craig Thurmond
MAYOR DATE

Lisa Blackford 12/15/15
ATTEST: CITY CLERK DATE

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY

MULLIN PLUMBING
Case No. PT15-106
Detention Determination: # DD-30515-04
Sheet 1 OF 3
Date of Preparation: JANUARY 27, 2016

PLOT DATE: Wed, 27 Jan 2016 FILE: X:\DRAWING FILES\CIVIL\MULLIN PLUMBING - COUNTY LINE\04-DRAWINGS\PLAT\FINAL PLAT\CONDITIONAL FINAL PLAT