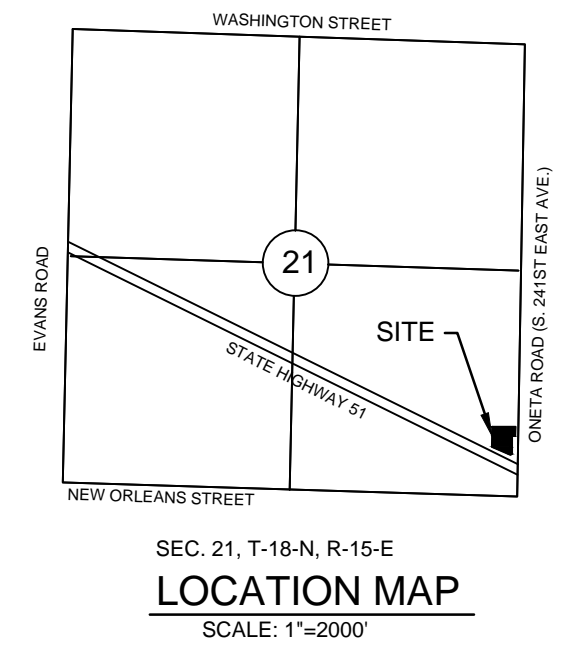
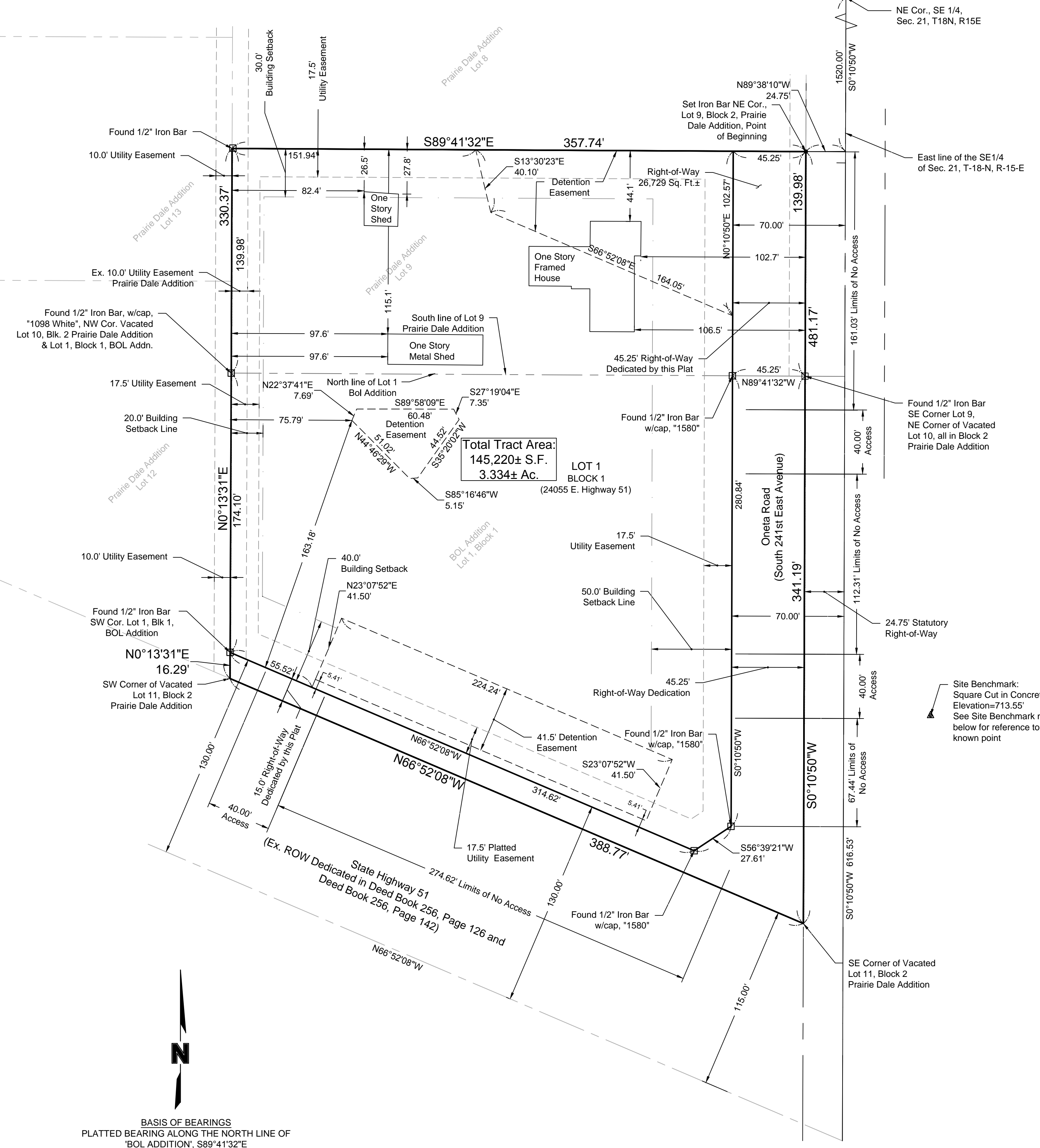


CONDITIONAL FINAL PLAT
KUM & GO #837
"PUD 247A"
 A REPLAT OF LOT 1, BLOCK 1 OF BOL ADDITION
 & LOT 9, BLOCK 2 OF PRAIRIE DALE ADDITION
 BEING A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION
 21, TOWNSHIP 18 NORTH, RANGE 15 EAST, A SUBDIVISION IN THE CITY OF
 BROKEN ARROW, WAGONER COUNTY, OKLAHOMA



BOUNDARY DESCRIPTION

A Replat of Lot 1, Block 1, BOL Addition & Lot 9, Block 2, PRAIRIE DALE Addition being a part of the East Half of the Southeast Quarter (E1/2, SE/4) of Section 21, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 21, Township 18 North, Range 15 East; thence South 00 Degrees 10 Minutes 50 Seconds West along the East line of the Southeast Quarter a distance of 1,520.00 feet; thence North 89 Degrees 38 Minutes 10 Seconds West, a distance of 24.75 feet to the Northeast Corner of Lot 9 of the partially vacated Plat of Prairie Dale Addition, by Certificate to Vacate, filed in Book 1990 at Page 602 in the County Clerk's office of Wagoner County, Oklahoma for a POINT OF BEGINNING; thence South 00 Degrees 10 Minutes 50 Seconds West, along the East line of said Lot 9, a distance of 139.98 feet (140.0' Plat), to the Southeast corner of said Lot 9, Block 2 of said Prairie Dale Addition; thence South 00 Degrees 10 Minutes 50 Seconds West, parallel to the East line of said Section 21, a distance of 341.19 to the Southeast corner of Vacated Lot 11, Block 2 Prairie Dale Addition; thence North 66 Degrees 52 Minutes 08 Seconds West, along the South line of said Lot 11, a distance of 388.77 feet to the Southwest corner of said Lot 11; thence North 00 Degrees 13 Minutes 31 Seconds East along the West line of said Lot 11, the West line of Lot 1, BOL Addition, and its extension, and along the West line of said Lot 9, a distance of 330.37 feet to the Northwest corner of said Lot 9, thence South 89 Degrees 41 Minutes 32 Seconds East along the North line of said Lot 9, a distance of 357.74 feet (358.0' Plat) to the POINT OF BEGINNING. Said tract containing 145,220 square feet or 3.334 acres, more or less.

INFORMATION OF FACT

- This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	X		Book 1990, Page 597
b) Filed Maps	X		See Note 5
c) Title Search/Binder	X		Fidelity National Title Insurance Company, File No: 307186, Effective Date March 31, 2016 at 5:01PM
d) Other	X		See Note
- Certified To:** KG Store 837, LLC This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on July 28, 2015 and updated May 20, 2016, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Licensure for Professional Engineers and Land Surveyors". The information depicted hereon, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.
- This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.
The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and
- According to F.E.M.A. Flood Insurance Rate Map Community Panel Number:40145C0115H, Effective Date: April 17, 2012, this property does not lie within a designated flood plane and is Zone X.
- A Final Plat entitled, "Prairie Dale", a subdivision in the City of Broken Arrow, Wagoner County, Oklahoma, duly recorded on August 4, 1970, in the Wagoner County Clerk's Office in Plat Book 4, at Page 509, Plat Number PLC5-409B.
- An ALTA/ACSM Land Title Survey of Lot 1, Block 1 of Bol Addition, created by Hraok, Inc., dated May 23, 2011.
- An ALTA/ACSM Land Title Survey of Lot 9, Block 1 of Prairie Dale Addition, created by Olsson Associates, dated May 31, 2016.
- Total Number of Lots: 1 - Lot 1 in Block 1 of BOL Addition, Lot 9 in Block 2 of PRAIRIE DALE Addition, containing 145,220± Sq. Ft. or 3.334± Ac.

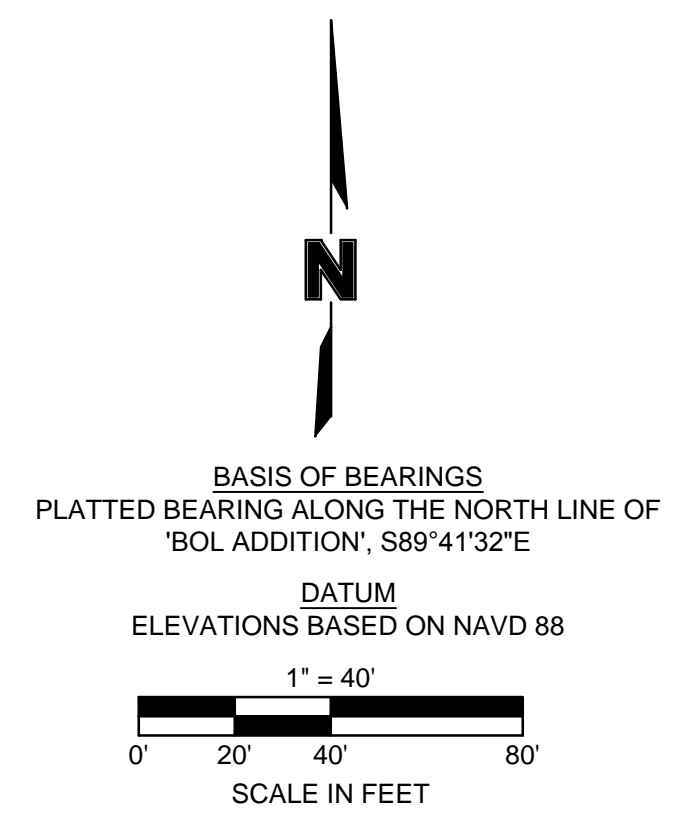
LEGEND

	Found Iron Monument (As Noted)
	Set 1/2" Rebar w/Plastic Cap, "OKCA-2483"
(M)	Measured Distance
(P)	Platted Distance

OWNER
 KG Store 837, LLC
 6400 Westown Parkway
 Des Moines, IA 50266
 515-226-0128

SURVEYOR
 Olsson Associates
 550 St. Louis Street
 Springfield, MO 65806
 417-890-8802
 Certificate of Authorization No. CA2483 (PE/LS)
 Expires on June 30, 2017
 Email: rgneff@olssonassociates.com

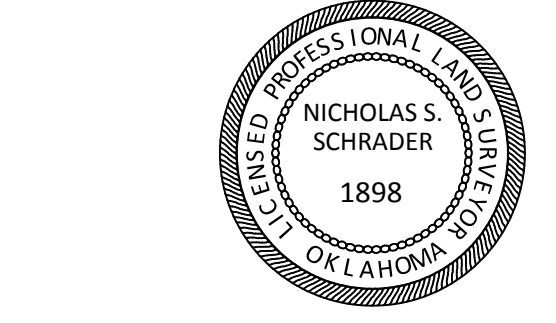
ENGINEER
 Olsson Associates
 550 St. Louis Street
 Springfield, MO 65806
 417-890-8802
 Certificate of Authorization No. CA2483 (PE/LS)
 Expires on June 30, 2017
 Email: csmith@olssonassociates.com



Benchmark
 5/8" Rebar with 1 1/2" Aluminum cap stamped "BA 20" on the North side of 101st Street, and approximately 0.5 miles West of Oneta Road. Elev.=687.187' (NAVD 1988)

Site Benchmark
 Square cut in concrete approximately 351 feet South and 124 feet East of the Northeast corner of Proposed Lot 1, Block 1, Kum & Go #837. Elev.=713.55' (NAVD 1988)

drawn by:	DATE	REVISION	BY
JRG	08.16.16	Original Preparation	JRG
surveyed by:			
checked by:			
approved by:			
project no.:	15-1926		
file name:	V_FPLT_51926		



CONDITIONAL FINAL PLAT OF KUM & GO #837
 "PUD 247A"
 Case No.: PT15-119A
 Sheet 1 of 2

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