

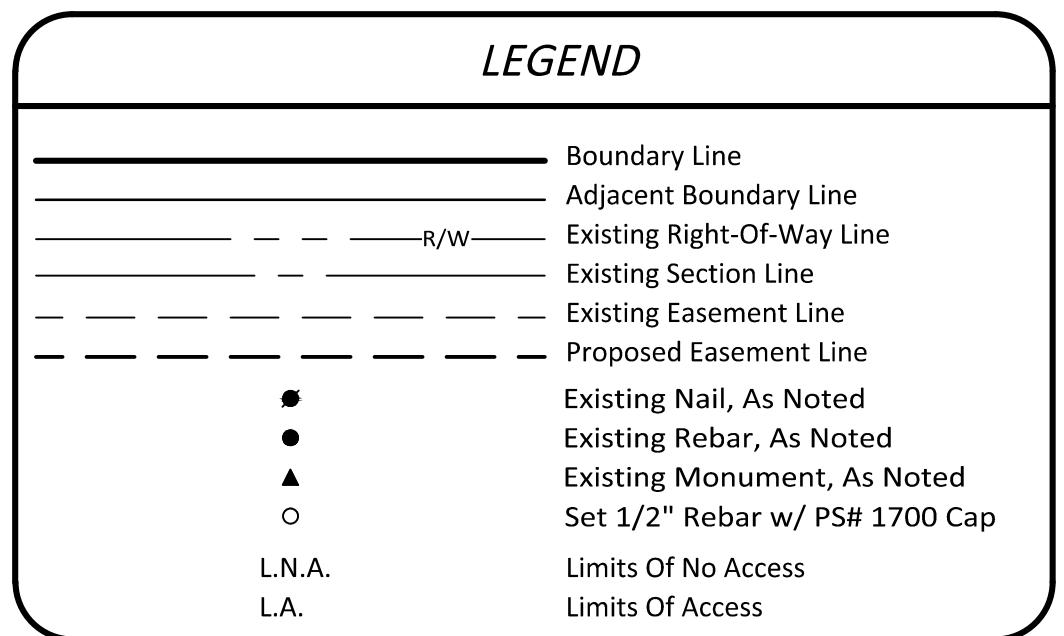
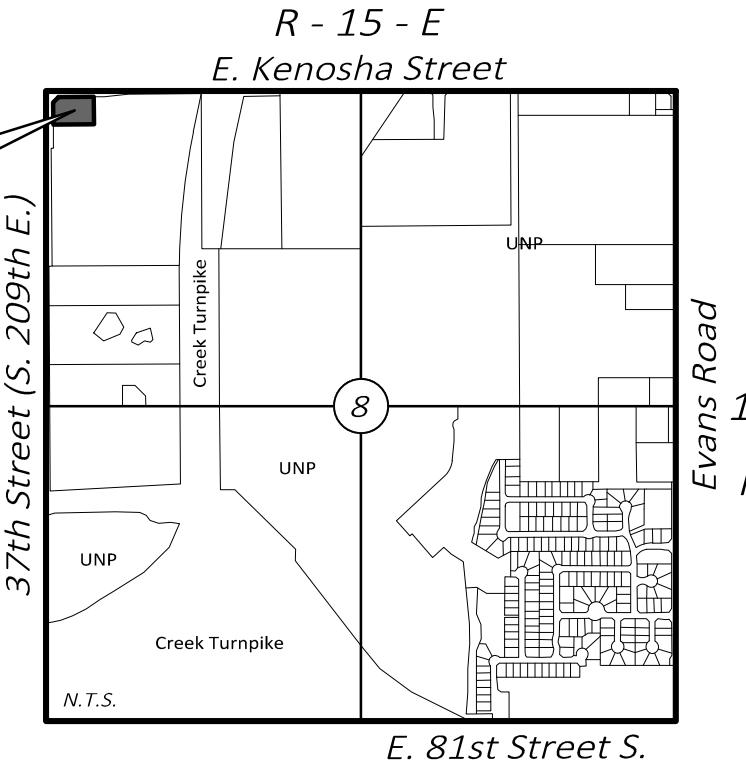
# PRELIMINARY PLAT

## CASEY'S GENERAL STORE 3, LOT 1, BLOCK 1

An Addition to the City of Broken Arrow, Oklahoma & Being a Subdivision of Part of the Northwest Quarter (NW1/4),

Section 8, Township 18 North, Range 15 East, City of Broken Arrow, Wagoner County, Oklahoma

ZONING: Commercial General District (CG)



**ADDRESS:**  
3801 E. Kenosha Street  
Broken Arrow, OK

**DETENTION:**  
Stormwater Detention Accommodations For  
This Site Are In Accordance With Fee-In-Lieu Of  
Detention Determination Letter DD-032519-09

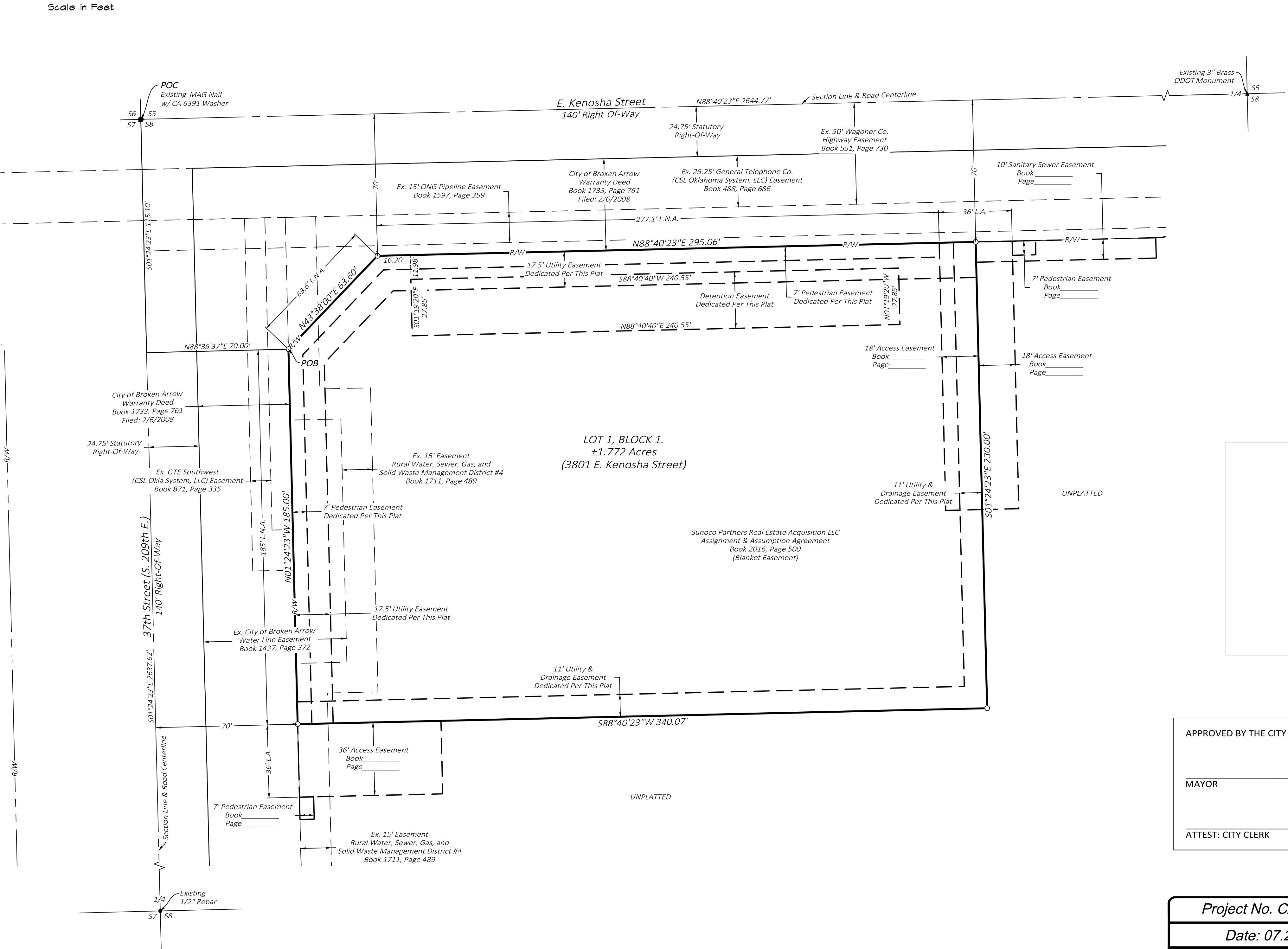
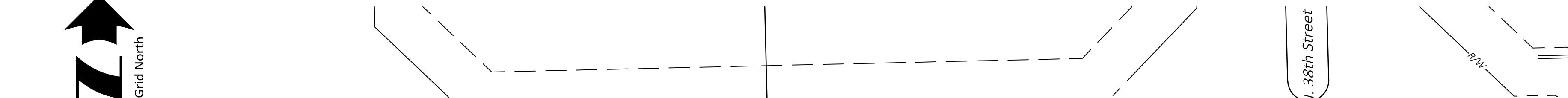
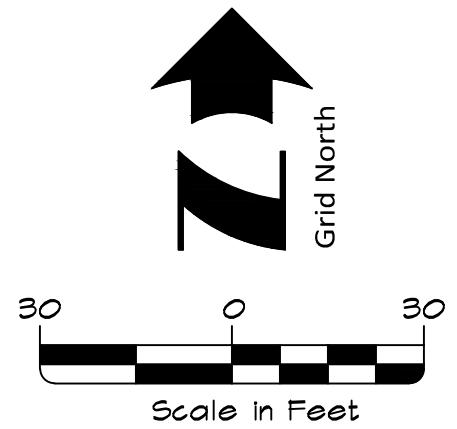
**GENERAL NOTES:**

- Basis of Bearings:** Grid North, Oklahoma State Plane Coordinate System, North Zone (3501), NAD 83 (2011)(Epoch:2010.0000), based on RT Kinematic GNSS Observations derived from a Static GNSS Base and OPUS post-processed solution, having published values of: Latitude 36°03'35.60810" N, Longitude 95°43'37.18831" W; Convergence Angle = 01°19'54"; and a Combined Scale Factor (Grid to Ground) of 1.00008083.
- Grid North Convergence:** At the Northwest corner of Section 8, rotate from Grid North 01°19'53" to the right for True North.
- Flood Information:** Based upon review of NFIP FIRM, Wagoner County, Oklahoma, and Incorporated Areas, Map Number 40145CO115J, Map Revised September 30, 2016 and by graphic plotting only, the subject property lies within: Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain. Surveyor assumes no liability for the correctness of cited map.
- Every recorded document reviewed and considered as a part of this survey is noted hereon.** Surveyor has not made a thorough investigation or independent search for any easements or other encumbrances or facts that an accurate, complete and current title search and/or title commitment would disclose. Other documents of record, rights, or facts, may exist and affect this subject property.
- Last Date of Field Survey:** April 2, 2019.
- Corner Monuments:** A one-half inch (1/2") rebar with PLS #1700 cap has been set at all lot corners, unless noted otherwise.
- Addresses shown on this plat are accurate at the time this plat was filed but are subject to change and should not be used for or in place of a legal description of real property.**

Drawing Name: PL-CASEY'S GENERAL STORE 3, LOT 1, BLOCK 1.dwg  
Drawing Date: Jul 25, 2019 - 8:55am  
Last Modified: Jul 25, 2019 - 8:55am

**REFERENCE DOCUMENTS:**

- Title Commitment issued by Old Republic National Title Insurance Company; File No.: 258524; Effective Date: March 06, 2019 at 05:01 pm; Proposed Insured: Casey's Marketing Company; Issued and countersigned by Guaranty Abstract Company, 320 South Boulder, Tulsa, Oklahoma 74103.
- General Warranty Deed; Armory LLC, Grantee; Book 1399, page 469, filed May 5, 2004, Wagoner County, Oklahoma.
- General Warranty Deed; City of Broken Arrow, Oklahoma, Grantee; Book 1733, page 761, filed February 6, 2008, Wagoner County, Oklahoma.
- City of Broken Arrow, Kenosha Street Widening, Project # ST.0531, Wagoner County, prepared by PSA Dewberry, Sheets 1, 14, 25, and 30 of 62.
- City of Broken Arrow, 37th St. (209th Ave.), Houston to Kenosha, Project #ST1413, Wagoner County, prepared by MIREC, Sheets 12, 13, and 22 of 49.
- Other instruments provided with the Schedule B-2 exceptions in the referenced Title Commitment.



APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

Case No. \_\_\_\_\_

Project No. CAS-119a Drawn By JDS

Checked By KAS

Date: 07.25.19 Sheet 1 of 2

**OWNER**

Armory, LLC  
P.O. Box 472106  
Tulsa, OK 74147  
Contact: Dave Cocolin, Manager  
Telephone: (918) 629-9671  
Email: dave@paradigmktulsa.com

**ENGINEER**

Morrison Shipley Engineers Inc  
2407 SW Cottonwood St.  
Bentonville, AR 72712  
Contact: John Wary  
Telephone: (479)-273-2209  
C.O.A. #3055 Exp Date 06.30.2021

**SURVEYOR**

Morrison Shipley Engineers Inc  
2407 SW Cottonwood St.  
Bentonville, AR 72712  
Contact: Keith Sikes  
Telephone: (479)-273-2209  
C.O.A. #3055 Exp Date 06.30.2021

**DEVELOPER**

Casey's Marketing Company  
P.O. Box 3004  
3305 SE Delaware Avenue  
Ankeny, IA 50021  
Contact: Katie DeRouchey  
Telephone: (515)-963-3829



