Doc # 2018-10592 B: 2452 P: 0376
08/30/2018 01:43:45 PM Pg: 1 of Pgs: 2
Fee: $ 68.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

PLC5-445B

FINAL PLAT
THE VILLAS AT BEL LAGO

AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA
A PART OF THE SE/4 OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 15 EAST,
CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

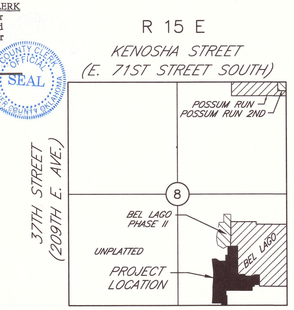
ENGINEER/SURVEYOR
TUTTLE & ASSOCIATES, INC.
9714 E. 55TH PL.
TULSA, OKLAHOMA 74146
PHONE: (918) 663-5567
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-19
tuttle-associates@sbcglobal.net

OWNER
McGUIRE BELL LAGO, LLC
5705 EAST 71ST STREET, SUITE 220
TULSA, OKLAHOMA 74136
PHONE: (918) 949-9268

CERTIFICATE OF WAGONER COUNTY CLERK
I, Lori Hendricks, the County Clerk of Wagoner County, here now state the subdivision called "THE VILLAS AT BEL LAGO" has been filed into Wagoner County Records.
Lori Hendricks, Wagoner County Clerk

WAGONER COUNTY TREASURER
I, Dena Pratt, TREASURER FOR THE COUNTY OF WAGONER, STATE OF OKLAHOMA, DO HEREBY STATE THAT ALL BACK TAXES HAVE BEEN PAID ON THE DESCRIBED PROPERTY.
DATE: 8/29/18
Dena Pratt
WAGONER COUNTY TREASURER

APPROVED 10-17-17 by the City Council of the City of Broken Arrow, Oklahoma.
Mayor: Craig Thurmond
Attest: City Clerk:

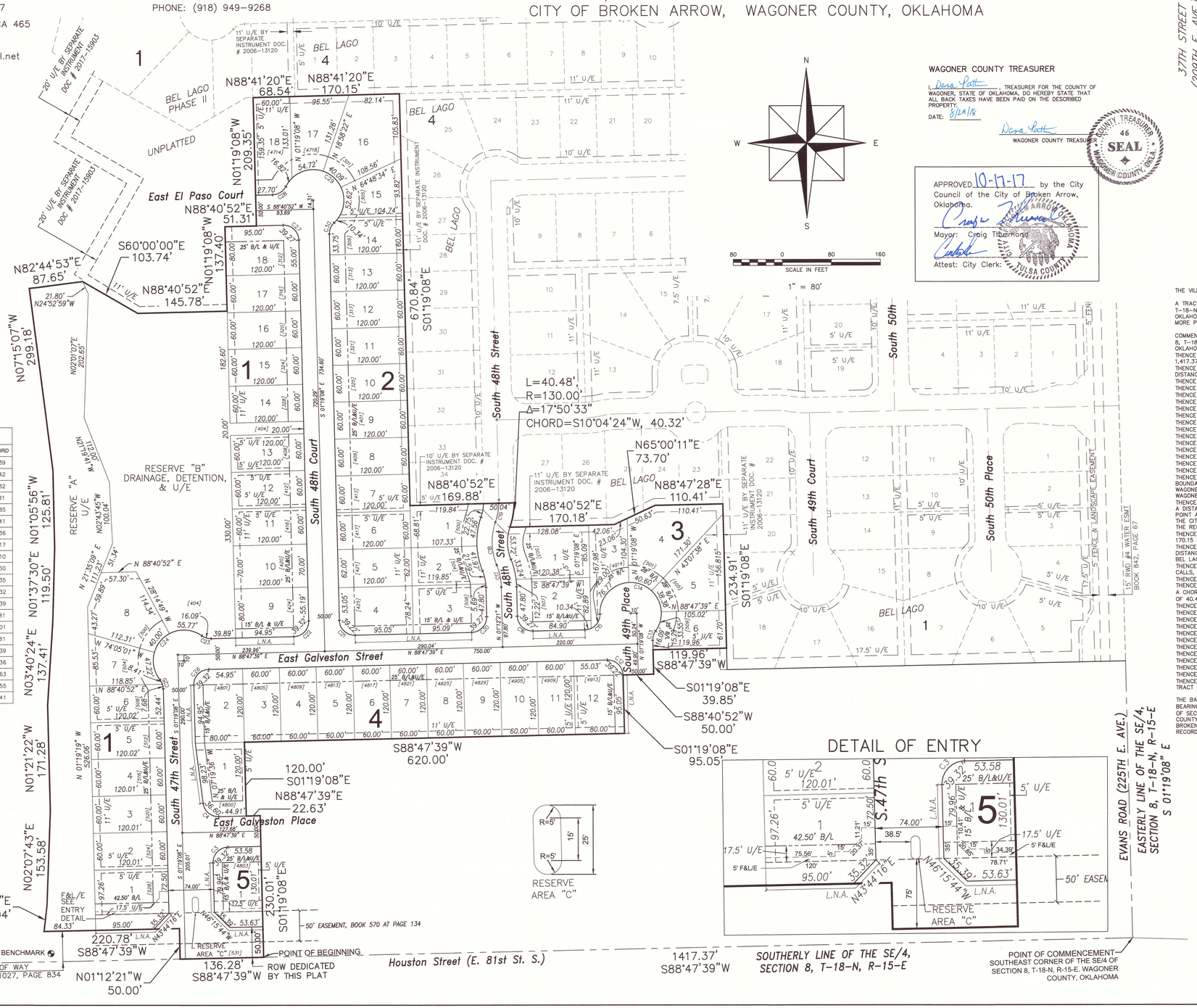


LOCATION MAP

782,305.85 SQUARE FEET
17.96 ACRES
55 LOTS

FINISHED FLOOR TABLE					
LOT	BLOCK	FF ELEV.	LOT	BLOCK	FF ELEV.
1	1	677.55	1	2	674.45
2	1	676.49	2	2	675.55
3	1	475.95	3	2	677.03
4	1	675.62	4	2	675.50
5	1	674.80	5	2	675.50
6	1	673.45	6	2	676.10
7	1	671.80	7	2	676.80
8	1	671.46	8	2	677.40
9	1	673.92	9	2	677.20
10	1	674.16	10	2	677.29
11	1	675.00	11	2	677.29
12	1	675.64	12	2	676.82
13	1	676.27	13	2	676.22
14	1	677.03	14	2	675.62
15	1	677.05	15	2	674.80
16	1	676.83	16	2	674.48
17	1	676.23	17	2	674.18
18	1	675.63	18	2	673.88
LOT	BLOCK	FF ELEV.	LOT	BLOCK	FF ELEV.
1	3	675.73	1	4	676.19
2	3	676.31	2	4	672.83
3	3	675.39	3	4	674.03
4	3	677.20	4	4	674.49
5	3	677.60	5	4	675.23
6	3	678.30	6	4	675.88
			7	4	676.66
LOT	BLOCK	FF ELEV.	8	4	677.42
1	5	677.60	9	4	678.16
			10	4	678.68
			11	4	678.77
			12	4	679.04

CURVE TABLE						
Curve #	Length	Radius	Delta	TANGENT	BEARING	CHORD
C3	39.32	25.00	90°06'47"	25.05	S43°44'16"W	35.39
C4	36.60	25.00	83°52'45"	22.46	S49°15'59"E	33.42
C12	39.22	25.00	89°53'13"	24.95	N46°15'44"W	35.32
C13	16.09	25.00	36°52'12"	8.33	S17°06'58"W	15.81
C14	189.30	50.00	216°55'29"	149.76	N72°54'41"W	94.85
C15	39.34	25.00	90°10'04"	25.07	N43°42'37"E	35.41
C16	39.27	25.00	90°00'00"	25.00	S46°12'21"E	35.36
C17	36.37	100.00	20°50'17"	18.39	N11°37'30"W	36.17
C18	71.62	100.00	41°02'17"	37.43	S01°31'30"E	70.10
C19	31.62	105.00	17°15'10"	15.93	N10°22'04"E	31.50
C20	39.27	25.00	90°00'00"	25.00	N43°47'41"E	35.35
C21	39.22	25.00	89°53'13"	24.95	S46°15'44"E	35.32
C22	39.32	25.00	90°06'47"	25.05	N43°44'16"E	35.39
C23	16.09	25.00	36°52'12"	8.33	S72°46'15"E	15.81
C24	142.99	50.00	163°51'11"	352.48	S43°44'16"W	99.01
C25	16.09	25.00	36°52'12"	8.33	N19°45'14"W	15.81
C26	39.32	25.00	90°06'47"	25.05	S43°44'16"W	35.39
C27	39.27	25.00	90°00'00"	25.00	N46°19'08"W	35.36
C28	26.91	25.00	61°39'43"	14.92	N57°51'00"E	25.63
C29	174.59	50.03	199°56'40"	284.53	N53°00'31"W	98.55
C30	21.03	25.00	48°11'23"	11.18	S22°46'33"W	20.41



LEGEND

N	NORTH
S	SOUTH
E	EAST
W	WEST
B/L	BUILDING LINE
U/E	UTILITY EASEMENT
F&L/E	FENCE AND LANDSCAPE EASEMENT
ROW	RIGHT OF WAY
L.N.A.	LIMITS OF NO ACCESS
P.O.B.	POINT OF BEGINNING
O.D.E.	OVERLAND DRAINAGE EASEMENT
[19619]	STREET ADDRESS
G.W.D.	GENERAL WARRANTY DEED

THE VILLAS AT BEL LAGO PHASE I LAND BOUNDARY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 8, T-18-N, R-15-E OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), WAGONER COUNTY, OKLAHOMA ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 8, T-18-N, R-15-E OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), WAGONER COUNTY, OKLAHOMA;
THENCE S 88°47'39" W ALONG THE SOUTHERLY LINE OF SAID SE/4 FOR A DISTANCE OF 1,417.37 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S 88°47'39" W ALONG THE SOUTHERLY LINE OF SAID SE/4 FOR A DISTANCE OF 136.28 FEET;
THENCE N 01°12'21" W FOR A DISTANCE OF 50.00 FEET;
THENCE S 88°47'39" W FOR A DISTANCE OF 220.78 FEET;
THENCE N 06°36'49" E FOR A DISTANCE OF 43.04 FEET;
THENCE N 02°07'43" E FOR A DISTANCE OF 153.58 FEET;
THENCE N 01°21'22" W FOR A DISTANCE OF 171.28 FEET;
THENCE N 03°40'24" E FOR A DISTANCE OF 137.41 FEET;
THENCE N 01°37'30" E FOR A DISTANCE OF 119.50 FEET;
THENCE N 01°05'56" W FOR A DISTANCE OF 125.81 FEET;
THENCE N 07°15'07" W FOR A DISTANCE OF 299.18 FEET;
THENCE N 82°44'53" E FOR A DISTANCE OF 87.65 FEET;
THENCE S 60°00'00" E FOR A DISTANCE OF 103.74 FEET;
THENCE N 88°40'52" E FOR A DISTANCE OF 145.78 FEET;
THENCE N 01°19'08" W FOR A DISTANCE OF 137.40 FEET;
THENCE N 88°40'52" E FOR A DISTANCE OF 51.31 FEET;
THENCE N 01°19'08" W FOR A DISTANCE OF 209.35 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK 1 OF BEL LAGO PHASE II ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA RECORDED AS PLC 5-423B IN THE RECORDS OF THE WAGONER COUNTY CLERK;
THENCE N 88°41'20" E ALONG THE SOUTHERLY BOUNDARY OF SAID BEL LAGO PHASE II FOR A DISTANCE OF THENCE 68.54 FEET TO THE SOUTHEAST CORNER OF SAID BEL LAGO II, SAID POINT ALSO BEING THE SOUTHWEST CORNER LOT 1 OF BLOCK 4 OF BEL LAGO ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA RECORDED AS PLC 1-45B IN THE RECORDS OF THE WAGONER COUNTY CLERK;
THENCE N 88°41'20" E ALONG THE BOUNDARY OF SAID BEL LAGO FOR A DISTANCE OF 170.15 FEET TO THE NORTHWEST CORNER OF LOT 25 OF BLOCK 4 OF SAID BEL LAGO;
THENCE S 01°19'08" E ALONG THE WESTERLY BOUNDARY BLOCK 4 OF SAID BEL LAGO FOR A DISTANCE OF 670.84 FEET TO THE SOUTHEAST CORNER OF LOT 34 OF BLOCK 4 OF SAID BEL LAGO;
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID BEL LAGO FOR THE NEXT SIX (6) CALLS,
THENCE N 88°40'52" E FOR A DISTANCE OF 169.88 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET, A CHORD WHICH BEARS S 10°04'24" W FOR A DISTANCE OF 40.32 FEET, AN ARC DISTANCE OF 40.48 FEET, AND A DELTA ANGLE OF 17°50'33";
THENCE N 88°40'52" E FOR A DISTANCE OF 170.18 FEET;
THENCE N 65°00'11" E FOR A DISTANCE OF 73.70 FEET;
THENCE N 88°47'28" E FOR A DISTANCE OF 110.41 FEET;
THENCE S 01°19'08" E FOR A DISTANCE OF 234.91 FEET;
THENCE S 88°47'39" W FOR A DISTANCE OF 119.96 FEET;
THENCE S 01°19'08" E FOR A DISTANCE OF 39.85 FEET;
THENCE S 88°40'52" W FOR A DISTANCE OF 50.00 FEET;
THENCE S 01°19'08" E FOR A DISTANCE OF 95.05 FEET;
THENCE S 88°47'39" W FOR A DISTANCE OF 620.00 FEET;
THENCE S 01°19'08" E FOR A DISTANCE OF 120.00 FEET;
THENCE N 88°47'39" E FOR A DISTANCE OF 22.63 FEET;
THENCE S 01°19'08" E FOR A DISTANCE OF 230.01 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 782,305.85 SQUARE FEET OR 17.96 ACRES MORE OR LESS.

THE BASIS OF BEARINGS FOR THE ABOVE DESCRIBED TRACT OF LAND IS THE RECORD BEARING OF S 01°19'08" E ALONG THE EASTERLY LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 8, T-18-N, R-15-E OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), WAGONER COUNTY, OKLAHOMA AS RECORDED ON THE PLAT OF BEL LAGO ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA AND RECORDED AS PLC 1-45B IN THE RECORDS OF THE WAGONER COUNTY CLERK

NOTE:
1. NO ACCESS IS ALLOWED ON LOT LINES WITH A BUILDING SETBACK OF LESS THAN 25 FEET. ACCESS IS PERMITTED IF THE GARAGE AND THE REST OF THE STRUCTURE ARE SETBACK AT LEAST 25 FEET.

2. THE LENGTH ALONG THE BUILDING LINE FOR WEDGE OR PIE SHAPE LOTS IS AT LEAST 60 FEET.

3. MAINTENANCE OF THE FENCE AND LANDSCAPE ALONG 81ST STREET IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, FROM THE FENCE TO THE EDGE OF PAVING ON EAST 81ST STREET.

4. ADDRESSES AND STREET NAMES HAVE BEEN ASSIGNED BY THE CITY OF BROKEN ARROW.

5. IRON PINS SET AT ALL PROPERTY CORNERS WITH PLASTIC CAPS MARKED WITH LS 1316

CASE NUMBER (PT16-100)
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-20515-01.