

Plat No.

TURNBERRY COMMERCIAL

AN ADDITION TO THE CITY OF BROKEN ARROW
BEING A SUBDIVISION OF THE NE/4 OF SECTION 30, TOWNSHIP 19 NORTH,
RANGE 15 EAST, WAGONER COUNTY, OKLAHOMA

Project Data

OWNERS
SOUTHERN TRADING, L.L.C.
7912 EAST 31st COURT SUITE 200
TULSA, OK 74145
918.625.2306 (voice) 918.613.6402 (fax)
TOMMY.WOODS@CBREOK.COM
CONTACT: TOMMY WOODS

ENGINEER / SURVEYOR
COOK & ASSOCIATES ENGINEERING, INC.
121 EAST COLLEGE
BROKEN ARROW, OK 74012
918.258.9442 (VOICE) 918.258.9488 (FAX)
CA#4479 EXPIRES JUNE 30, 2010


FLOODPLAIN ZONE
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE
"UNSHADED X" AS SHOWN ON F.I.R.M. PANEL
#4002150014 B, DATED 12/02/88

ADDRESSES
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 DESCRIPTION.

LAND AREA
GROSS 560637.05SF ± / 12.87AC ±
NET 464864.30SF ± / 10.67AC ±
2 LOTS / 1 BLOCK

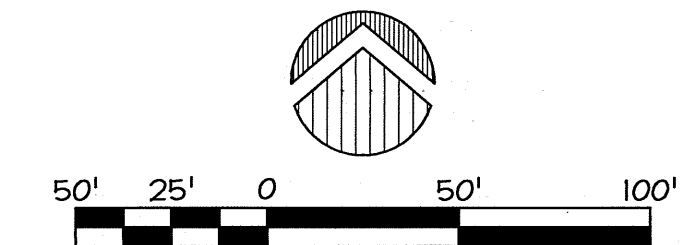
MONUMENTATION
A 5/8" X 18" DEFORMED BAR WITH A
ORANGE PLASTIC CAP STAMPED "CA4479" TO
BE SET AT ALL PLAT BOUNDARY CORNERS,
UNLESS NOTED OTHERWISE.

A 3/8" X 18" DEFORMED BAR WITH A
ORANGE PLASTIC CAP STAMPED "CA4479" TO
BE SET AT ALL LOT CORNERS UNLESS NOTED
OTHERWISE.

BENCHMARK 
TOP OF 3/4" IRON PIN AT THE
NORTHEAST CORNER OF SECTION 30,
T-19-N, R-15-E, OF THE INDIAN BASE
AND MERIDIAN, WAGONER COUNTY, STATE
OF OKLAHOMA.
ELEVATION = 715.159 (NAVD1988)

BASIS OF BEARINGS
BEARINGS ARE BASED ON AN ASSUMED
BEARING OF S00°01'32"E ALONG THE EAST
LINE OF THE NE/4 OF SECTION 30, T-19-N,
R-15-E, WAGONER COUNTY, STATE OF
OKLAHOMA.

PUBLIC UTILITY NOTES
POTABLE WATER SUPPLY WILL BE
SERVED BY WAGONER COUNTY RURAL
WATER DISTRICT NO. 4. SANITARY
SEWER SERVICE WILL BE SUPPLIED BY
THE CITY OF BROKEN ARROW,
OKLAHOMA.



Legend

- B/LBUILDING LINE
- LNALIMITS OF NO ACCESS
- U/EUTILITY EASEMENT
- ROWRIGHT OF WAY
- 2850.....ADDRESS

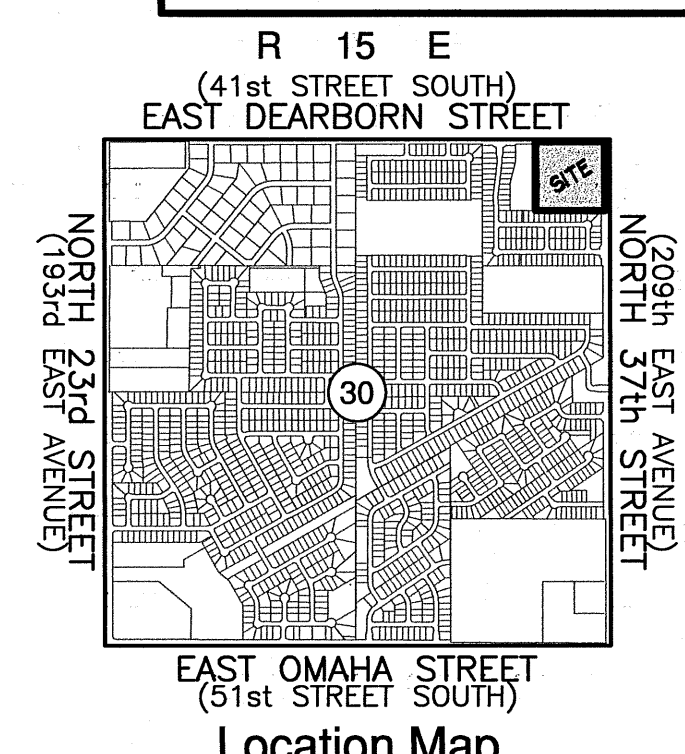
Backflow Preventor Table:

PROPOSED	F.F.	UPSTREAM MH
BLOCK:	LOT:	RIM ELEV.
1	1	721.70
1	2	723.12

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDERS RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTOR VALVE NEAR THE BUILDING ACCORDING TO THE BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.
BACKFLOW PREVENTION IS REQUIRED!

Detention Determination

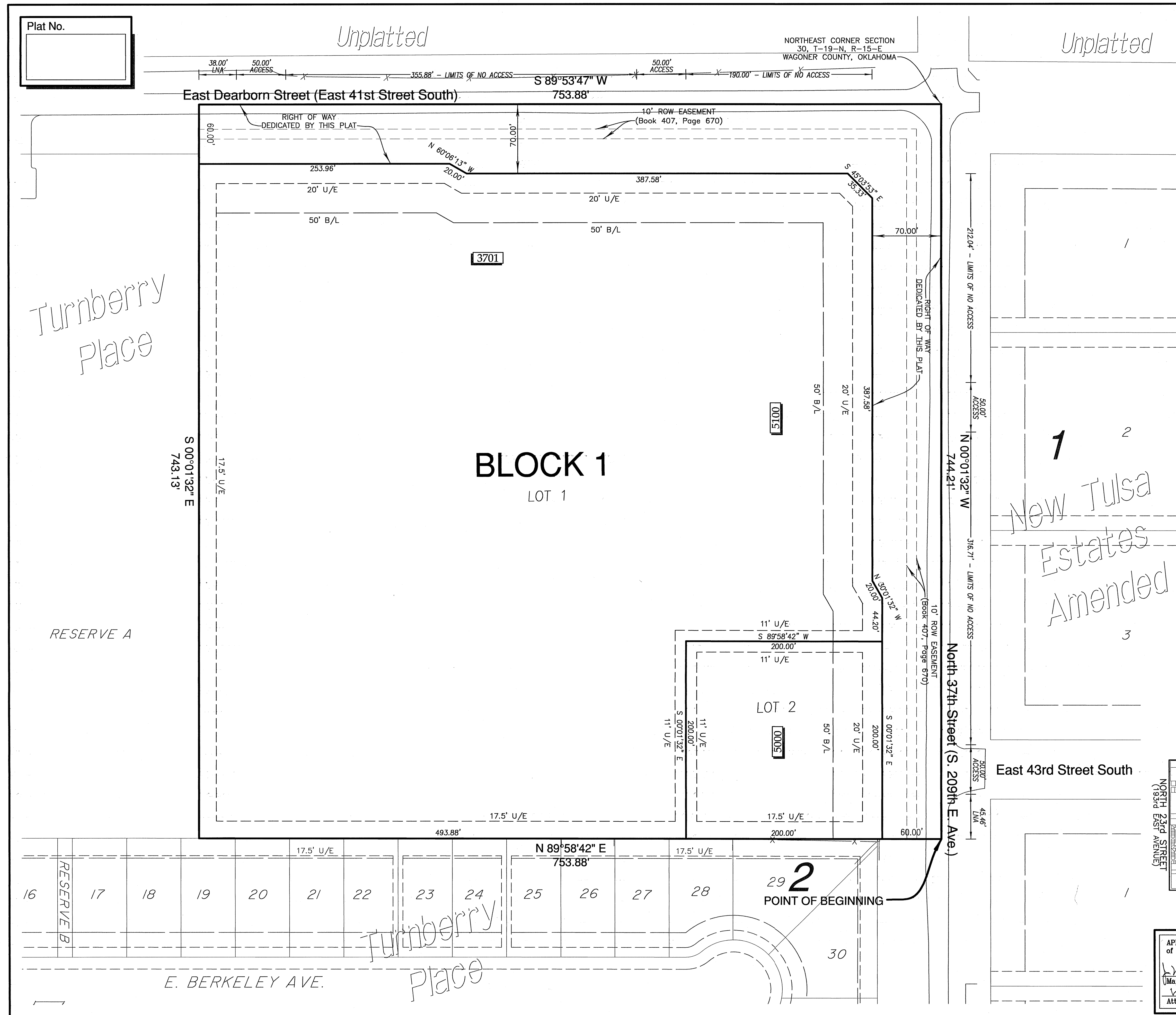
STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE EXISTING TURNBERRY PLACE DETENTION FACILITY. NO FEES OR ONSITE FACILITY IS REQUIRED. DETENTION DETERMINATION #DD-100808-49.



APPROVED 11-4-08 by the City Council
of the City of Broken Arrow Oklahoma.
Wade McCall Sr.
Mayor
Attest: Mary E. Bryner
City Clerk
11-18-08

CERTIFICATE
I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 51,925 per trust receipt no. 5 to be applied to 2008 taxes. This certificate is NOT to be construed as payment of 2008 taxes in full but is given in order that this plat may be filed on record 2008 taxes could exceed the amount of the security deposit.
Dated 11-20-08, 2008
Wagoner County Treasurer
Glen Marshall
Deputy

TURNBERRY COMMERCIAL
CASE NO. PT08-17
DEV. #08163
Sheet 1 of 2
Date Prepared: 11/06/08



Certified True Copy
CAROLYN KUSLER, COUNTY CLERK
Wagoner County, Oklahoma