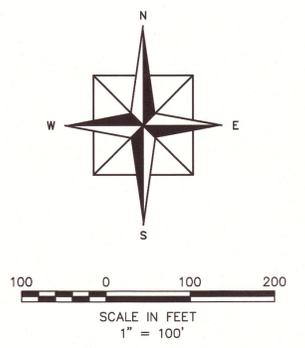
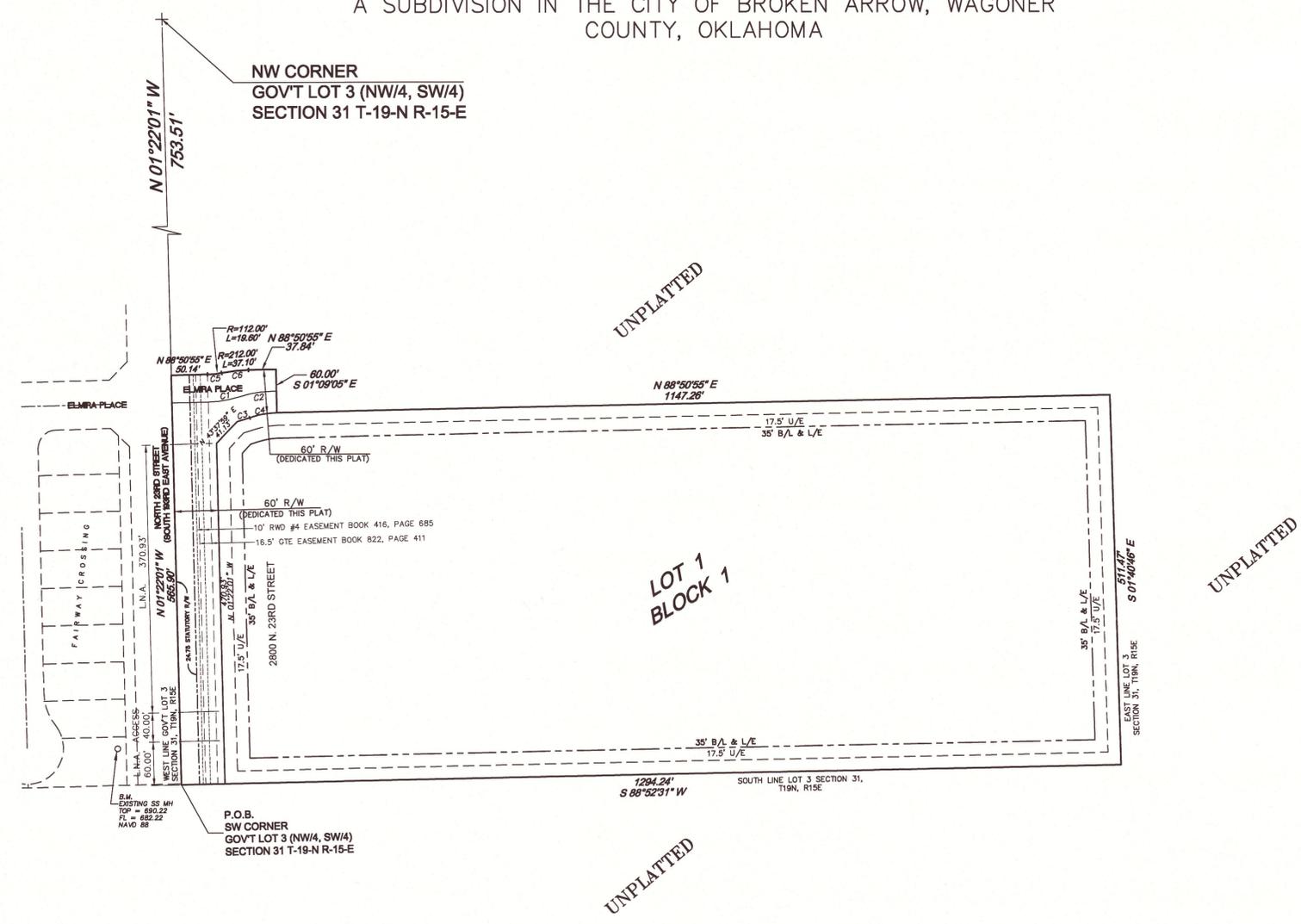
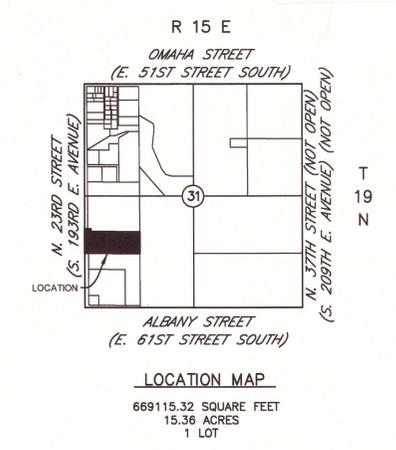


FINAL PLAT OF THE PARK AT ALBANY PUD 217

A PART OF THE SW/4 OF SECTION 31, TOWNSHIP 19
 NORTH, RANGE 15 EAST
 A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER
 COUNTY, OKLAHOMA

OWNER
 THE PARK AT ALBANY, LLC
 an Oklahoma limited liability company
 4200 E. SKELLY DRIVE
 TULSA, OKLAHOMA 74135
 PHONE: (918) 492-1983

ENGINEER/SURVEYOR
 TUTTLE & ASSOCIATES, INC.
 9714 E. 55TH PL.
 TULSA, OKLAHOMA 74146
 PHONE: (918) 663-5567
 CERTIFICATE OF AUTHORITY CA 465
 EXPIRATION 6-30-13



LEGAL DESCRIPTION

A TRACT OF LAND BEING A PART OF GOVERNMENT LOT 3 OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID GOVERNMENT LOT 3;
 THENCE N 01°22'01" W ALONG THE WEST LINE OF LOT 3, A DISTANCE OF 565.90 FEET;
 THENCE N 88°50'55" E, A DISTANCE OF 50.14 FEET;
 THENCE ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°01'38" AND A RADIUS OF 112.00 FEET A DISTANCE OF 19.60 FEET WITH A CHORD BEARING OF N 83°50'06" E A CHORD LENGTH OF 19.58 FEET;
 THENCE ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°01'38" AND A RADIUS OF 212.00 FEET A DISTANCE OF 37.10 FEET WITH A CHORD BEARING OF N 83°50'06" E A CHORD LENGTH OF 37.05 FEET;
 THENCE N 88°50'55" E, A DISTANCE OF 37.84 FEET;
 THENCE S 01°09'05" E, A DISTANCE OF 60.00 FEET;
 THENCE N 88°50'55" E, A DISTANCE OF 1147.26 FEET TO A POINT ON THE EAST LINE OF LOT 3;
 THENCE S 01°40'46" E ALONG SAID EAST LINE, A DISTANCE OF 511.47 FEET TO A POINT ON THE SOUTH LINE OF LOT 3;
 THENCE S 88°52'31" W ALONG SAID SOUTH LINE, A DISTANCE OF 1294.24 FEET TO THE POINT OF BEGINNING, CONTAINING 669115.32 SF OR 15.36 ACRES.

- LEGEND**
- FOUND IRON PIN
 - SET 3/8" IRON PIN
 - M.H. MANHOLE
 - J.B. JUNCTION BOX
 - RCP REINFORCED CONC. PIPE
 - TELE TELEPHONE
 - G GAS
 - W WATER
 - E EAST
 - W WEST
 - S SOUTH
 - N NORTH
 - U/E UTILITY EASEMENT
 - D/E DRAINAGE EASEMENT
 - ODE OVERLAND DRAINAGE EASEMENT
 - B/L BUILDING LINE
 - R/W RIGHT OF WAY
 - R RADIUS
 - L LENGTH
 - L/E LANDSCAPE EASEMENT
 - P.O.B. POINT OF BEGINNING
 - L.N.A. LIMITS OF NO ACCESS

IRON PINS SET AT ALL PROPERTY CORNERS WITH PLASTIC CAPS MARKED WITH LS 1094

BM:
 EXISTING SS MH 51.02 NORTH AND 86.20 WEST OF THE SW CORNER OF PROPERTY
 TOP = 690.22

- NOTES:**
- 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 DESCRIPTIONS.
 - BASIS FOR BEARINGS IS: SECTION LINE (S. 193RD E. AVENUE) IS ASSUMED N 01°22'01" W.
 - THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARD FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 - DETENTION DETERMINATION NUMBER DD-52112-08.

CURVE DATA						
CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	149.94'	16°53'44"	44.21'	22.27'	N 80°24'03" E	44.05'
C2	149.94'	16°53'43"	44.21'	22.27'	N 80°24'03" E	44.05'
C3	182.00'	05°42'53"	18.15'	9.08'	S 73°36'04" W	18.15'
C4	120.85'	18°06'19"	38.19'	19.25'	N 79°47'47" E	38.03'
C5	112.00'	10°01'38"	19.60'	9.83'	N 83°50'06" E	19.58'
C6	212.00'	10°01'38"	37.10'	18.60'	N 83°50'06" E	37.05'



APPROVED Jan. 15, 2013 by the City Council of the City of Broken Arrow, Oklahoma.

Mayor
 Attest: City Clerk