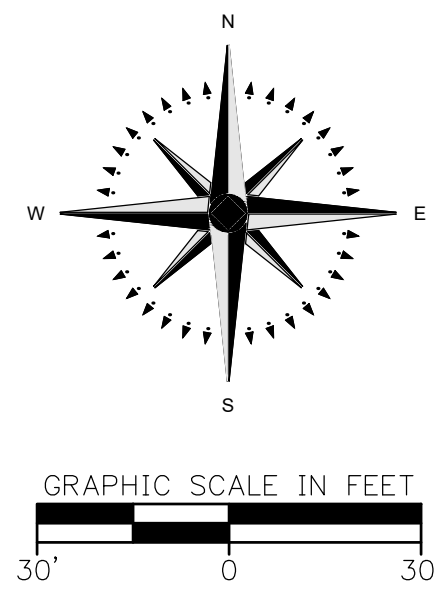
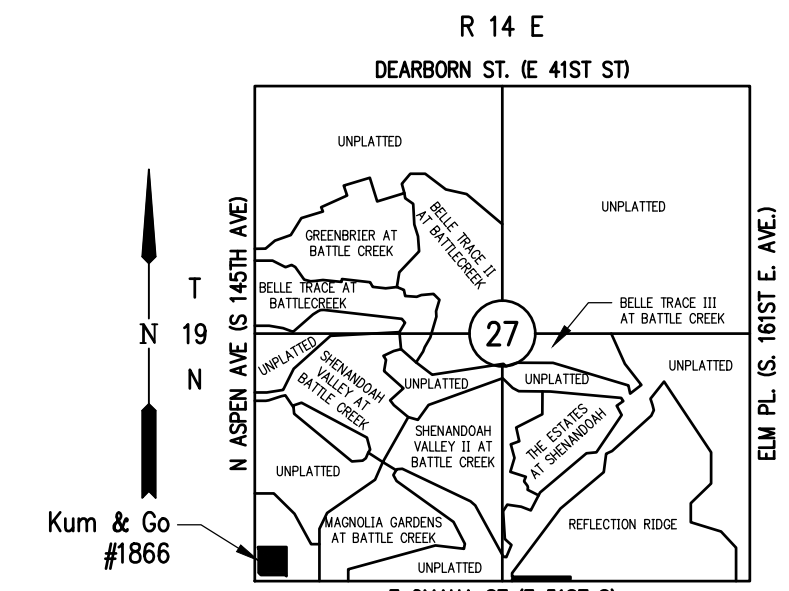


FINAL PLAT
 CERTIFICATE OF APPROVAL
 I HEREBY CERTIFY THAT THIS
 PLAT WAS APPROVED BY THE
 CITY OF BROKEN ARROW.
 ON _____
 BY _____
 MAYOR - VICE MAYOR
 THIS APPROVAL IS VOID IF THE
 ABOVE SIGNATURE IS NOT
 ENDORSED BY THE CITY MANAGER
 OR CITY CLERK.
 BY _____
 CITY MANAGER - CITY CLERK



CONDITIONAL FINAL PLAT KUM & GO 1866 ADDITION

A SUBDIVISION WITHIN BATTLE CREEK PUD (PUD 94) TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN 3.07 ACRES, 1 LOT, 1 BLOCK ADDRESS: 2130 WEST OMAHA STREET, BROKEN ARROW, OK 74012



LOCATION MAP
 SCALE IN FEET
 0 2000
 NOTE: ALL PROPERTIES SHOWN
 HEREON ARE UNPLATTED
 UNLESS OTHERWISE NOTED.

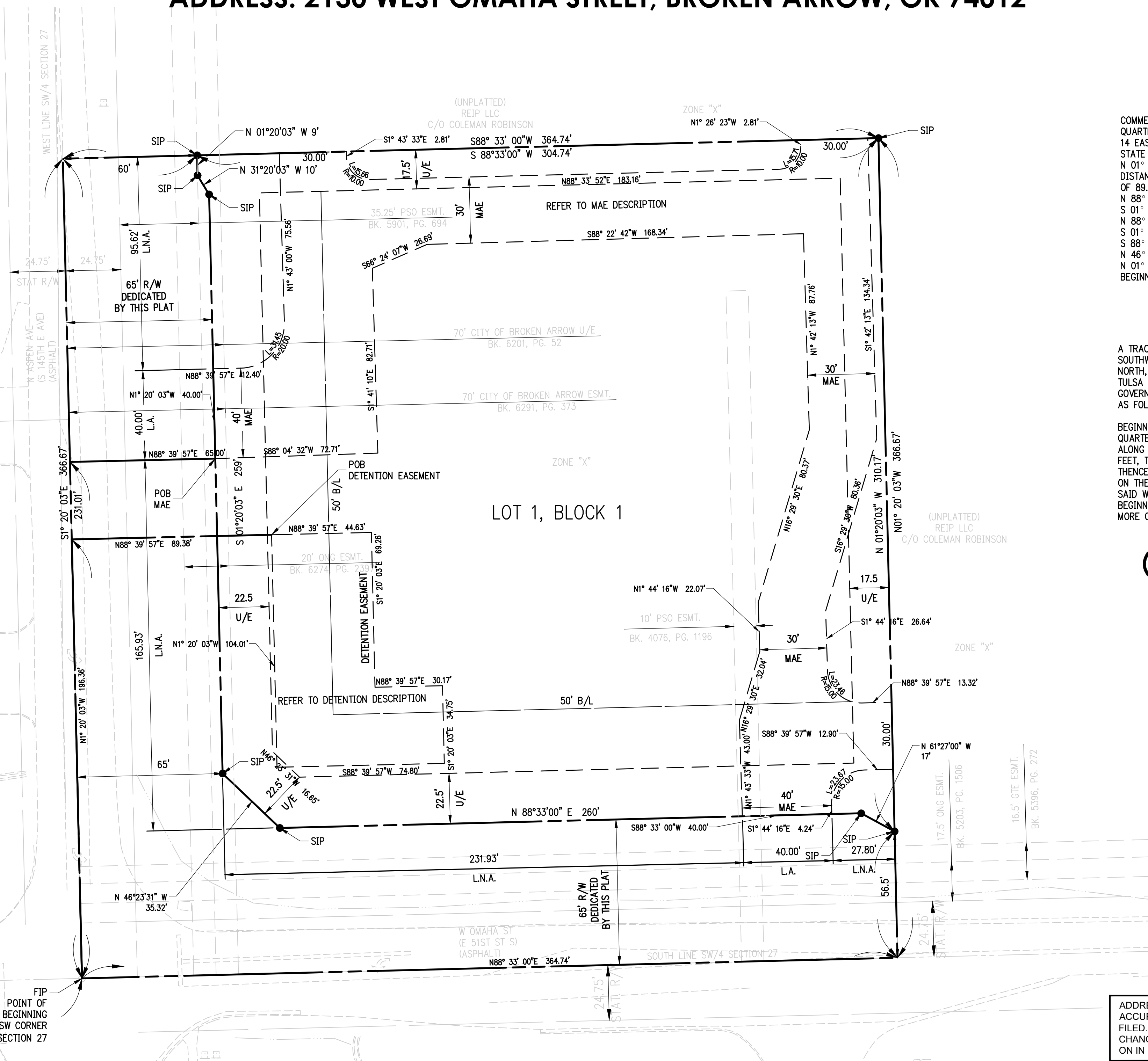
OWNER/DEVELOPER:
REIP, LLC
 525 S. MAIN, SUITE 700
 TULSA, OK 74103
 918-585-9211

BENCHMARK
 OKLAHOMA NORTH ZONE: 3501
 OKLAHOMA STATE PLANE COORDINATE SYSTEM
 MONUMENT: BA 41
 DESCRIPTION: 3" ALUMINUM CAP-FLUSH-SET IN
 CONCRETE-STAMPED "BA 41", SET ON THE SOUTH SIDE OF E. 51ST
 ST. (W. OMAHA), APPROX. 0.55 MILE EAST OF S. 145TH E. AVE.
 HORIZONTAL DATUM: NAD83
 NORTHING: 404072.474
 EASTING: 2616781.708
 VERTICAL DATUM: NAVD 1988
 ELEV. 792.84

MONUMENTATION
 3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS
 OTHERWISE NOTED.

BASIS OF BEARING
 THE SOUTH LINE OF THE SW/4 SECTION 27
 N 88°33'00" E

MUTUAL ACCESS EASEMENT DESCRIPTION
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST
 QUARTER (SW/4) OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 14
 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE
 OF OKLAHOMA. THENCE N 01° 20'03" W ALONG THE WEST LINE OF SAID SW/4 A DISTANCE
 OF 231.01 FEET. THENCE N 88° 39'57" E A DISTANCE OF 65.00 FEET TO A POINT ON
 THE EAST RIGHT-OF-WAY LINE AND THE POINT OF
 BEGINNING. THENCE N 01° 20'03" W ALONG THE EAST
 RIGHT-OF-WAY LINE A DISTANCE OF 40.00 FEET. THENCE
 N 88° 39'57" E A DISTANCE OF 12.40 FEET TO A POINT OF
 CURVATURE. THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS
 OF 20.00 FEET AND A LENGTH OF 31.45 FEET. THENCE
 N 01° 43'00" W A DISTANCE OF 75.56 FEET TO A POINT OF THE
 NORTH LINE OF SAID PROPERTY. THENCE N 88° 33'00" E ALONG
 SAID NORTH LINE A DISTANCE OF 30.00 FEET. THENCE
 S 01° 43'33" E A DISTANCE OF 2.81 FEET TO A POINT OF
 CURVATURE. THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS
 OF 10.00 FEET AND A LENGTH OF 15.66 FEET. THENCE
 N 88° 33'52" E A DISTANCE OF 183.16 FEET TO A POINT OF
 CURVATURE. THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS
 OF 10.00 FEET AND A LENGTH OF 15.71 FEET. THENCE
 N 01° 28' 23" W A DISTANCE OF 2.81 TO A POINT ON THE NORTH
 LINE OF SAID PROPERTY. THENCE N 88° 33'00" E ALONG SAID
 NORTH LINE A DISTANCE OF 30.00 FEET. THENCE S 01° 42'13" E
 A DISTANCE OF 134.34 FEET. THENCE S 16° 29'30" W A DISTANCE
 OF 80.36 FEET. THENCE S 01° 44'16" E A DISTANCE OF 26.64 FEET
 TO A POINT OF CURVATURE. THENCE ON A CURVE TO THE
 LEFT, HAVING A RADIUS OF 15.00 FEET AND A LENGTH
 OF 23.46 FEET. THENCE N 88° 39'57" E A DISTANCE OF 13.32 FEET
 TO A POINT ON THE EAST LINE OF SAID PROPERTY. THENCE
 S 01° 20'03" E ALONG SAID EAST LINE A DISTANCE
 OF 30.00 FEET. THENCE S 88° 39'57" W A DISTANCE OF 12.90 FEET
 TO A POINT OF CURVATURE. THENCE ON A CURVE TO THE
 LEFT, HAVING A RADIUS OF 15.00 FEET AND A LENGTH
 OF 23.67 FEET. THENCE S 01° 44'16" E A DISTANCE OF 4.24 FEET
 TO A POINT ON THE SOUTH LINE OF SAID PROPERTY. THENCE
 S 88° 33'00" W ALONG SAID SOUTH LINE A DISTANCE
 OF 40.00 FEET. THENCE N 01° 43'33" W A DISTANCE
 OF 43.00 FEET. THENCE N 16° 29'30" E A DISTANCE
 OF 32.04 FEET. THENCE N 01° 44'16" W A DISTANCE
 OF 22.07 FEET. THENCE N 16° 29' 30" E A DISTANCE
 OF 80.37 FEET. THENCE N 01° 42'13" W A DISTANCE
 OF 87.76 FEET. THENCE S 88° 22'42" W A DISTANCE
 OF 168.34 FEET THENCE S 66° 24'07" W A DISTANCE
 OF 26.69 FEET. THENCE S 01° 41'10" E A DISTANCE
 OF 82.71 FEET. THENCE S 88° 04'32" W A DISTANCE OF 72.71 FEET
 TO THE POINT OF BEGINNING.



DETENTION DESCRIPTION
 COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST
 QUARTER (SW/4) OF SECTION 27, TOWNSHIP 19 NORTH, RANGE
 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY,
 STATE OF OKLAHOMA. THENCE
 N 01° 20'03" W ALONG THE WEST LINE OF SAID SW/4 A
 DISTANCE OF 196.36 FEET. THENCE N 88° 39'57" E A DISTANCE
 OF 89.38 FEET TO THE POINT OF BEGINNING. THENCE
 N 88° 39'57" E A DISTANCE OF 44.63 FEET. THENCE
 S 01° 20'03" E A DISTANCE OF 69.26 FEET. THENCE
 N 88° 39'57" E A DISTANCE OF 30.17 FEET. THENCE
 S 01° 20'03" E A DISTANCE OF 34.75 FEET. THENCE
 S 88° 39'57" W A DISTANCE OF 74.80 FEET. THENCE
 N 46° 23'31" W A DISTANCE OF 16.65 FEET. THENCE
 N 01° 20'03" W A DISTANCE OF 104.01 FEET TO THE POINT OF
 BEGINNING.

PROPERTY DESCRIPTION
 A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE
 SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION 27, TOWNSHIP 19
 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN,
 TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S.
 GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED
 AS FOLLOWS, TO-WIT:
 BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST
 QUARTER (SW/4) OF SAID SECTION 27. THENCE N 88°33'00" E
 ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 364.74
 FEET. THENCE N 01°20'03" W A DISTANCE OF 366.67 FEET.
 THENCE S 88°33'00" W A DISTANCE OF 364.74 FEET TO A POINT
 ON THE WEST LINE OF THE SW/4, THENCE S 01°20'03" E ALONG
 SAID WEST LINE, A DISTANCE OF 366.67 FEET TO THE POINT OF
 BEGINNING. CONTAINING 133,738 SQUARE FEET OR 3.07 ACRES,
 MORE OR LESS.

- SYMBOLS**
- SET IRON PIN (SIP)
 - + CHISELED "X"
 - FOUND IRON PIN (FIP)
 - L.A. LIMITS OF ACCESS
 - L.N.A. LIMITS OF NO ACCESS
 - M.A.E. MUTUAL ACCESS EASEMENT
 - U/E UTILITY EASEMENT
 - R/W RIGHT OF WAY
 - B/L BUILDING LINE
 - WM WATER METER
 - ★ LIGHT POLE
 - ⊕ FIRE HYDRANT ASSEMBLY
 - ☒ TRAFFIC CONTROL BOX
 - ⊞ POWER POLE
 - ⊗ TREE
 - SIGN
- LINEWORK**
- EXISTING EASEMENT
 - NEW EASEMENT
 - RIGHT OF WAY
 - PROPERTY LINE
 - SECTION LINE
 - CURB & GUTTER
 - EXISTING BUILDING
 - EDGE OF CONCRETE
 - EXISTING LOT LINE
 - UNDERGROUND TELEPHONE
 - OVERHEAD ELECTRIC
 - 6" GAS LINE
 - 12" WATER LINE

FLOODPLAIN REFERENCE
 DETENTION DETERMINATION NUMBER: DD-101816-15
 FIRM PANEL NO. 4014300379L DATED OCTOBER 16, 2012 CLASSIFIES THE
 PROPERTY DESCRIBED HEREON AS ZONE "X", AN AREA DETERMINED TO BE
 OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
 &
 CITY OF TULSA REGULATORY AND FEMA FLOODPLAINS PANEL NO. 50 DATED
 JANUARY 22, 2015 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS BEING
 OUTSIDE THE FLOODPLAIN.
 THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR
 ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN
 ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S
 OPINION OF THE PROBABILITY OF FLOODING.

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Crafton Tull
 architecture | engineering | surveying
 918.584.0347 | 918.584.3783 f
 www.craftontull.com

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 918-584-0347
 CHRISTIAN.CLOYDE@CRAFTONTULL.COM

ADDRESSES SHOWN ON THIS PLAT ARE
 ACCURATE AT THE TIME THE PLAT WAS
 FILED. ADDRESSES ARE SUBJECT TO
 CHANGE AND SHOULD NEVER BE RELIED
 ON IN PLACE OF THE LEGAL DESCRIPTION.

CASE# PT17-100
 PREPARED DATE: MARCH 07, 2017
 SHEET 1 OF 2

