

Plat No.

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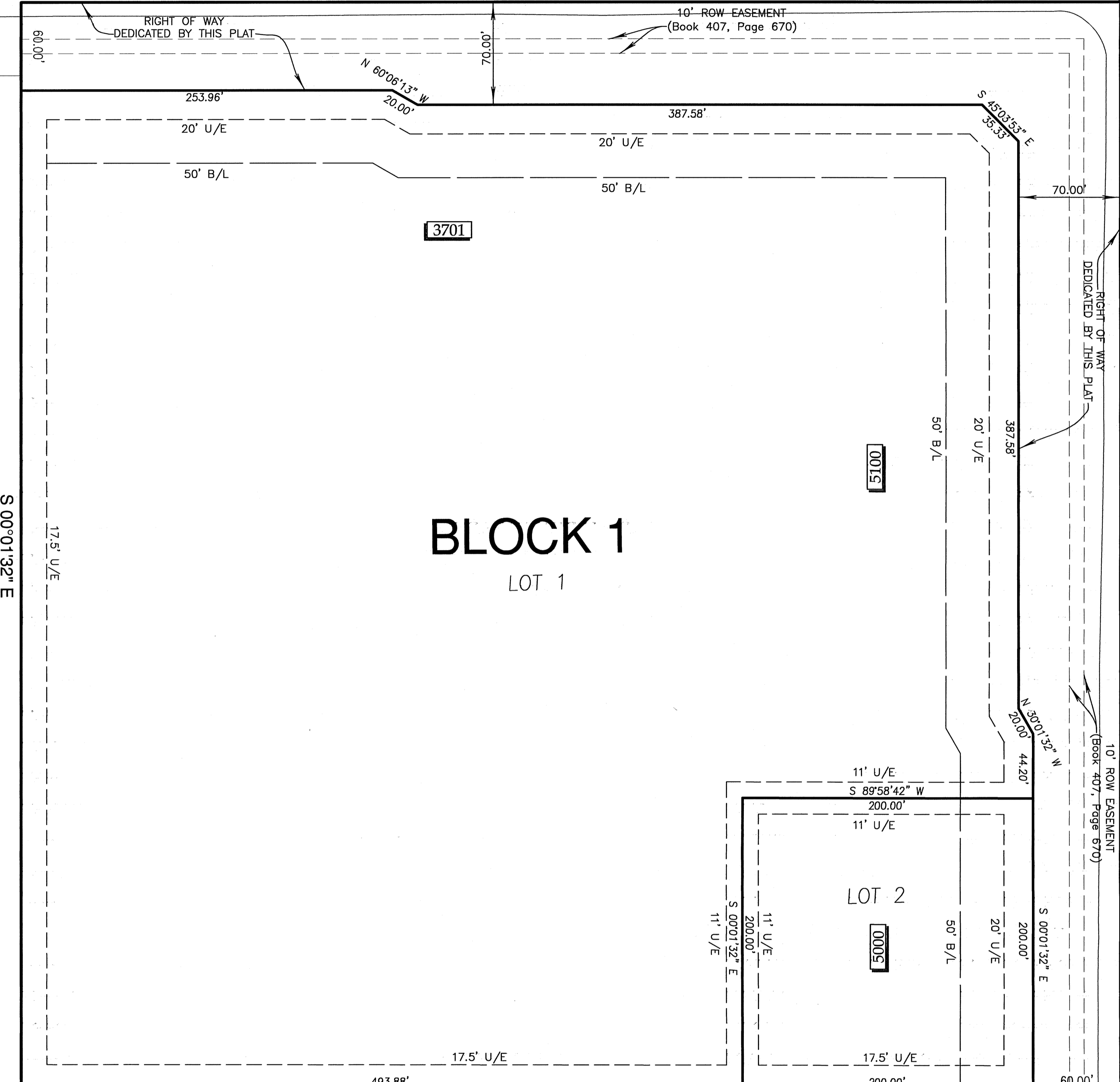
TURNBERRY COMMERCIAL

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

NORTHEAST CORNER SECTION
30, T-19-N, R-15-E
WAGONER COUNTY, OKLAHOMA

38.00' LNA
50.00' ACCESS
355.88' - LIMITS OF NO ACCESS
S 89°53'47" W
753.88'
50.00' ACCESS
190.00' - LIMITS OF NO ACCESS

East Dearborn Street (East 41st Street South)



BLOCK 1
LOT 1

LOT 2

POINT OF BEGINNING

Turnberry Place

New Tulsa Estates Amended

RESERVE A

East 43rd Street South

E. BERKELEY AVE.

Turnberry Place

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.

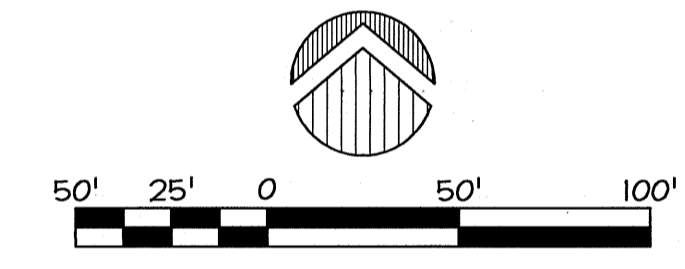
LAND AREA
GROSS 560637.05SF ± / 12.87AC ±
NET 464864.30SF ± / 10.67AC ±
2 LOTS / 1 BLOCK

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

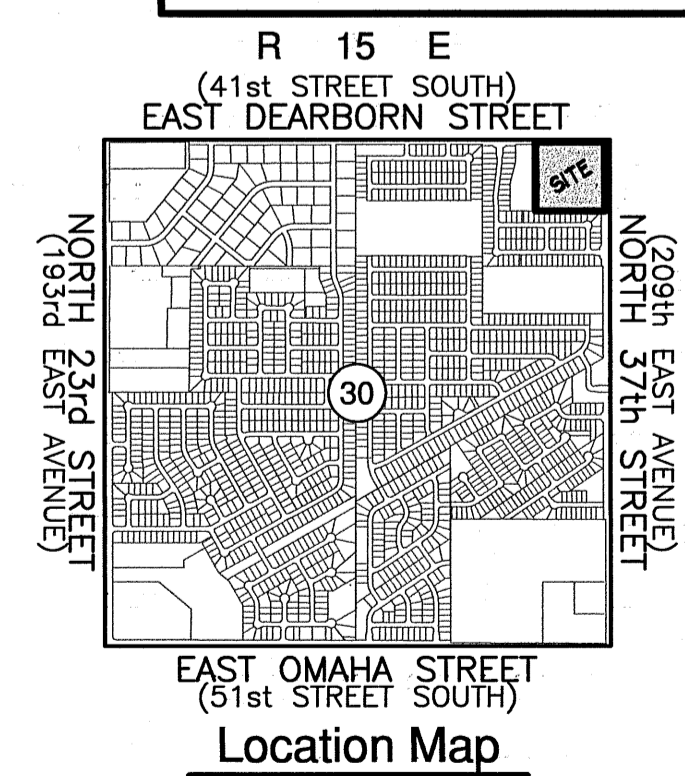
Backflow Preventor Table:

PROPOSED BLOCK:	F.F. ELEV.	UPSTREAM MH RIM ELEV.
1	719.00	721.70
1	721.00	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!

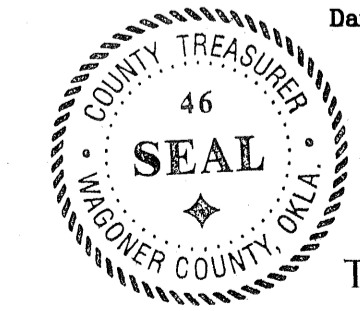
Detention Determination

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
Mary E. Boyce Attest: 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 \$ 51,955 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. PT0817
DEV. #08163
Sheet 1 of 2
Date Prepared: 11/06/08

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