

Plat No.
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Monument Notes
 A 5/8" x 18" deformed bar with an orange plastic cap stamped "RLS CA 4479" to be set at all plot boundary corners, prior to recordation unless noted otherwise.
 A 3/8" x 18" deformed bar with an orange plastic cap stamped "RLS CA 4479" to be set at all lot corners after completion of improvements, unless noted otherwise.
 A 3/8" x 18" deformed bar with an orange plastic cap stamped "RLS CA 4479" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

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

Benchmark
 Top of 3/4" Iron Pin at the Northeast Corner of Section 30, T-19-N, R-15-E, of the Indian Base and Meridian, Wagoner County, State of Oklahoma.
 ELEVATION = 715.159 (N.G.V.D. 1988)

Basis of Bearings
 The non-astronomic bearings for this plat are based on an assumed bearing of S00°01'32"E along the East line of the NE/4 of Section 30, T-19-N, R-15-E of the Indian Base & Meridian, Wagoner County, State of Oklahoma, according to the official U.S. Government Survey thereof.

Legend
 B/L = Building Line
 L.N.A. = Limits of No Access
 D/E = Drainage Easement
 L.A. = Limits of Access
 U/E = Utility Easement
 [20621] = Assigned Address

CURVE/LINE TABLE

CURVE/LINE NO.	LENGTH	RADIUS	DELTA/BEARING
L1	35.36'	0.00'	N45°02'06"W
L2	35.35'	0.00'	N44°57'54"E
L27	24.88'	0.00'	N45°10'49"W
L28	14.93'	0.00'	N89°53'47"E
L29	14.85'	0.00'	N89°53'47"E
L30	24.75'	0.00'	N44°53'47"E
L31	24.78'	0.00'	N44°53'52"E
L32	18.00'	0.00'	N00°01'18"W
L33	18.00'	0.00'	N00°01'32"W
L34	24.71'	0.00'	N45°07'48"W
C3	39.28'	25.00'	90°1'8"
C4	39.27'	25.00'	90°0'14"
C5	39.27'	25.00'	89°59'46"
C6	17.79'	25.00'	40°46'38"
C7	149.13'	50.00'	170°53'19"
C8	17.50'	25.00'	40°6'55"
C9	39.27'	25.00'	90°0'11"
C10	39.27'	25.00'	89°59'49"
C11	39.27'	25.00'	90°0'11"
C12	39.27'	25.00'	89°59'49"
C13	39.27'	25.00'	89°59'46"
C14	17.65'	25.00'	40°27'7"
C15	149.14'	50.00'	170°54'0"
C16	17.65'	25.00'	40°27'7"
C17	39.27'	25.00'	90°0'18"
C18	39.27'	25.00'	89°59'46"
C19	14.16'	150.00'	5°24'36"
C20	18.88'	200.00'	5°24'36"
C21	45.34'	200.00'	12°59'17"
C22	34.00'	150.00'	12°59'17"
C23	20.14'	150.00'	7°41'40"
C24	26.86'	200.00'	7°41'40"
C25	78.51'	50.00'	89°57'42"
C26	78.57'	50.00'	90°02'18"

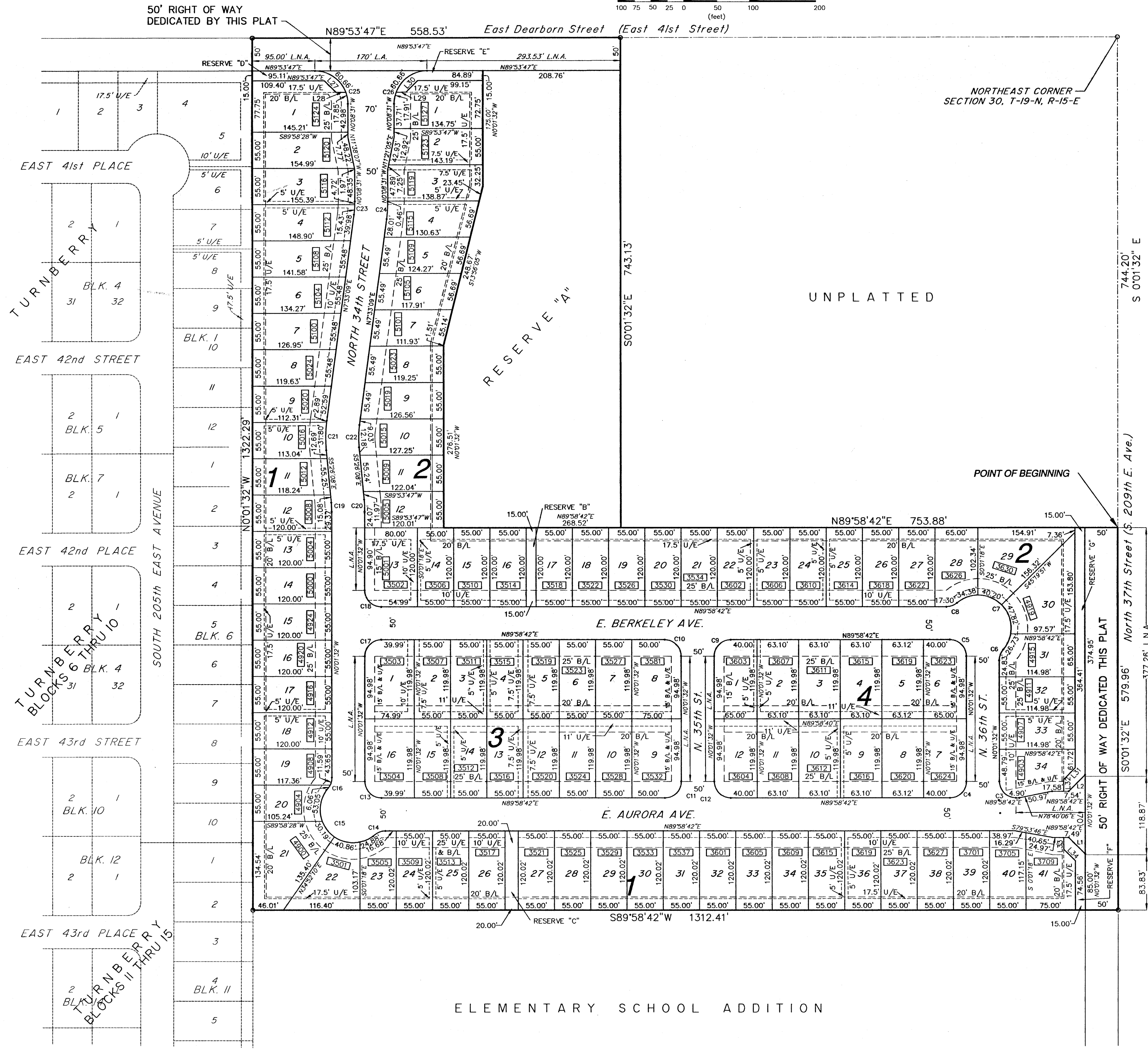
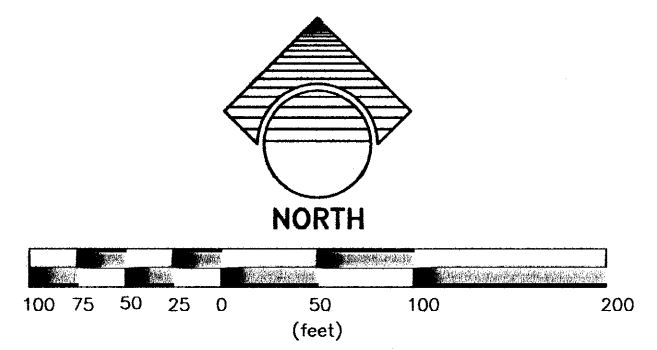
WATER AND SEWER
 POTABLE WATER SUPPLY WILL BE SERVED BY WAGONER COUNTY RURAL WATER AND SEWER DISTRICT 4
 SANITARY SEWER SERVICE WILL BE SUPPLIED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

STORM
 STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE ONSITE DETENTION FACILITY AS SHOWN IN THE "NO EXCEPTIONS TAKEN" ENGINEERING PLANS IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION # DD-60805-43.

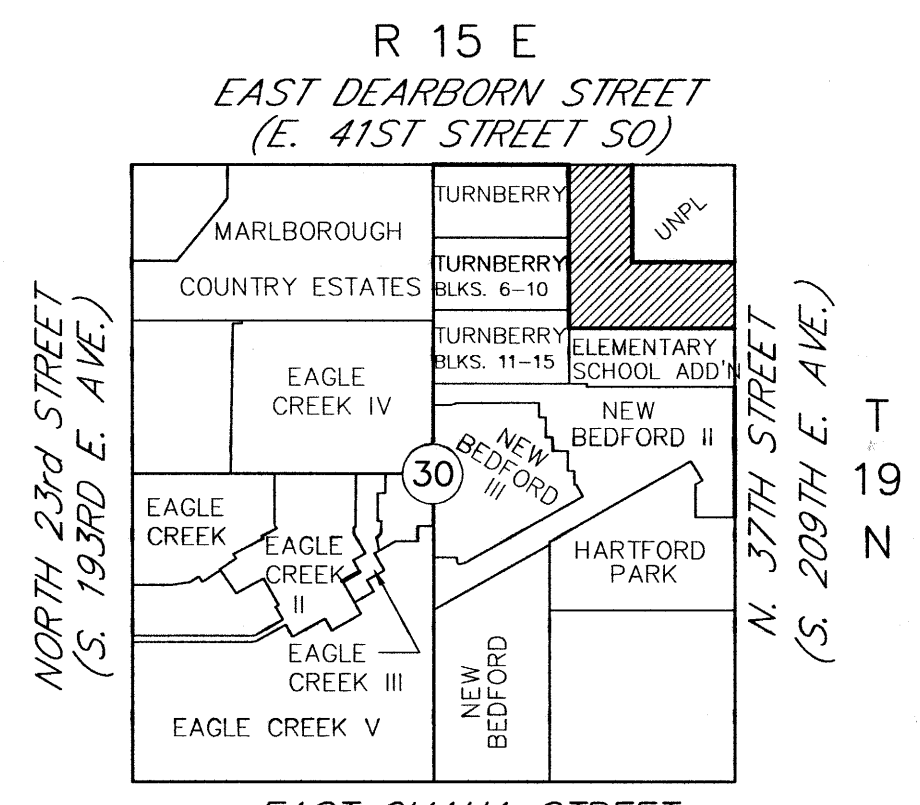
OWNER:
 HARRIS-KEANE L.L.C.
 14716 S. GRANT
 Bixby, Oklahoma 74008
 Tel. (918) 336-4142

FINAL PLAT PUD 150 TURNBERRY PLACE

A Subdivision in the NE/4 of Section 30, T-19-N, R-15-E
 City of Broken Arrow, Wagoner County, Oklahoma



ENGINEER/SURVEYOR:
 COOK & ASSOCIATES ENGINEERING, INC.
 106 South Ash
 Broken Arrow, Oklahoma 74012
 Tel. (918) 258-9442
 Certificate of Authorization No. 4479
 Expiration: 06-30-06



R 15 E
 EAST DEARBORN STREET
 (E. 41ST STREET SO)
 NORTH 23RD STREET
 (S. 193RD E. AVE.)
 NORTH 37TH STREET
 (S. 209TH E. AVE.)
 EAST OMAHA STREET
 (E. 51ST STREET S.)
Location Map
 103 Lots - 27.00 Acres
 Wagoner County, Ok.

THE FOLLOWING LOTS MUST HAVE A BACKFLOW PREVENTER:

BLOCK:	LOT:	PROPOSED FIN. FLOOR UPSTREAM ELEV.	UPSTREAM MH ELEV.	RIM ELEV.
1	1	713.58	3	713.55
1	2	713.83	3	713.55
1	3	713.83	3	713.55
1	4	713.83	3	713.55
1	5	714.33	4	715.48
1	6	714.58	4	715.48
1	7	714.83	4	715.48
1	8	715.33	5	717.40
1	9	715.58	5	717.40
1	10	715.83	5	717.40
1	11	716.08	5	717.40
1	12	716.33	5	717.40
1	13	716.83	5	717.40
1	14	717.33	6	718.70
1	15	717.83	6	718.70
1	16	718.33	6	718.70
1	17	718.58	6	718.70
1	18	718.83	7	719.95
1	19	719.33	7	719.95
1	20	720.33	7	719.95
1	21	720.33	7	719.95
1	22	720.33	7	719.95
1	23	720.33	7	719.95
1	24	720.33	7	719.95
1	25	720.33	7	719.95
1	26	720.33	7	719.95
1	27	720.33	7	719.95
1	28	720.33	7	719.95
1	29	720.33	7	719.95
1	30	720.33	7	719.95
1	31	721.33	10	722.51
1	32	721.33	10	722.51
1	33	721.33	10	722.51
1	34	721.33	10	722.51
1	35	723.33	10	724.18
1	36	724.08	11	724.18
1	37	724.58	11	724.18
1	38	725.08	11	724.18
1	39	725.08	11	724.18
1	40	725.58	11	724.18
1	41	725.58	11	724.18
2	*1	713.83	12	710.98
2	*2	714.33	12	710.98
2	*3	714.33	12	710.98
2	*4	714.83	13	711.35
2	*5	714.83	13	711.35
2	*6	714.83	13	711.35
2	*7	715.33	13	711.35
2	*8	715.83	14	715.08
2	*9	716.33	14	715.08
2	*10	716.83	14	715.08
2	*11	717.33	14	715.08
2	*12	717.33	14	715.08
2	*13	717.58	21	717.09
2	*14	717.58	21	717.09
2	*15	717.58	21	717.09
2	*16	717.58	21	717.09
2	*17	717.58	21	717.09
2	*18	717.83	15	715.79
2	*19	717.83	15	715.79
2	*20	718.33	16	717.91
2	*21	718.33	16	717.91
2	*22	719.33	16	717.91
2	*23	719.33	16	717.91
2	*24	721.33	17	721.70
2	*25	721.83	17	721.70
2	*26	721.83	17	721.70
2	*27	721.83	17	721.70
2	*28	722.83	17	721.70
2	*29	722.83	17	721.70
2	*30	723.33	19	723.12
2	*31	723.33	19	723.12
2	*32	724.33	19	723.12
2	*33	724.83 LAMP HOLE	0	723.06
2	*34	724.83 LAMP HOLE	0	723.06

* LOT DOES NOT REQUIRE BACKFLOW PREVENTER

THE FOLLOWING LOTS MUST HAVE A BACKFLOW PREVENTER:

BLOCK:	LOT:	PROPOSED FIN. FLOOR UPSTREAM ELEV.	UPSTREAM MH ELEV.	RIM ELEV.
3	1	718.83	21	717.09
3	2	718.33	22	717.48
3	3	717.83	22	717.48
3	4	717.33	22	717.48
3	5	717.33	23	718.83
3	6	717.83	23	718.83
3	7	718.33	23	718.83
3	8	719.33	23	718.83
3	9	720.83	23	718.83
3	10	717.40	23	718.83
3	11	720.33	23	718.83
3	12	719.83	23	718.83
3	13	718.33	22	717.48
3	14	718.33	22	717.48
3	15	718.33	22	717.48
3	*16	719.33	23	718.83
4	1	719.33	23	718.83
4	2	720.33	24	722.82
4	3	720.33	24	722.82
4	4	721.33	24	722.82
4	5	722.33	24	722.82
4	*6	723.83	24	722.82
4	*7	723.83	24	722.82
4	*8	723.33	24	722.82
4	9	723.33	24	722.82
4	10	722.33	24	722.82
4	11	724.18	24	722.82
4	*12	721.33	23	718.83

* LOT DOES NOT REQUIRE BACKFLOW PREVENTER



CERTIFICATE
 As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of \$ 43,955 per trust receipt no. 2196 to applied to 2005 taxes not as yet certified to me.

This certificate is NOT to be construed as payment of 2005 taxes in full but is given in order that this plat may be filed on record 2005 taxes could exceed the amount of the security deposit.
 Dated Sept 8, 2005
 Gloria Marshall
 Wagoner County Treasurer
 by *Cathy A. DePuy*
 Deputy

APPROVED 9-6-05 by the City Council of the City of Broken Arrow Oklahoma.
 Richard Carter
 Mayor
 Attest: City Clerk
 9-8-05

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDERS RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTOR VALVE SECTION 24-100, ADOPTED MAY 17, 1993, NEAR THE BUILDING ACCORDING TO THE BROKEN ARROW ORDINANCE NO. 1777.

Certified True Copy
 CAROLYN KUSLER, COUNTY CLERK
 Wagoner County, Okla.
 By *Sharon K. Fleeman*
 DEPUTY

Case No. PT04-119
 Dev. # 04-150
TURNBERRY PLACE
 Sheet 1 of 2