

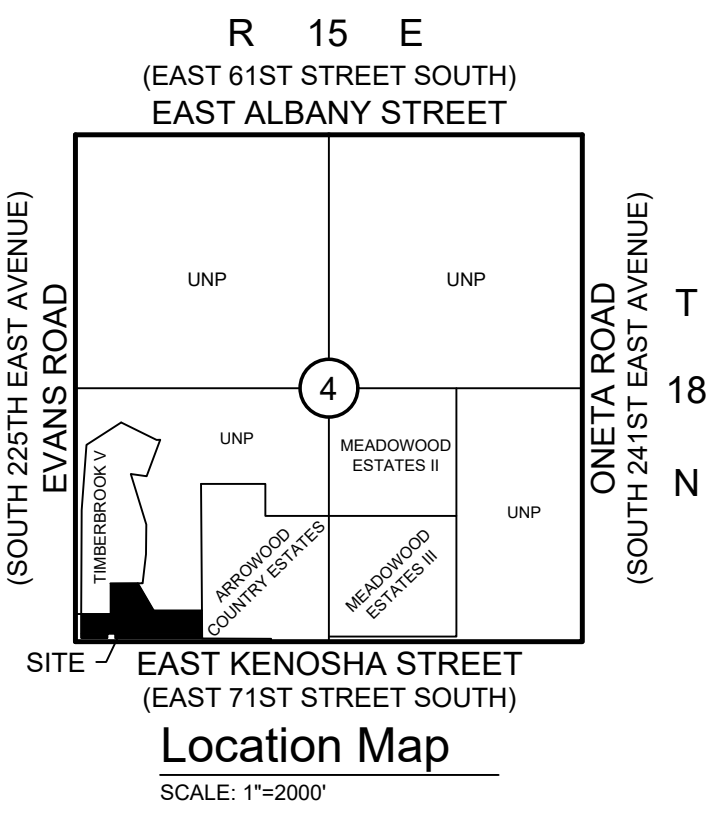
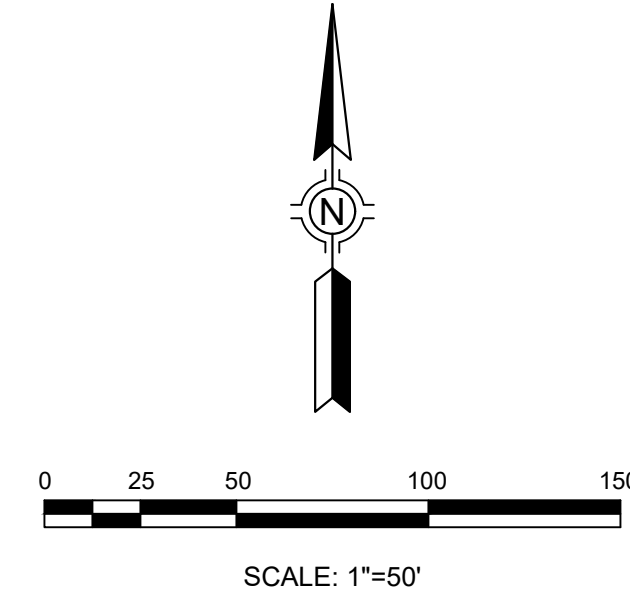
Conditional Final Plat

Heritage United

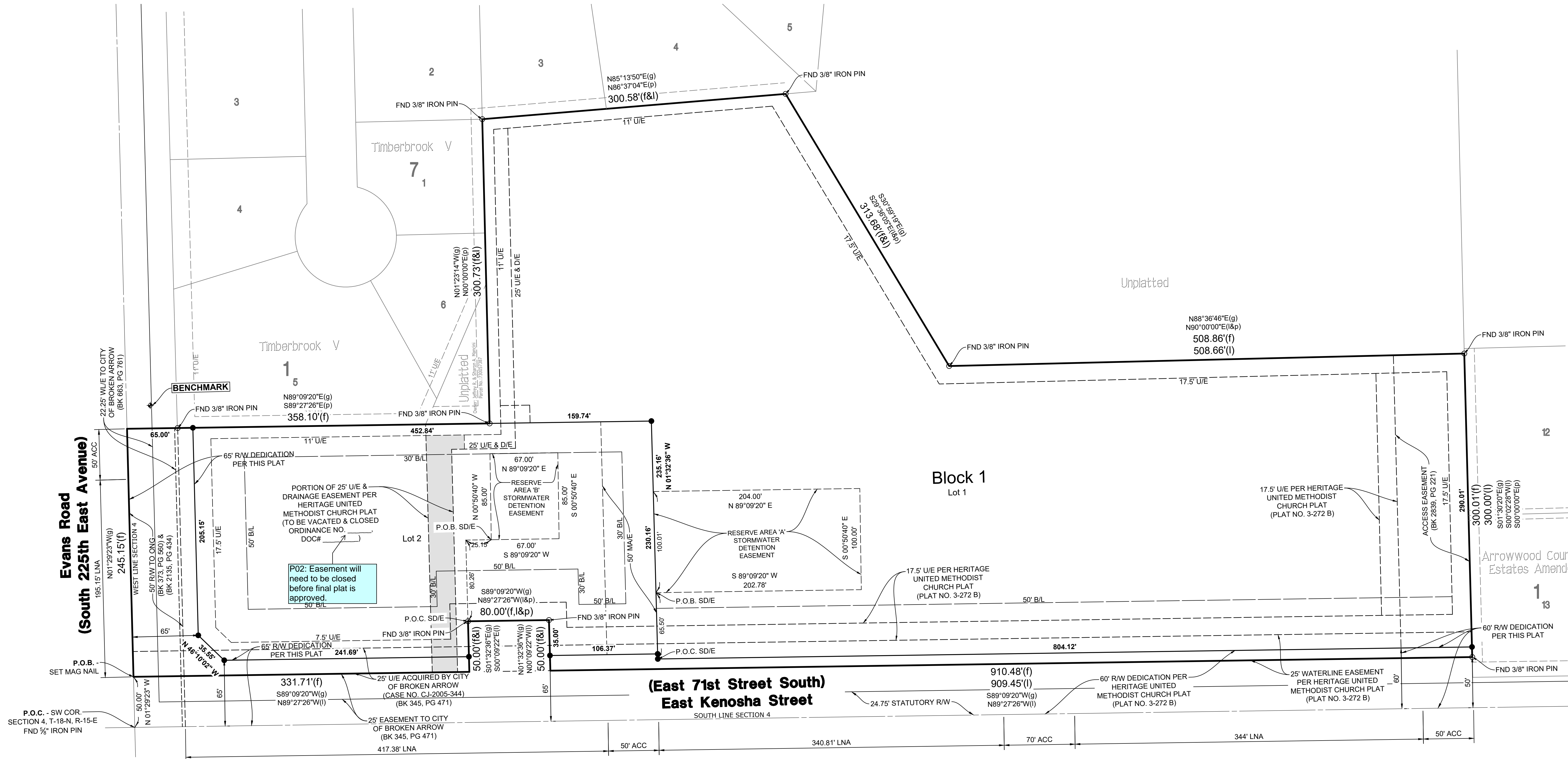
Owner:
 Heritage BA
 5300 E. Kenosha
 Broken Arrow, OK, 74014
 Phone: (918) 357-2211, (918) 615-7700
 Contact: Chris Symes, Senior Pastor and
 Stephen R. Fater, Vice President - Store Development
 Email: pastor@heritageba.church,
 sfater@quiktrip.com

A REPLAT OF ALL OF HERITAGE UNITED METHODIST CHURCH
 IN PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4, SW/4) OF
 SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST,
 CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA

Engineer/Surveyor:
 Sisemore & Associates, Inc.
 Certificate of Authorization No. 2412 Exp. June 30, 2025
 6660 S. Sheridan Rd, Ste. 210
 Tulsa, Oklahoma 74133
 Phone: (918) 665-3600
 Email: jwatt@sw-assoc.com



P01: Please include
 SP(53)



Subdivision Statistics:
 SUBDIVISION CONTAINS TWO (2) LOTS IN ONE (1) BLOCK
 SUBDIVISION CONTAINS 10.76 TOTAL ACRES (468,892 SF)
 LOT ONE (1) CONTAINS 7.76 ACRES (337,880 SF)
 LOT TWO (2) CONTAINS 2.32 ACRES (101,130 SF)
 R/W BEING DEDICATED BY PLAT CONTAINS 0.68 ACRES (29,882 SF)

- Legend:**
- U/E = UTILITY EASEMENT
 - B/L = BUILDING SETBACK LINE
 - D/E = DRAINAGE EASEMENT
 - SS/E = SANITARY SEWER EASEMENT
 - SD/E = STORMWATER DETENTION EASEMENT
 - MA/E = MUTUAL ACCESS EASEMENT
 - WL/E = WATERLINE EASEMENT
 - R/W = RIGHT-OF-WAY
 - ACC = ACCESS
 - LNA = LIMITS OF NO ACCESS
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - FND = FOUND
 - BK. = BOOK
 - CL. = CENTERLINE
 - PG. = PAGE
 - [Symbol] = EX. EASEMENT TO BE VACATED

Monumentation:
 3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 O = FOUND IRON PIN
 ● = SET IRON PIN WITH RED PLASTIC CAP STAMPED "5A CAZ421"

Basis of Bearing:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARINGS AS SHOWN ON THE RECORDED PLATS OF BLUE BELL AND A.E.S. INDUSTRIAL CENTER.

Vertical Datum:
 ALL BENCHMARK ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

Horizontal Datum:
 ALL BENCHMARK COORDINATES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (NAVD'83) NORTH ZONE (3501) OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

Benchmark:
 RAILROAD SPIKE IN WEST FACE OF PP EAST SIDE OF S. EVANS RD. APPROXIMATELY 35' NORTHWEST OF THE NORTHWEST PROPERTY CORNER.
 ELEV = 880.00
 N = 394375.5
 E = 2640576.8

THE FEMA FLOODPLAIN MAP 40145C0115J REVISED DATED 9/30/2016 HAS SHOWN THE SUBJECT TRACT IN ZONE X (UNSHADED)

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION NO: DD-031423-20

K:\10258\01\0258\01\FPL\dwg_FPL101.dwg FPL101 Feb 11, 2025 7:50:25am SISEMORE & ASSOCIATES, INC., 2025

