OWNER: TRACT "A"

ADMIRAL SQUARE INC

111 SOUTH ELGIN AVE.

TULSA, OKLAHOMA 74120
PHONE: (918) 625-2306

OWNER: TRACT "B"

96 PHOENIX, LLC

9748 E. 55TH PL.

TULSA, OKLAHOMA 74146

PHONE: (918) 461-8083

ENGINEER/SURVEYOR

TUTTLE & ASSOCIATES, INC.

P.O. BOX 471313

TULSA, OKLAHOMA 74147-1313

PHONE: (918) 663-5567

CERTIFICATE OF AUTHORITY CA 465

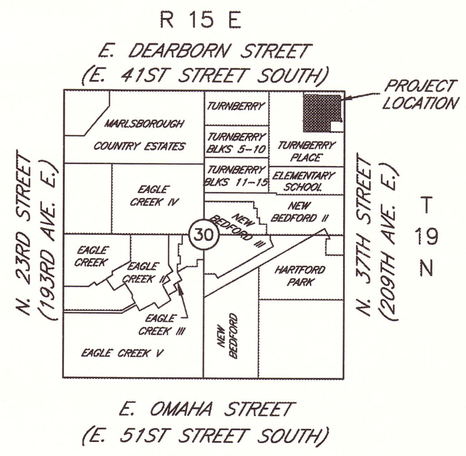
EXPIRATION 6-30-21

tuttle-associates@sbcglobal.net

FINAL PLAT

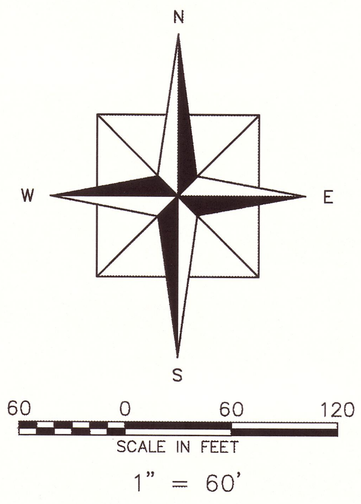
THE VILLAS AT TURNBERRY

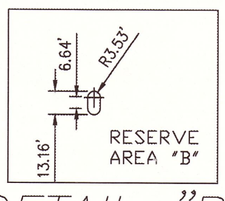
AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA
A PART OF THE NE/4 OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 15 EAST,
CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA
A RE-PLAT OF LOT 1, BLOCK 1, TURNBERRY COMMERCIAL



LOCATION MAP

425,518.72 SQUARE FEET
9.77 ACRES
24 LOTS





DETAIL "B"

TRACT "A" DESCRIPTION (LOT 1, BLOCK 1 & LOT 10, BLOCK 2)

A PART OF LOT 1 OF BLOCK 1 OF TURNBERRY COMMERCIAL, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA ACCORDING TO PLAT PLC5-4068 FILED IN THE RECORDS OF THE WAGONER COUNTY CLERK. SAID PART OF LOT 1 OF BLOCK 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID OF LOT 1 OF BLOCK 1 OF TURNBERRY COMMERCIAL THENCE S 00°01'32" E ALONG THE WESTERLY LINE THEREOF FOR A DISTANCE OF 200.00 FEET; THENCE N 89°53'47" E AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 OF BLOCK 1 FOR A DISTANCE OF 321.91 FEET; THENCE S 00°01'32" E AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 1 OF BLOCK 1 FOR A DISTANCE OF 59.80 FEET; THENCE N 89°53'47" E AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 OF BLOCK 1 FOR A DISTANCE OF 171.97 FEET; THENCE S 00°01'32" E AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 1 OF BLOCK 1 FOR A DISTANCE OF 224.04 FEET TO A CORNER OF SAID LOT 1 OF BLOCK 1 COMMON WITH THE NORTHWEST CORNER OF LOT 2 OF BLOCK 1 OF SAID TURNBERRY COMMERCIAL; THENCE N 89°58'42" E ALONG THE NORTHERLY LINE OF SAID LOT 2 OF BLOCK 1 COMMON WITH THE EASTMOST SOUTHERLY LINE OF SAID LOT 1 OF BLOCK 1 FOR A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF LOT 2 OF BLOCK 1 AND THE NORTHMOST SOUTHEAST CORNER OF LOT 1 OF BLOCK 1 OF SAID TURNBERRY COMMERCIAL, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 37TH STREET (SOUTH 209TH EAST AVENUE); THENCE ALONG SAID EASTERLY LOT LINE AND WESTERLY RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES AS FOLLOWS; THENCE N 00°01'32" W FOR A DISTANCE OF 44.21 FEET; THENCE N 30°01'32" W FOR A DISTANCE OF 20.00 FEET; THENCE N 00°01'32" W FOR A DISTANCE OF 387.58 FEET TO THE SOUTHMOST NORTHEAST CORNER OF SAID LOT 1 OF BLOCK 1 AND A CORNER OF THE STREET RIGHT-OF-WAY; THENCE N 45°03'53" W ALONG THE BOUNDARY OF SAID LOT 1 OF BLOCK 1 AND THE STREET RIGHT-OF-WAY COMMON THERTO FOR A DISTANCE OF 35.33 FEET TO THE NORTHMOST NORTHEAST CORNER OF SAID LOT 1 OF BLOCK 1 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST DEARBORN STREET (EAST 41ST STREET SOUTH); THENCE ALONG SAID NORTHERLY LOT LINE AND SOUTHERLY RIGHT-OF-WAY LINE FOR THE NEXT THREE COURSES AS FOLLOWS; THENCE S 89°53'47" W FOR A DISTANCE OF 387.58 FEET; THENCE N 60°06'13" W FOR A DISTANCE OF 20.00 FEET; THENCE S 89°53'47" W FOR A DISTANCE OF 253.96 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARINGS FOR THE DESCRIBED TRACT IS THE RECORD BEARING OF S 89°53'47" W ALONG THE NORTHERLY LINE LOT 1 OF BLOCK 1 OF TURNBERRY COMMERCIAL, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA FILED AS PLAT PLC5-4068 IN THE RECORDS OF THE WAGONER COUNTY CLERK.

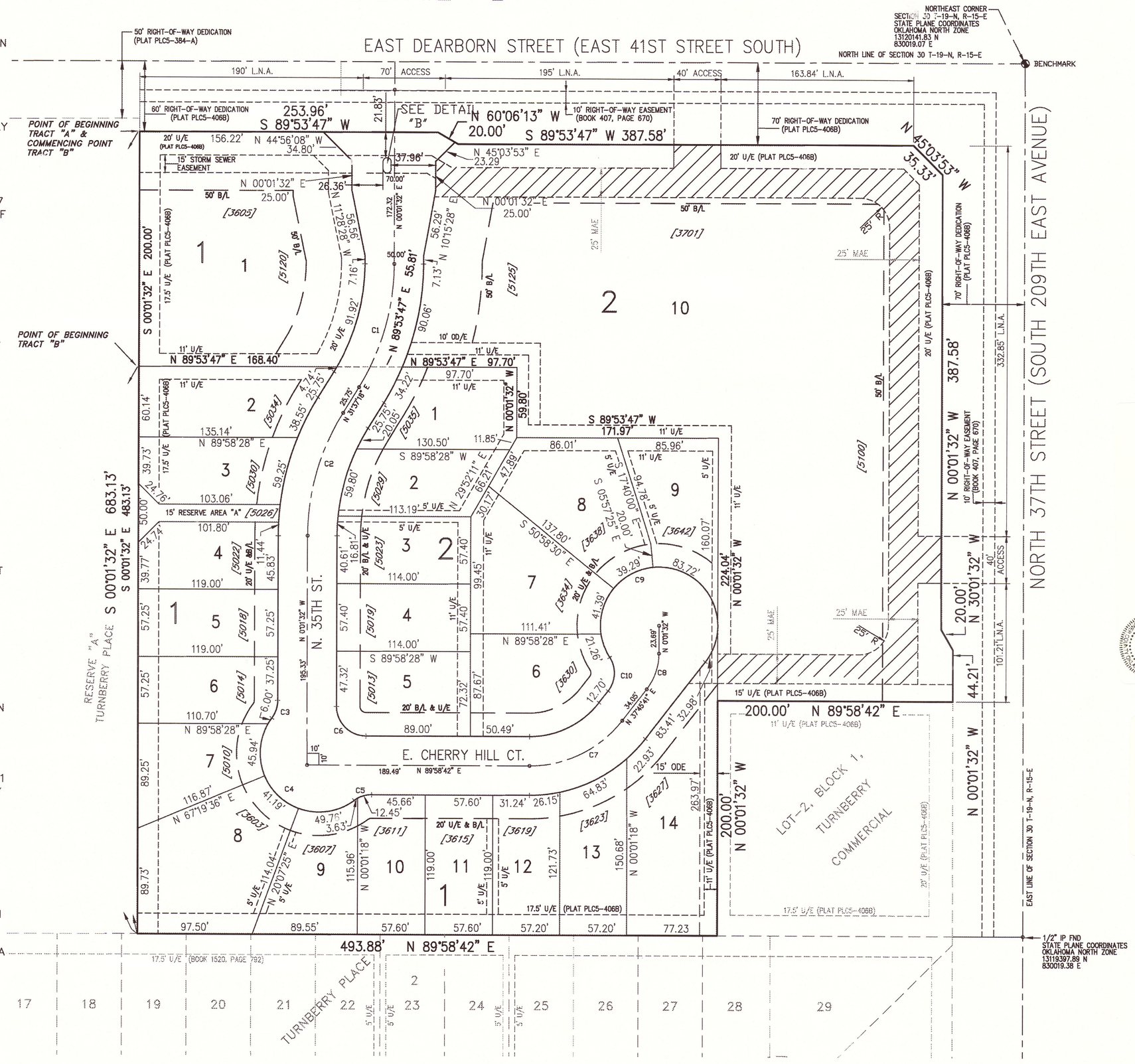
SAID TRACT CONTAINS 197,016.93 SQUARE FEET OR 4.523 ACRES MORE OR LESS.

TRACT "B" DESCRIPTION (LOTS 2-14, BLOCK 1 & LOTS 1-9, BLOCK 2)

A PART OF LOT 1 OF BLOCK 1 OF TURNBERRY COMMERCIAL, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA ACCORDING TO PLAT PLC5-4068 FILED IN THE RECORDS OF THE WAGONER COUNTY CLERK. SAID PART OF LOT 1 OF BLOCK 1 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OF LOT 1 OF BLOCK 1 OF TURNBERRY COMMERCIAL THENCE S 00°01'32" E ALONG THE WESTERLY LINE THEREOF FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°01'32" E ALONG SAID WESTERLY LINE FOR A DISTANCE OF 483.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 1, THENCE N 89°58'42" E ALONG THE SOUTHERLY LINE THEREOF FOR A DISTANCE OF 493.88 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF BLOCK 1 OF SAID TURNBERRY COMMERCIAL; THENCE N 00°01'32" W ALONG THE WESTERLY LINE OF SAID LOT 2 OF BLOCK 1 AND THE PROLONGATION THEREOF FOR A DISTANCE OF 424.04 FEET; THENCE S 89°53'47" W AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 OF BLOCK 1 FOR A DISTANCE OF 171.97 FEET; THENCE N 00°01'32" W AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT 1 OF BLOCK 1 FOR A DISTANCE OF 59.80 FEET; THENCE S 89°53'47" W AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1 OF BLOCK 1 FOR A DISTANCE OF 321.91 FEET TO THE POINT OF BEGINNING. THE BASIS OF BEARINGS FOR THE DESCRIBED TRACT IS THE RECORD BEARING OF S 89°53'47" W ALONG THE NORTHERLY LINE OF LOT 1 OF BLOCK 1 OF TURNBERRY COMMERCIAL, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA FILED AS PLAT PLC5-4068 IN THE RECORDS OF THE WAGONER COUNTY CLERK.

SAID TRACT CONTAINS 228,500.68 SQUARE FEET OR 5.246 ACRES MORE OR LESS.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	110.47'	200.00'	31°38'50"	S15° 47' 53"W	109.07'
C2	110.47'	200.00'	31°38'50"	S15° 47' 53"W	109.07'
C3	16.09'	25.00'	36°52'12"	S18° 24' 38"W	15.81'
C4	142.89'	50.00'	163°44'04"	S45° 01' 25"E	98.99'
C5	16.08'	25.17'	36°34'53"	N71° 32' 23"E	15.81'
C6	39.27'	25.00'	89°59'46"	S45° 01' 25"E	35.35'
C7	91.14'	100.00'	52°13'01"	N36° 52' 12"E	88.01'
C8	32.98'	50.00'	37°47'13"	N18° 52' 05"E	32.38'
C9	218.63'	50.00'	250°31'43"	S87° 30' 11"E	81.65'
C10	30.77'	25.00'	70°31'43"	S2° 29' 49"W	28.87'

FINISHED FLOOR TABLE					
LOT	BLOCK	FF ELEV	LOT	BLOCK	FF ELEV
1	1	713.00	1	2	715.60
2	1	715.60	2	2	715.53
3	1	715.53	3	2	715.53
4	1	715.53	4	2	716.03
5	1	716.03	5	2	716.50
6	1	716.09	6	2	717.50
7	1	716.35	7	2	717.50
8	1	716.50	8	2	718.40
9	1	716.71	9	2	718.50
10	1	717.07			
11	1	717.75			
12	1	718.50			
13	1	719.00			
14	1	719.50			

NOTE: ALL STRUCTURES ARE REQUIRED TO INSTALL A BACKFLOW PREVENTER ON THE SANITARY SEWER SERVICE LINE.

NOTES:
NO ACCESS IS ALLOWED ON LOT LINES WITH A BUILDING SETBACK OF LESS THAN 25 FEET. ACCESS IS PERMITTED IF THE GARAGE IS SETBACK AT LEAST 25 FEET

BENCHMARK:
USGS DATUM ELEV. 714.40
IRON PIN AT NE CORNER SECTION 30, TOWNSHIP 19 NORTH, RANGE 15 EAST

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

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 EAST LINE OF SECTION ASSUMED N 00°01'32" 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.

LEGEND

	BENCHMARK
N	NORTH
S	SOUTH
E	EAST
W	WEST
B/L	BUILDING LINE
U/E	UTILITY EASEMENT
L/E	LANDSCAPE EASEMENT
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

COUNTY TREASURER 46 SEAL WAGONER COUNTY, OKLA.

WAGONER COUNTY TREASURER

I, Dana Patten, TREASURER FOR THE COUNTY OF WAGONER, STATE OF OKLAHOMA, DO HEREBY STATE THAT ALL BACK TAXES HAVE BEEN PAID ON THE DESCRIBED PROPERTY.

DATE: 9/13/19

Dana Patten
WAGONER COUNTY TREASURER

APPROVED 6-3-19 by the City Council of the City of Broken Arrow, Oklahoma.

Mayor: ~~Craig Thurmond~~ VICE

Attest: City Clerk: Curtis Green

CITY OF BROKEN ARROW OKLAHOMA TULSA COUNTY

NOTE:
ALL WEDGE-SHAPED LOTS ARE A MINIMUM OF 55-FEET IN WIDTH AT THE FRONT BUILDING LINE.

DETENTION DETERMINATION

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE EXISTING TURNBERRY PLACE DETENTION FACILITY. NO FEES OR ONSITE FACILITY IS REQUIRED. DETENTION DETERMINATION #DD-010418-01

Doc # 2019-11690 B: 2525 P: 0687
09/13/2019 12:26:18 PM Pgs: 3
Fee: $ 54.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

SEAL

PLC 5 - 451B

(PT17-114)

THE VILLAS AT TURNBERY
DATE PREPARED: 08-07-2019
SHEET 1 OF 3