

ENGINEER/SURVEYOR:

JR DONELSON, INC.
12820 So. MEMORIAL Dr., OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
C.A. NO. 5611
EXP.DATE: 6/30/2019

OWNER:

BEASON HOLDINGS, INC.
317 W. KENOSHA (71st)
BROKEN ARROW, OK.
EMAIL: WWW.BALAWN.COM
PHONE: 918-258-5296
CONTACT: JONATHAN BEASON

BA LAWN & GARDEN

AN ADDITION TO THE CITY OF BROKEN ARROW,
OKLAHOMA, BEING IN THE SE/4 OF THE SE/4
OF THE SE/4 IN SECTION 2, T-16-N, R-14-E
OF THE I.B.M, TULSA COUNTY, OKLAHOMA.

PROPERTY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING 507 FEET EAST OF THE SOUTHWEST CORNER (SW/C) OF SAID SECTION TWO (2); THENCE NORTH 600 FEET; THENCE EAST 72 FEET; THENCE SOUTH 600 FEET; THENCE WEST 72 FEET; THENCE SOUTH 600 FEET; THENCE WEST 72 FEET TO THE POINT OF BEGINNING.

AND

ALL THAT PART OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING 363 FEET EAST OF THE SOUTHWEST CORNER (SW/C) OF SAID SECTION TWO (2); THENCE NORTH 600 FEET; THENCE EAST 144 FEET; THENCE SOUTH 600 FEET; THENCE WEST 72 FEET; THENCE SOUTH 600 FEET; THENCE WEST 144 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTH 15.00 FEET AND LESS AND EXCEPT THE SOUTH 70 FEET OF THE COMBINED AFOREMENTIONED TRACTS.

NOTES:
1. STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY FEE-IN-LIEU OF DETENTION DETERMINATION #DD-090817-31, PROPOSED INCREASED IMPERVIOUS AREA FOR THIS SITE IS 11,500 SQUARE FEET. THE FEE SHALL BE PAID TO THE CITY OF BROKEN ARROW PRIOR TO, OR AT THE TIME OF, BUILDING PERMIT ISSUANCE.

2. THE BASIS OF BEARINGS FOR THE SURVEY THEREON IS THE SOUTH LINE OF THE SW/4 OF THE SW/4 OF SECTION 2, T-18-N, R-14-E, BEING S 88°31'13"W.

3. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

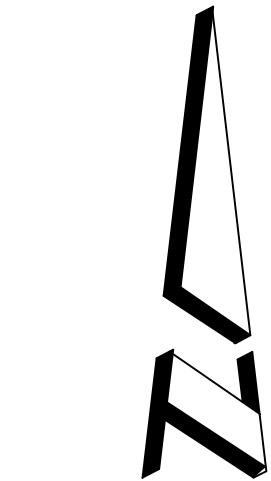
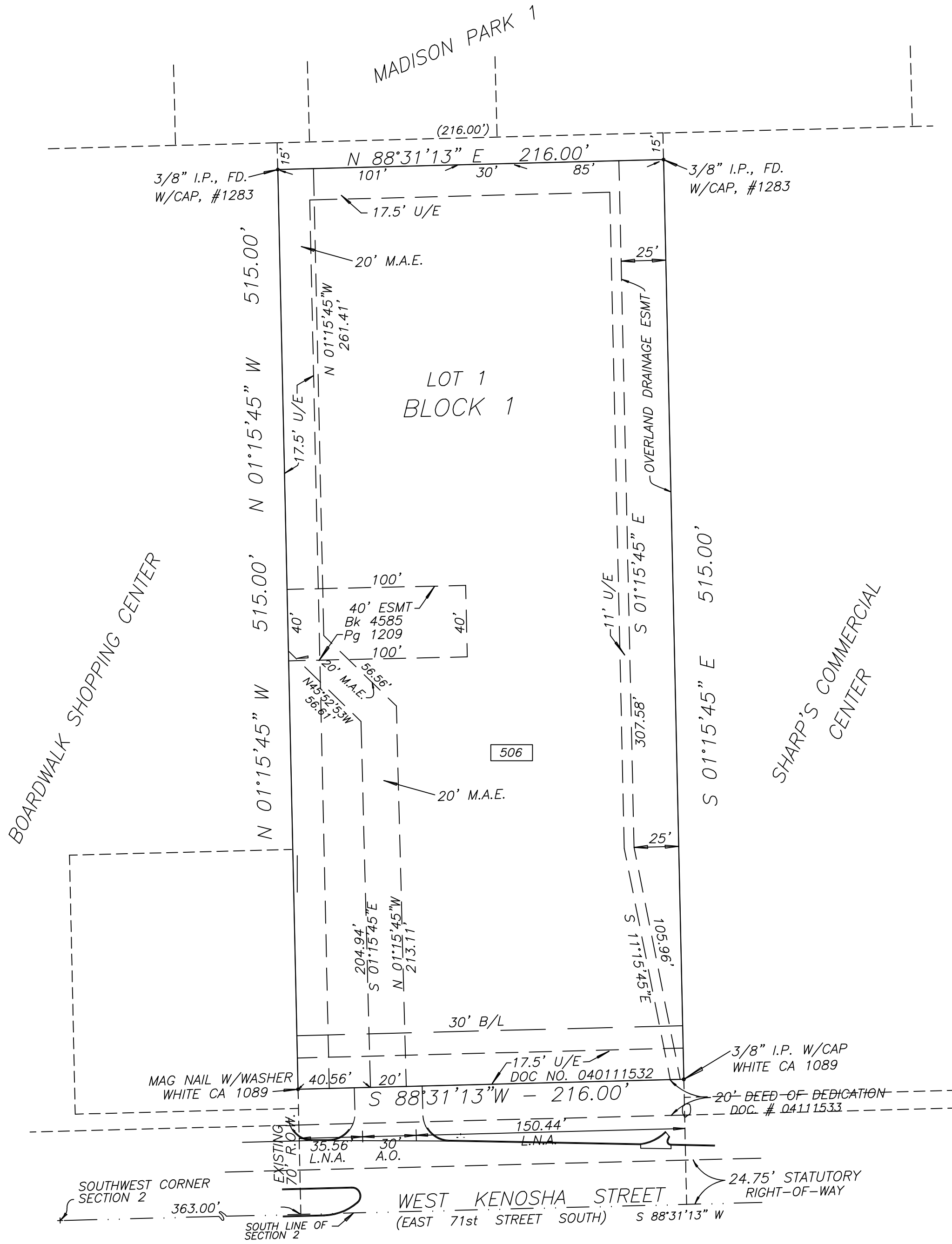
4. IRON PINS OR MARKER, WERE FOUND AT ALL PROPERTY CORNERS, AS SHOWN ON PLAT.

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

I, _____, Tulsa County Clerk, in and for the County and State of Oklahoma above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the ____ day of _____
Tulsa County Clerk

Deputy



0 25 50 100
SCALE: 1"= 50'

SITE DATA:

NON-OCCUPIED BUILDING:
SITE ZONING: "CH"
LEVEL: 6

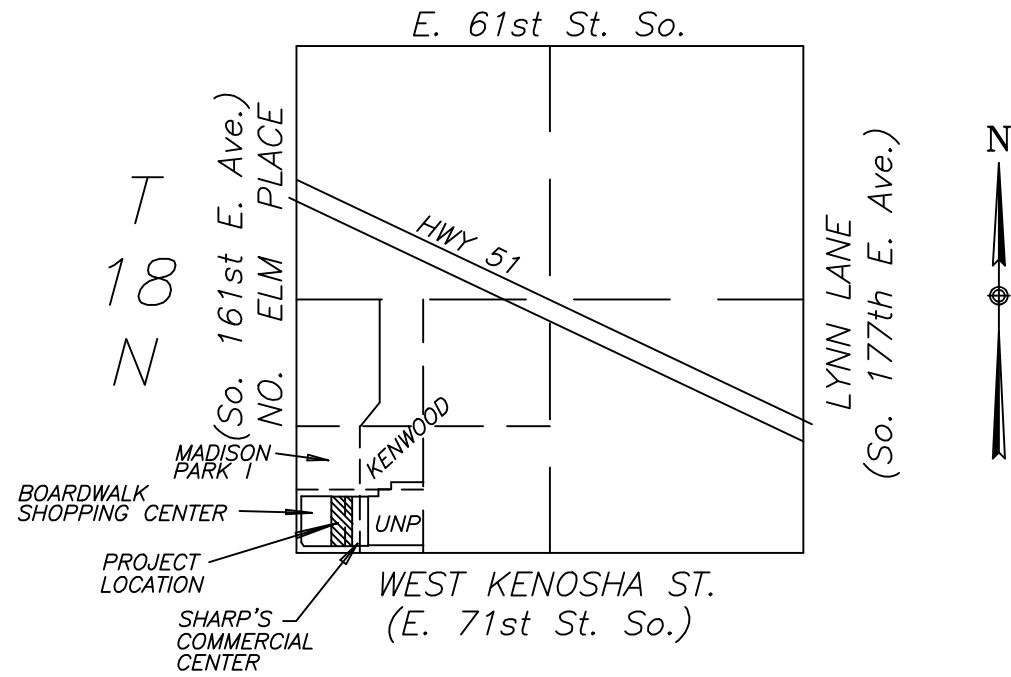
SITE ADDRESS:

506 W. KENOSHA

LEGEND

U/E	UTILITY EASEMENT
B/L	BUILDING LINE
A.O.	ACCESS OPENING
L.N.A.	LIMITS OF NO ACCESS
BLDG	BUILDING
R.O.W.	RIGHT OF WAY
7707	ADDRESS
CL	CENTERLINE
M.A.E.	MUTUAL ACCESS EASEMENT
UNP	UNPLATTED

R-14-E



SECTION 2
LOCATION MAP

SCALE: 1"=2000'

FILE: BA-LAWN&GARDEN-FP.DWG

SUBDIVISION CONTAINS:

LOTS: 1, BLOCKS: 1

LOT AREA: 111,240 SQ. FT.
OR 2.55 ACRES

BA LAWN & GARDEN
11/25/2017
SHEET 1 OF 2 SHEETS