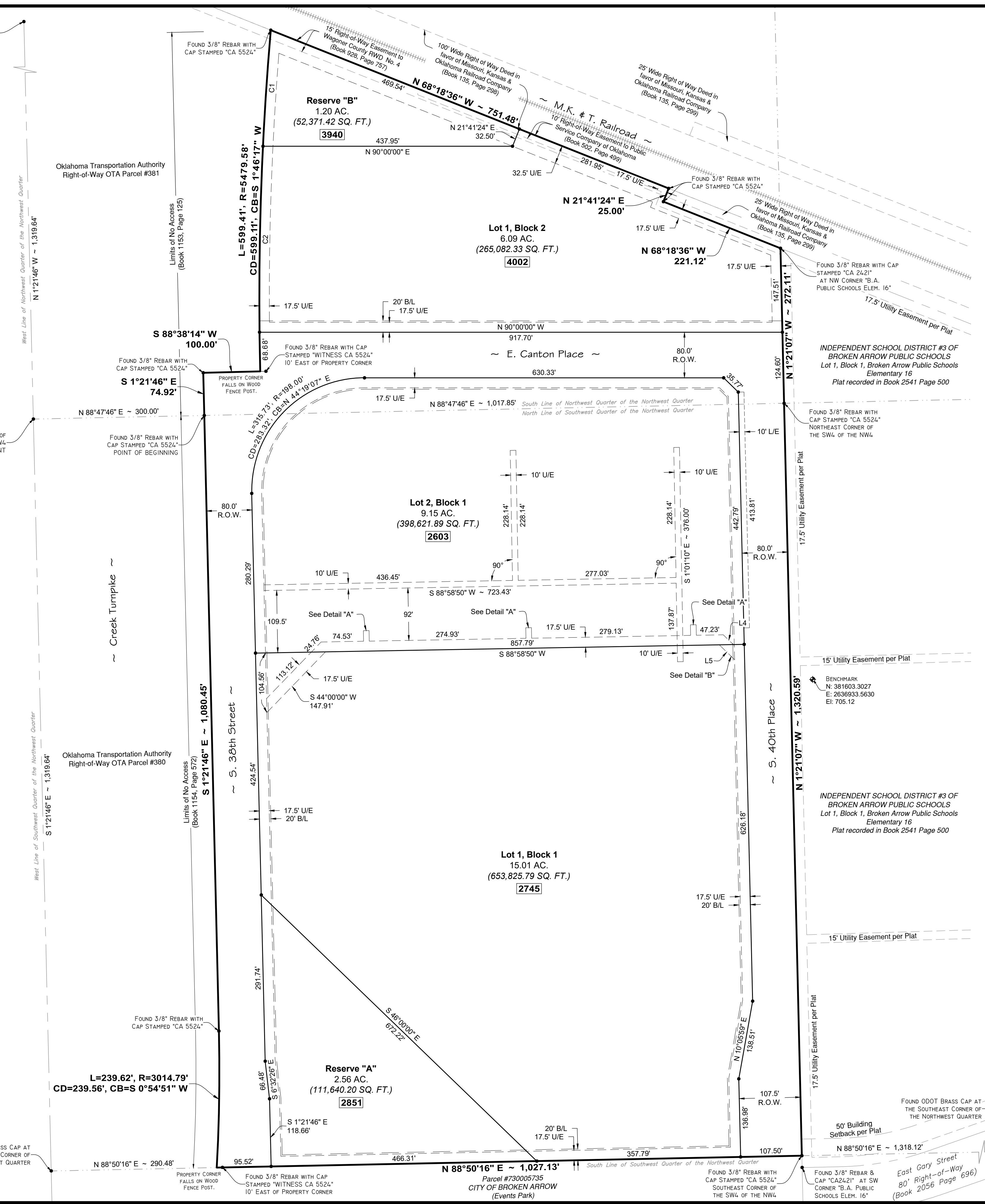
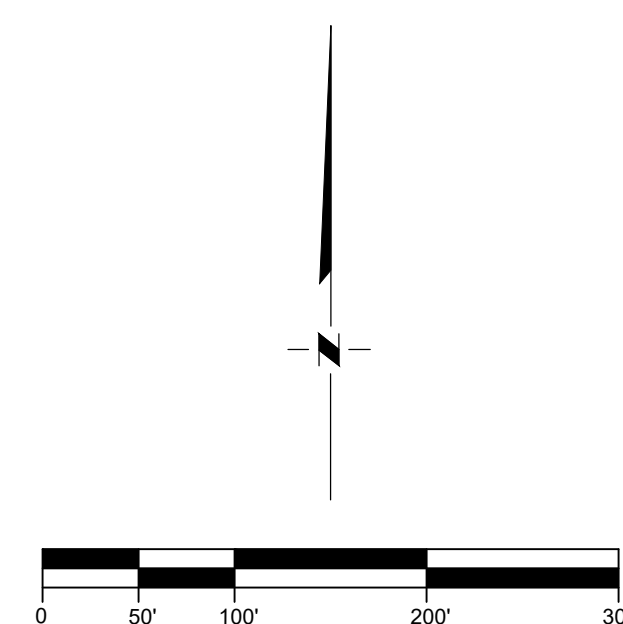
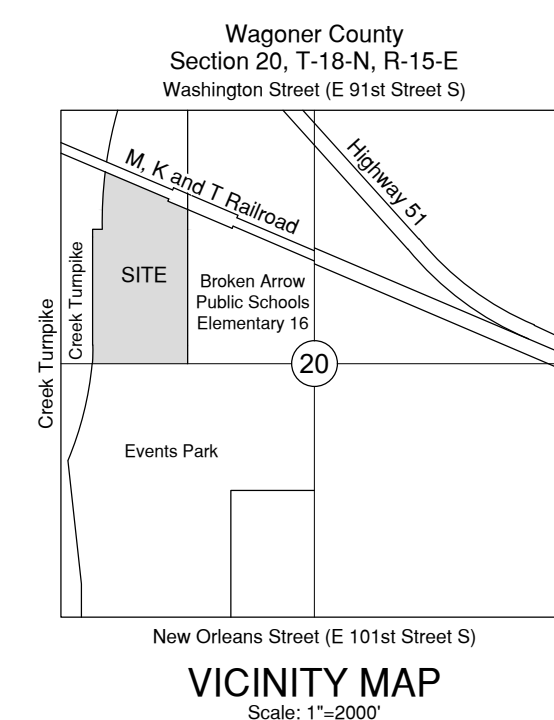


CONDITIONAL FINAL PLAT Sunset Amphitheater

PART OF THE NW/4 OF SECTION 20, T18N-R15E, I.M.,
CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA



SUBDIVISION STATISTICS
SUBDIVISION CONTAINS THREE (3) LOTS IN TWO (2) BLOCKS.

LOT 1, Block 1: 15.01 ACRES (653,825.79 SQ. FT.)
LOT 2, Block 1: 9.15 ACRES (398,621.89 SQ. FT.)
LOT 1, Block 2: 6.09 ACRES (265,082.33 SQ. FT.)
RESERVE "A": 2.56 ACRES (111,640.20 SQ. FT.)
RESERVE "B": 1.20 ACRES (52,371.42 SQ. FT.)

GROSS SUBDIVISION AREA: 41.15 ACRES (1,792,550.62 SQ. FT.)

MONUMENTATION
SET 1/2" REBAR WITH CAP STAMPED "CA 7232" AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

BENCHMARK
CUT "X" IN CONCRETE FLUME
N: 381603.3027
E: 2636933.5630
EL: 705.12 NAVD88

BASIS OF BEARINGS
THE BEARING BASE FOR THIS SURVEY IS BASED ON GRID BEARINGS AND THE OKLAHOMA 3501 STATE PLANE COORDINATE SYSTEM.

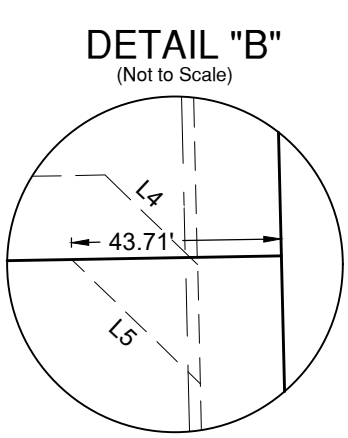
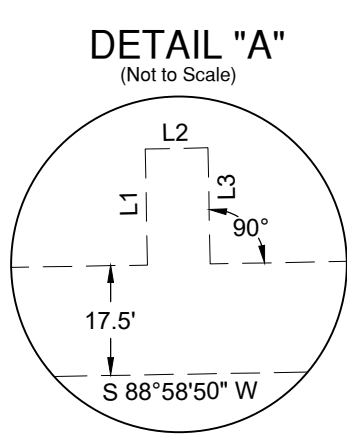
FLOODPLAIN NOTE
AREA FALLS IN ZONE DESIGNATION "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40145C0115J, DATED SEPTEMBER 30, 2016.

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 01°01'10" W	18.50'
L2	N 88°58'50" E	10.00'
L3	S 01°01'10" E	18.50'
L4	S 45°59'11" E	26.83'
L5	N 45°59'11" W	37.31'

CURVE TABLE

CURVE #	LENGTH	RADIUS	CB	CD
C1	204.20'	5479.58'	S 3°50'15" W	204.19'
C2	326.53'	5479.58'	S 1°03'46" W	326.46'



- LEGEND**
- MONUMENT
 - BENCHMARK
 - BOUNDARY LINE
 - LOT LINE
 - BUILDING LINE
 - UTILITY EASEMENT LINE
 - LANDSCAPE EASEMENT LINE
 - RAILROAD TRACKS
 - UTILITY EASEMENT
 - U/E
 - L/E
 - B/L
 - R.O.W.
 - CB
 - CD

OWNER:
CITY OF BROKEN ARROW
220 S. FIRST STREET
BROKEN ARROW, OK 74012
PHONE: 918.251.5311

ENGINEER:
KIMLEY-HORN
4727 GALLARDIA PARKWAY, SUITE 250
OKLAHOMA CITY, OK 73142
PHONE: 405.241.5426
CA #2740, EXP. 6/30/2025

SURVEYOR:
FRONTIER LAND SURVEYING
14901 N LINCOLN BLVD.
EDMOND, OK 73013
PHONE: 405.285.0433
CA #7232, EXP. 6/30/2024

APPROVED _____ BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA
MAYOR _____
ATTEST: CITY CLERK _____

