



ASSIGNED DETENTION
DETERMINATION NUMBER
DD-61915-14

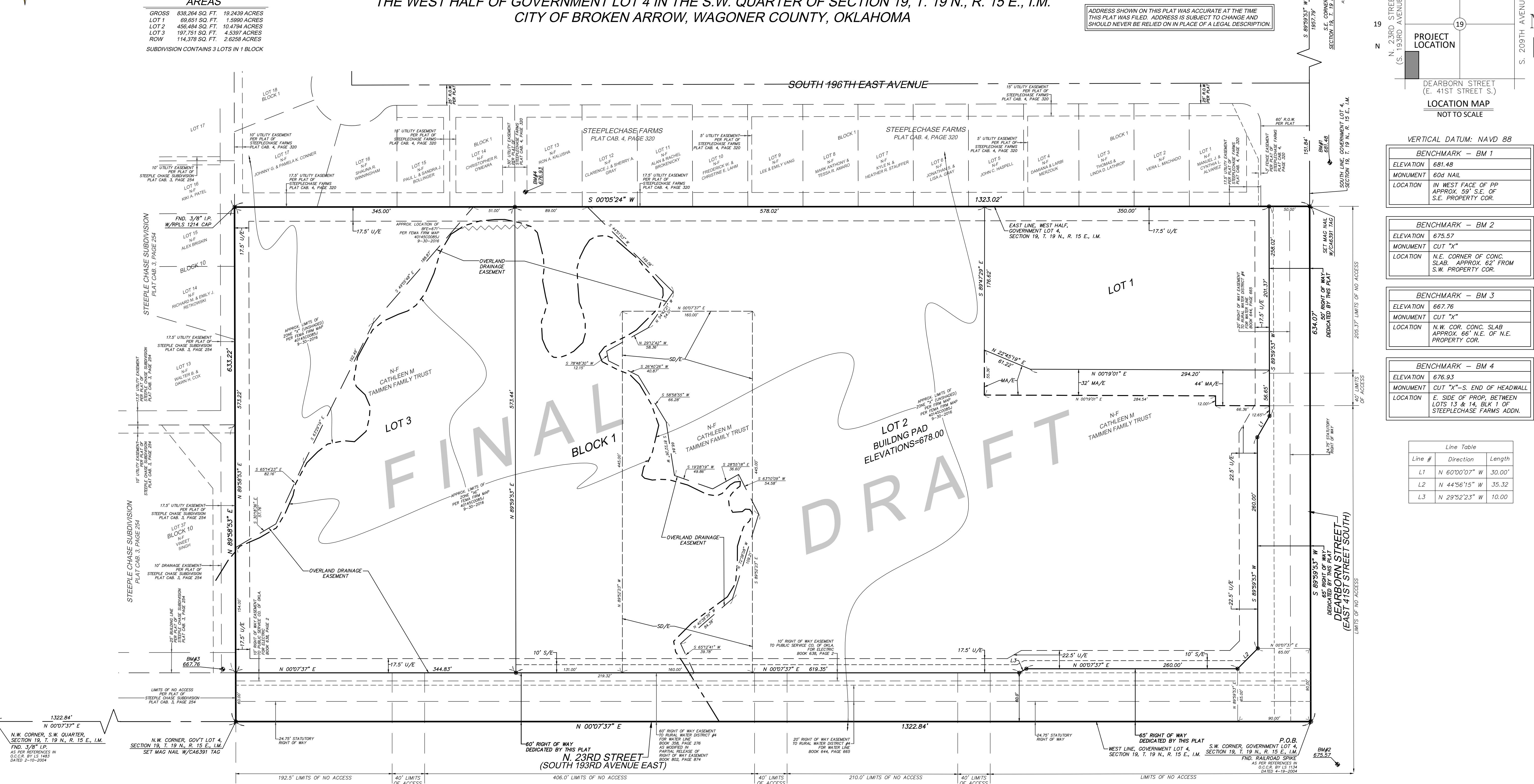
CONDITIONAL FINAL PLAT COUNTYLINE CROSSINGS

THE WEST HALF OF GOVERNMENT LOT 4 IN THE S.W. QUARTER OF SECTION 19, T. 19 N., R. 15 E., I.M.
CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

AREAS
GROSS 838,284 SQ. FT. 19.2439 ACRES
LOT 1 69,661 SQ. FT. 1.5389 ACRES
LOT 2 459,484 SQ. FT. 10.4794 ACRES
LOT 3 197,751 SQ. FT. 4.5397 ACRES
ROW 114,378 SQ. FT. 2.6258 ACRES
SUBDIVISION CONTAINS 3 LOTS IN 1 BLOCK

ADDRESS
LOT 1 - 2500 EAST DEARBORN STREET
LOT 2 - 2420 EAST DEARBORN STREET
LOT 3 - 5413 NORTH 23RD STREET

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



OWNER
WAL-MART REAL ESTATE
BUSINESS TRUST
2001 SE 10TH STREET
BENTONVILLE, AR 72716
PHONE: 479-204-0414
NAME: TERESA HIBBARD

OWNER
CATHLEEN M TAMMEN FAMILY
TRUST
2901 E. NORMAN PLACE
BROKEN ARROW, OKLAHOMA 74014
PHONE: 918-355-4931
NAME: CATHLEEN MAE TAMMEN

LEGEND
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R.O.W. - RIGHT OF WAY
I.P. - IRON PIN
U.E. - UTILITY EASEMENT
L.O.A. - LIMITS OF ACCESS
L.N.A. - LIMITS OF NO ACCESS
B/L - BUILDING SETBACK LINE
M.A.E. - MUTUAL ACCESS EASEMENT
W.E. - WATER EASEMENT
S.E. - SIDEWALK EASEMENT
SD/E - STORMWATER
DETENTION EASEMENT

MONUMENTATION NOTE
1/2" I.P. W/CA 6391 CAP OR
MAG NAIL W/CA 6391 TAG
SET AT ALL PROPERTY
CORNER
UNLESS OTHERWISE NOTED

BASIS OF BEARING

The bearing of South 89°59'33" West as shown on the plat of STEEPLECHASE FARMS recorded in Plat Cabinet 4, Page 320 as the south line of the Southwest Quarter of Section 19, Township 19 North, Range 15 East and as shown on the south line of the subject property was used as the basis of bearing for this survey.

NOTES:

1. Easements shown hereon by specific recording information are shown for information purposes only and are not dedicated as a part of this plat.

APPROVED
BY THE CITY COUNCIL OF THE
CITY OF BROKEN ARROW, OKLAHOMA

MAYOR
ATTEST: CITY CLERK

ENGINEER: SHANNON D. JOHANNING, P.E.

530A E. Independence Dr.
Union, Missouri 63084
636-584-0540 (tel.)
636-584-0512 (fax)
mail@ochraneng.com
• Civil Engineering
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning



SURVEYOR: RANDALL A. MANSFIELD, P.L.S.

DODSON - THOMPSON - MANSFIELD, PLLC
20 NE 38th Street
Oklahoma City, OK 73105
Phone: 405-601-7402
Fax: 405-601-7421
Surveying - Engineering - Planning
CERTIFICATE OF AUTHORIZATION NO: 6911 - EXPIRES JUNE 30, 2018

CONDITIONAL FINAL PLAT COUNTYLINE CROSSINGS

DEED OF DEDICATION AND RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS:

THAT WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, AND CATHLEEN M. TAMMEN FAMILY TRUST

HEREAFTER COLLECTIVELY REFERRED TO AS THE "OWNER/DEVELOPER", ARE THE OWNERS OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, TO-WIT:

THE WEST HALF OF GOVERNMENT LOT 4 IN SECTION 19, TOWNSHIP 19 NORTH, RANGE 15 EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF GOVERNMENT LOT 4 OF SAID SECTION 19;

THENCE NORTH 00°07'37" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 1,322.84 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 4;

THENCE NORTH 89°54'53" EAST, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 4 AND THE SOUTH LINE OF STEEPLECHASE SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 3, PAGE 254, A DISTANCE OF 633.22 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE WEST HALF OF SAID GOVERNMENT LOT 4 AND THE NORTHWEST CORNER OF STEEPLECHASE FARMS ACCORDING TO THE PLAT RECORDED IN PLAT CABINET 4, PAGE 320;

THENCE SOUTH 00°06'24" WEST, ALONG COMMON LINE BETWEEN THE EAST LINE OF THE WEST HALF OF SAID GOVERNMENT LOT 4 AND THE WEST LINE OF SAID STEEPLECHASE FARMS, A DISTANCE OF 1,323.02 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 19, SAID POINT ALSO BEING SOUTHEAST CORNER OF THE WEST HALF OF SAID GOVERNMENT LOT 4;

THENCE SOUTH 89°59'53" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 334.07 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED TRACT OF LAND CONTAINS A GROSS AREA OF 838,264 SQUARE FEET OR 19.2439 ACRES

THE OWNER/DEVELOPER HAS CAUSED THE ABOVE DESCRIBED LANDS TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 2 LOTS IN 1 BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS **COUNTYLINE CROSSINGS**, A SUBDIVISION IN THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA.

SECTION I: UTILITIES & EASEMENTS

A. STREETS:

- THE OWNER/DEVELOPER DOES HEREBY DEDICATE AS A PUBLIC STREET AND RIGHT OF WAY TO THE CITY OF BROKEN ARROW, OKLAHOMA THE STREETS DEPICTED AS DEARBORN STREET (EAST 41ST STREET SOUTH) AND NORTH 23RD STREET (SOUTH 193RD AVENUE EAST) ON THIS FINAL PLAT OF COUNTYLINE CROSSINGS (THE "SUBDIVISION") FOR ALL PURPOSES FOR WHICH PUBLIC STREETS AND ROADS ARE USED IN THE MUNICIPALITY OF THE CITY OF BROKEN ARROW, OKLAHOMA AND DOES HEREBY GUARANTEE CLEAR TITLE TO ALL OF THE LAND THAT IS SO DEDICATED.

B. UTILITY EASEMENTS:

- THE OWNER/DEVELOPER DOES HEREBY DEDICATE FOR PUBLIC USE THE UTILITY EASEMENTS AS DEPICTED ON THE ACCOMPANYING PLAT AS "UE" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND GAS TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVE METERS AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID, PROVIDED HOWEVER, THE OWNER/DEVELOPER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RE-LAY WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO THE AREA INCLUDED IN THE PLAT, THE OWNER/DEVELOPER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF BROKEN ARROW, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED HOWEVER, NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, FENCING, AND LANDSCAPING THAT DO NOT CONSTITUTE AN OBSTRUCTION.

C. UNDERGROUND SERVICE:

- OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE WEST AND SOUTH PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE, THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS AS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.

THE WEST HALF OF GOVERNMENT LOT 4 IN THE S.W. QUARTER OF SECTION 19, T. 19 N., R. 15 E., I.M. CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

IN WITNESS WHEREOF THE UNDERSIGNED HAVING CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 20 DAY OF _____,

WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST

BY: TERESA HIBBARD, DIRECTOR OF DESIGN & PROJECT MANAGEMENT

STATE OF OKLAHOMA)
COUNTY OF WAGONER)
SS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 20, BY TERESA HIBBARD, AS DIRECTOR OF DESIGN & PROJECT MANAGEMENT OF WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST.

NOTARY PUBLIC: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF THE UNDERSIGNED HAVING CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 20 DAY OF _____,

CATHLEEN M. TAMMEN FAMILY TRUST

BY: CATHLEEN MAE TAMMEN, TRUSTEE

STATE OF OKLAHOMA)
COUNTY OF WAGONER)
SS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 20, BY CATHLEEN MAE TAMMEN, AS TRUSTEE OF THE CATHLEEN M. TAMMEN FAMILY TRUST.

NOTARY PUBLIC: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

IN WITNESS WHEREOF THE UNDERSIGNED HAVING CAUSED THIS INSTRUMENT TO BE EXECUTED THIS 20 DAY OF _____,

CERTIFICATE OF SURVEY:

I, RANDALL A. MANSFIELD, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS **COUNTYLINE CROSSINGS**, AN ADDITION TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE ON THE GROUND AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS 20 DAY OF 2015.

BY: RANDALL A. MANSFIELD, LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1613

STATE OF OKLAHOMA)
COUNTY OF WAGONER)
SS)

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS 20 DAY OF 2015 BY RANDALL A. MANSFIELD, AS A LICENSED PROFESSIONAL LAND SURVEYOR.

NOTARY PUBLIC: _____

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

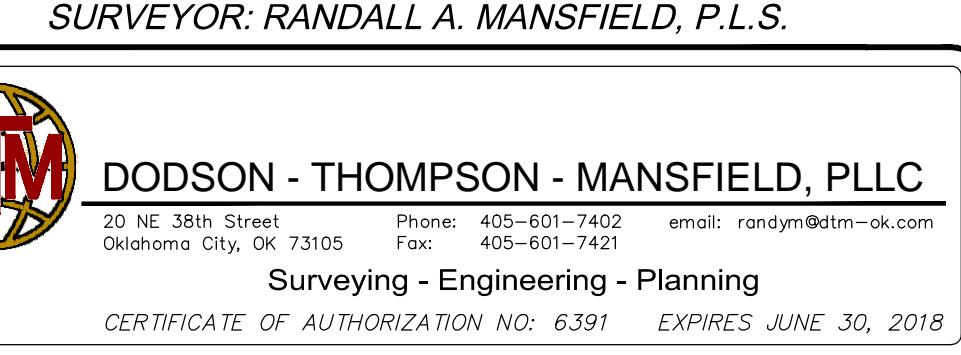
ENGINEER: SHANNON D. JOHANNING, P.E.



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SURVEYOR: RANDALL A. MANSFIELD, P.L.S.



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Surveying - Engineering - Planning

CERTIFICATE OF AUTHORIZATION NO: 6391 EXPIRES JUNE 30, 2018