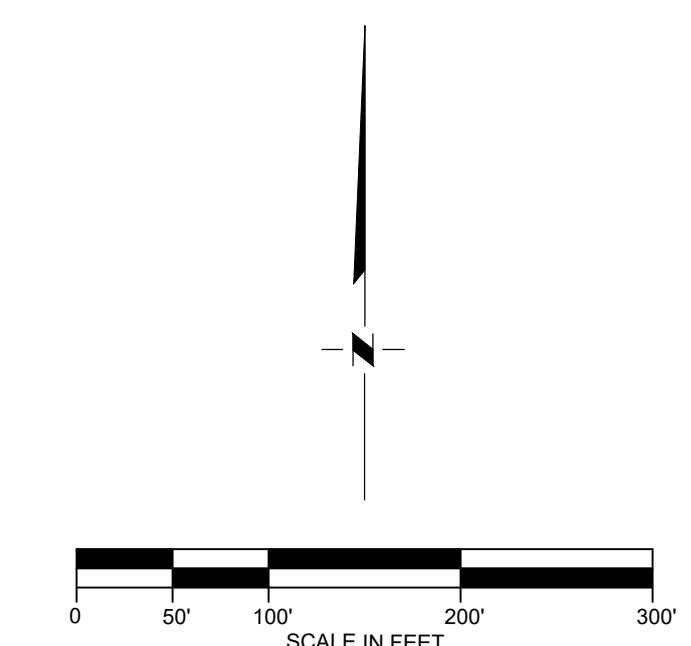


CONDITIONAL FINAL PLAT

Sunset Amphitheater

PART OF THE NW/4 OF SECTION 20, T18N-R15E, I.M.,
CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA



Areas requested for
Sidewalk Waiver

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS THREE (3) LOTS IN TWO (2) BLOCKS.

- LOT 1, Block 1: 13.59 ACRES (591,911.77 SQ. FT.)
- LOT 2, Block 1: 10.57 ACRES (460,535.92 SQ. FT.)
- LOT 1, Block 2: 6.09 ACRES (265,082.33 SQ. FT.)
- RESERVE "A": 2.56 ACRES (111,640.20 SQ. FT.)
- RESERVE "B": 1.20 ACRES (52,371.42 SQ. FT.)

GROSS SUBDIVISION AREA: 41.15 ACRES (1,792,550.62 SQ. FT.)

MONUMENTATION

SET 1/2" REBAR WITH CAP STAMPED "CA 7232" AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

BENCHMARK

- CUT "X" IN CONCRETE FLUME
- N: 381603.3027
- E: 2636933.5630
- EL: 705.12 NAVD88

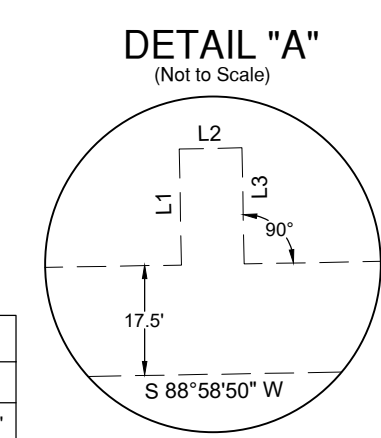
BASIS OF BEARINGS

THE BEARING BASE FOR THIS SURVEY IS BASED ON GRID BEARINGS AND THE OKLAHOMA 3501 STATE PLANE COORDINATE SYSTEM.

FLOODPLAIN NOTE

AREA FALLS IN ZONE DESIGNATION "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40165C015J, DATED SEPTEMBER 30, 2016.

LINE #	BEARING	DISTANCE
L1	N 01°01'10" W	18.50'
L2	N 88°58'50" E	10.00'
L3	S 01°01'10" E	18.50'
L4	S 45°59'11" E	26.83'
L5	N 45°59'11" W	37.31'



CURVE #	LENGTH	RADIUS	CB	CD
C1	204.20'	5479.58'	S 3°50'15" W	204.19'
C2	326.53'	5479.58'	S 1°03'46" W	326.46'

LEGEND

- MONUMENT
- BENCHMARK
- BOUNDARY LINE
- LOT LINE
- BUILDING LINE
- UTILITY EASEMENT LINE
- LANDSCAPE EASEMENT LINE
- RAILROAD TRACKS
- UTILITY EASEMENT
- L/E LANDSCAPE EASEMENT
- B/L BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- CB CHORD BEARING
- CD CHORD DISTANCE

OWNER:
CITY OF BROKEN ARROW
220 S. FIRST STREET
BROKEN ARROW, OK 74012
PHONE: 918.251.5311

ENGINEER:
KIMLEY-HORN
4727 GALLARDIA PARKWAY, SUITE 250
OKLAHOMA CITY, OK 73142
PHONE: 405.241.5426
CA #2740, EXP. 6/30/2025

SURVEYOR:
FRONTIER LAND SURVEYING
14901 N LINCOLN BLVD.
EDMOND, OK 73013
PHONE: 405.285.0433
CA #7232, EXP. 6/30/2024

APPROVED _____ BY THE CITY
COUNCIL OF THE CITY OF BROKEN ARROW,
OKLAHOMA
MAYOR _____
ATTEST: CITY CLERK _____

