



**BROKEN ARROW**

Where opportunity lives

**APPLICATION FOR CLOSING  
EASEMENTS, CLOSING  
RIGHTS-OF-WAY OR  
VACATION OF PLAT**

**Applicant (Printed Name):** Ryan McCarty / Select Design

**Address:** 11063D S Memorial Dr #351

**City:** Tulsa **State:** OK **Zip:** 74133

**Phone:** 918-798-8356

**Fax:** \_\_\_\_\_

**Email:** ryan@selectdesignok.com

**Property Owner(s) of Record:** A.G. Equipment Company

**Address:** 3401 West Albany Street

**City:** Broken Arrow **State:** OK **Zip:** 74012

**Phone:** 918-250-7386

**Fax:** \_\_\_\_\_

**Email:** gwhitaker@whitakerarchitects.com

**Include the following information with application:**

- A. Parcel number (required): 83971-84-04-68280, 68150 & 68160 (obtained from County Tax Bill)
- B. Detailed description of reason for your request (attach detailed letter)
- C. Legal description and address of the subject property;
- D. Legal description of entire easement or public right-of-way;
- E. Legal description of the portion of the easement or right-of-way requested to be closed;
- F. Survey depicting the entire property, entire easement/right-of-way, and portion to be closed.

**Items C, D, E: {Please provide in digital form in WORD format.**

**Item F: Please provide in digital form in PDF, JPG or TIF format**

**All documents with legal descriptions must have the surveyor stamp and original signatures.**

*All signatures, seals, and stamps must not encroach into the margins on documents.*

**Signature of Property Owner(s)** or provide a copy of Property Deed showing ownership



**Printed name:** KENT V BRIGHT

**Printed Name:** \_\_\_\_\_

**Applicant Signature:** 

**Printed Name:** Ryan McCarty / Select Design

**Fee: See Manual of Fees**

500<sup>00</sup> - clt# 178158

**Received by:** 



# BROKEN ARROW

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**Property Location:** West side of North Hemlock Avenue - south & west of detention pond / reserve area

<b>Legal Description:</b>	<u>61st Street Industrial Park</u>	<u>Res. A / 4 / part of 5</u>	<u>1</u>
	<u>Subdivision</u>	<u>Lot</u>	<u>Block</u>

**If unplatted: Please attach legal description**

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**City:** Tulsa **State:** OK **Zip:** 74133

**Phone:** 918-798-8356 **Fax:** \_\_\_\_\_

**Email:** ryan@selectdesignok.com

**AEP/PSO:** **Mark Butler**  
 Phone: 918.599.2351  
 Fax: 1.866.599.3226  
 Email: [mabutler@aep.com](mailto:mabutler@aep.com)

**Signature:** *Jim Goodman for Mark Butler*  
**Comments:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Windstream:** **Angela Rahe**  
 Phone: 918.451.3427  
 Fax: 918.451.1865  
 Email: [Angela.rahe@windstream.com](mailto:Angela.rahe@windstream.com)

**Signature:** \_\_\_\_\_  
**Comments:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ONG:** **Lee Miller**  
 Phone: 918.831.8293  
 Fax: 918.831.8250  
 Email: [lmiller@ong.com](mailto:lmiller@ong.com)

**Signature:** \_\_\_\_\_  
**Comments:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**COX:** **Kevin Catlett**  
 Phone: 918.286.4658  
 Fax: 918.286.4018  
 Email: [kevin.catlett@cox.com](mailto:kevin.catlett@cox.com)

**Signature:** \_\_\_\_\_  
**Comments:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_





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**Email:** ryan@selectdesignok.com

**AEP/PSO: Mark Butler**      Signature: \_\_\_\_\_  
 Phone: 918.599.2351      Comments: \_\_\_\_\_  
 Fax: 1.866.599.3226  
 Email: [mabutler@aep.com](mailto:mabutler@aep.com)

**Windstream: Angela Rahe**      Signature: Angela Rahe  
 Phone: 918.451.3427      Comments: Existing facilities are to  
 Fax: 918.451.1865      be abandon Premier-  
 Email: [Angela.rahe@windstream.com](mailto:Angela.rahe@windstream.com)

**ONG: Lee Miller**      Signature: \_\_\_\_\_  
 Phone: 918.831.8293      Comments: \_\_\_\_\_  
 Fax: 918.831.8250  
 Email: [lmiller@ong.com](mailto:lmiller@ong.com)

**COX: Kevin Catlett**      Signature: \_\_\_\_\_  
 Phone: 918.286.4658      Comments: \_\_\_\_\_  
 Fax: 918.286.4018  
 Email: [kevin.catlett@cox.com](mailto:kevin.catlett@cox.com)



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Phone: 918.599.2351    **Comments:** \_\_\_\_\_  
Fax: 1.866.599.3226    \_\_\_\_\_  
Email: [mabutler@aep.com](mailto:mabutler@aep.com)    \_\_\_\_\_

**Windstream: Angela Rahe**    **Signature:** \_\_\_\_\_  
Phone: 918.451.3427    **Comments:** \_\_\_\_\_  
Fax: 918.451.1865    \_\_\_\_\_  
Email: [Angela.rahe@windstream.com](mailto:Angela.rahe@windstream.com)    \_\_\_\_\_

**ONG: Lee Miller**    **Signature:** *Lee Miller*  
Phone: 918.831.8293    **Comments:** *Concur*  
Fax: 918.831.8250    \_\_\_\_\_  
Email: [lmiller@ong.com](mailto:lmiller@ong.com)    \_\_\_\_\_

**COX: Kevin Catlett**    **Signature:** \_\_\_\_\_  
Phone: 918.286.4658    **Comments:** \_\_\_\_\_  
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Signature: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

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**Windstream:** **Angela Rahe**

Phone: 918.451.3427

Fax: 918.451.1865

Email: [Angela.rahe@windstream.com](mailto:Angela.rahe@windstream.com)

Signature: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Signature: \_\_\_\_\_

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\_\_\_\_\_

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Phone: 918.286.4658

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Signature: 

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



June 30, 2015

**Closure Request Letter**  
**A.G. Equipment Company**  
**61<sup>st</sup> Street Industrial Park (SITE C)**



DEVELOPMENT ANALYSIS  
PROJECT MANAGEMENT  
DRAFTING & DESIGN

11063D S Memorial Dr #351  
Tulsa, Oklahoma 74133  
Phone: (918) 798-8356

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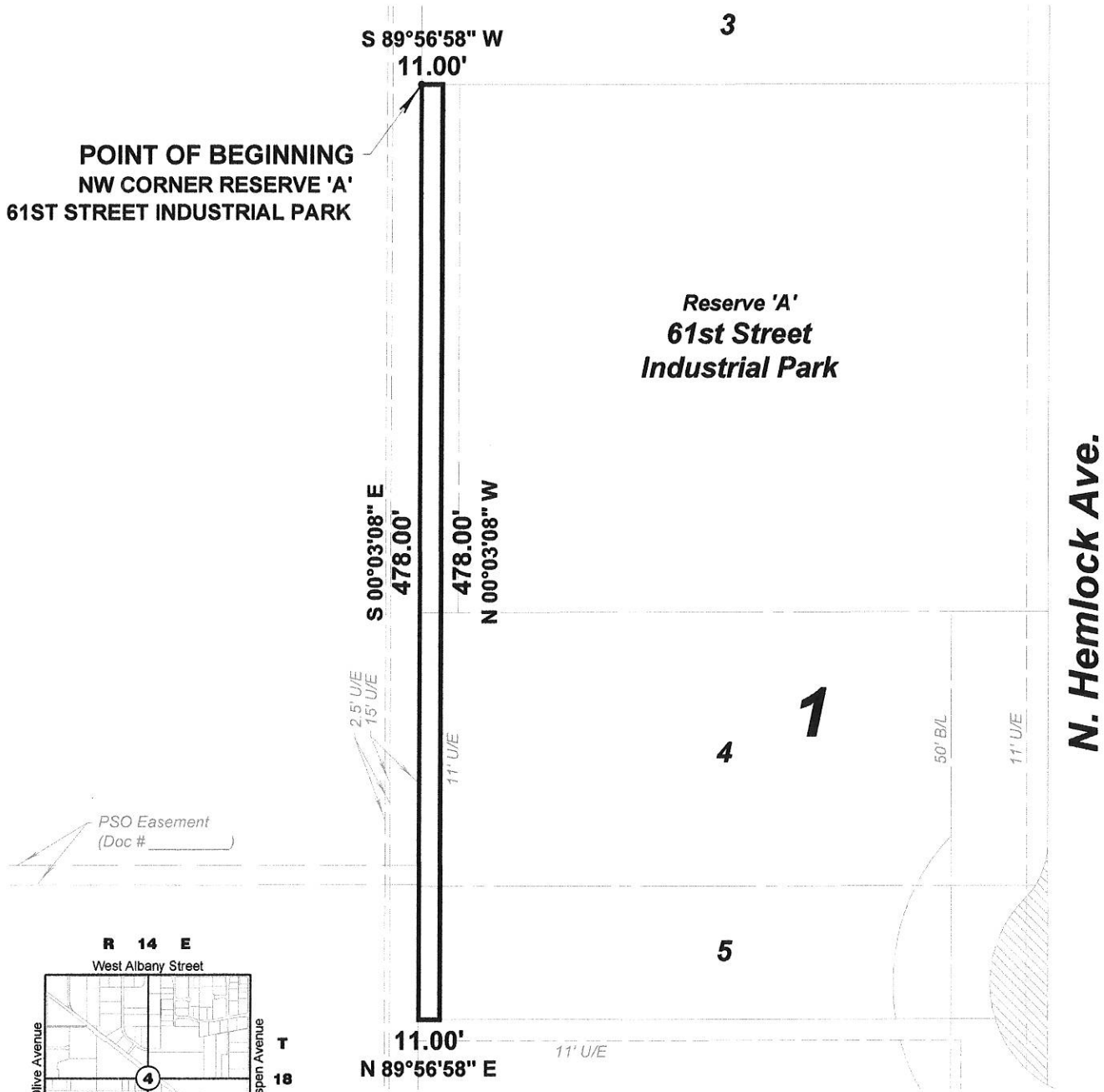
A.G. Equipment Company is an industrial company with multiple facilities located in Williams Brothers Constructors Park Amended, 61<sup>st</sup> Street Industrial Park and A.G. Industrial Park East (currently being platted) in Broken Arrow, OK. Due to their manufacturing process needs, a centralized parking lot has been designed to satisfy their parking requirements. The proposed parking lot is a raised concrete deck over an existing detention facility which is platted as Reserve 'A' in 61<sup>st</sup> Street Industrial Park. The west side of the parking deck requires two sets of staircases to provide pedestrian access to the existing facilities located in Williams Brothers Constructors Park Amended. The permanent concrete staircases are situated perpendicular to an existing 11' utility easement and run the entire width of the easement. We have already coordinated with franchise utilities to remove / relocate utilities within this area to ensure that pedestrian access is not interrupted for maintenance, repairs, etc. in the future. We formally request this section of 11' utility easement, included in this application, be closed and ultimately vacated in District Court.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ryan McCarty", with a stylized flourish extending to the right.

Ryan McCarty  
President

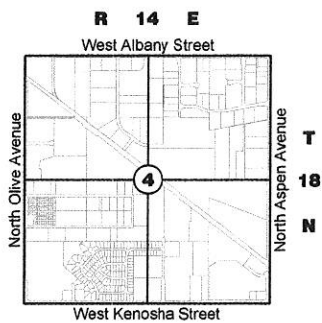
# EXHIBIT OF LEGAL DESCRIPTION "11 UTILITY EASEMENT VACATION" (EXHIBIT A1)



**POINT OF BEGINNING  
NW CORNER RESERVE 'A'  
61ST STREET INDUSTRIAL PARK**

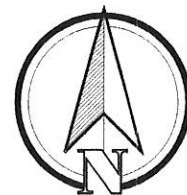
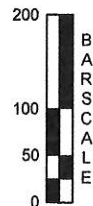
*Reserve 'A'  
61st Street  
Industrial Park*

**N. Hemlock Ave.**



**Location Map**

SCALE: 1"=4000'



# EXHIBIT OF LEGAL DESCRIPTION "11' UTILITY EASEMENT VACATION" (DESCRIPTION B1)

## Legal Description

A PART OF RESERVE 'A' AND LOTS 4 AND 5 OF BLOCK 1, 61ST STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A SUBDIVISION OF PART OF THE GOVERNMENT LOT 2 OF SECTION FOUR (4), 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, RECORDED AS PLAT NUMBER 5597, IN THE OFFICE OF THE TULSA COUNTY CLERK.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF RESERVE 'A' OF 61ST STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, RECORDED AS PLAT NO. 5597, IN THE OFFICE OF THE TULSA COUNTY CLERK; THENCE S 00° 03' 08" E, ALONG THE WEST LINE OF SAID RESERVE 'A' AND CONTINUING ALONG THE WEST LINE OF LOT 4, BLOCK 1, AND CONTINUING ALONG THE WEST LINE OF LOT 5, BLOCK 1, ALL OF SAID 61ST STREET INDUSTRIAL PARK, A DISTANCE OF 478.00 FEET; THENCE N 89° 56' 58" E A DISTANCE OF 11.00 FEET; THENCE N 00° 03' 08" W, PARALLEL WITH THE WEST LINE OF SAID LOTS 5 AND 4 AND RESERVE 'A', A DISTANCE OF 478.00 FEET, TO A POINT ON THE NORTH LINE OF SAID RESERVE 'A'; THENCE S 89° 56' 58" W, ALONG THE NORTH LINE OF SAID RESERVE 'A', A DISTANCE OF 11.00 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 0.1207 ACRES / 5,258.00 SQUARE FEET.

THE BASIS OF BEARINGS FOR SAID TRACT IS S 00° 03' 08" E ALONG THE WEST LINE OF RESERVE 'A' OF 61ST STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A SUBDIVISION OF PART OF THE GOVERNMENT LOT 2 OF SECTION FOUR (4), 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, RECORDED AS PLAT NUMBER 5597, IN THE OFFICE OF THE TULSA COUNTY CLERK.

## Surveyor's Statement

I, ALBERT JONES III, CERTIFY THE ATTACHED LEGAL DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



SURVEYING, DRAFTING & DESIGN  
CA#6752 EXP: 6-30-2016  
202 SOUTH MAIN - WAGONER  
**918-485-9987**

BY:



ALBERT JONES III  
PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1580

7-1-15





June 30, 2015

***Easement Closure (Item C)***  
***A.G. Equipment Company***  
***6<sup>th</sup> Street Industrial Park (SITE C)***



**LEGAL DESCRIPTION**

---

RESERVE A, 61<sup>ST</sup> STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LOT FOUR (4), BLOCK ONE (1), 61<sup>ST</sup> STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

A PORTION OF LOT FIVE (5), BLOCK ONE (1), 61<sup>ST</sup> STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

**PROPERTY ADDRESS**

---

(RESERVE A) – no address assigned

(LOT 4)  
2100 North Hemlock Avenue  
Broken Arrow, OK 74012

(LOT 5) – no address assigned

NOTE: Lots 4 & 5 have already undergone a lot combination and the deed has been filed at the County Clerk's office, however, the county assessor's map does not reflect this change at the time of submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ryan McCarty', is written over a light blue horizontal line.

Ryan McCarty  
President

**LEGAL DESCRIPTION  
FOR  
VACATION AND CLOSURE OF PLATTED UTILITY EASEMENT**

A PART OF RESERVE 'A' AND LOTS 4 AND 5 OF BLOCK 1, 61ST STREET INDUSTRIAL PARK, AN ADDITION TO THE CITY OF BROKEN ARROW, BEING A SUBDIVISION OF PART OF THE GOVERNMENT LOT 2 OF SECTION FOUR (4), 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, RECORDED AS PLAT NUMBER 5597, IN THE OFFICE OF THE TULSA COUNTY CLERK.

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**ATLAS LAND OFFICE, LLC**

LAND SURVEYING & DESIGN SERVICES

WWW.ATLASLANDOFFICE.COM

(918) 485-9987

**Parcel Map Check Report**

Prepared by:

Randel Bradley

"Atlas Land Office, LLC"

202 South Main Street

Wagoner, OK 74467

Date: 6/30/2015 5:14:39 PM

Parcel Name: 11.00 ft Esmt - Vacation

Description: 61st Street Industrial Park / A.G. Industrial

Process segment order counterclockwise: False

Enable mapcheck across chord: False

"North:4,259.5112" "East:5,699.2455"

Segment# 1: Line

"Course: S89° 56' 58""W" Length: 11.00'

"North: 4,259.5015" "East: 5,688.2455"

Segment# 2: Line

"Course: N0° 03' 08""W" Length: 478.00'

"North: 4,737.5013" "East: 5,687.8098"

Segment# 3: Line

"Course: N89° 56' 58""E" Length: 11.00'

"North: 4,737.5110" "East: 5,698.8098"

Segment# 4: Line

"Course: S0° 03' 08""E" Length: 478.00'

"North: 4,259.5112" "East: 5,699.2455"

Perimeter: 978.00' "Area: 5,258.00Sq.Ft."

Error Closure: 0.0000 "Course: N90° 00' 00""W"

Error North : 0.00000 East: 0.00000

"Precision 1: 978,000,000.00"



# 61ST STREET INDUSTRIAL PARK

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA  
 A SUBDIVISION OF PART OF  
 GOVERNMENT LOT 2 OF SECTION 4, T-18-N, R14-E

PLAT NUMBER	5597
APPROVED <i>Earlene Wilson</i> by the City Council of the City of Broken Arrow, Oklahoma <i>Barbara Roy</i> Mayor: City Clerk 3-1-02	



**CERTIFICATE**  
 I hereby certify that all estate taxes levied in this plat have been paid as required by the respective statute. Receipt as required has been provided to the record at 12:14:00 PM per receipt no. 52679 to be applied to 5597.

This certificate is NOT to be construed as payment of 2002 taxes to be held in place in order that this plat may be filed as correct. 20 22 hours were spent on survey of this property through

Dated March 5 2002  
 [Signature]  
 City Clerk



**OWNER**  
 TWENTY FIRST PROPERTIES, INC.  
 ATTN: MR. PAUL D. WILSON  
 2121 SOUTH COLUMBIA, SUITE 650  
 TULSA, OKLAHOMA 74114  
 PHONE: (918) 743-4300

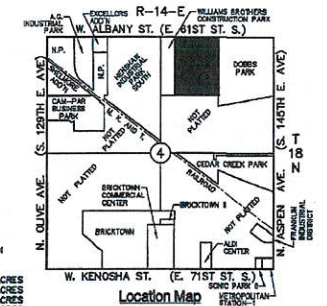
**Engineer / Surveyor**  
 SACK AND ASSOCIATES, INC.  
 SANTA FE DEPOT  
 111 SOUTH ELGIN AVENUE  
 TULSA, OKLAHOMA 74103-1818  
 PHONE: (918) 592-4111  
 C.A. NO. 1783 (EXP. JUNE 30, 2003)

**Subdivision Statistics**  
 SUBDIVISION CONTAINS 16 LOTS IN 3 BLOCKS AND RESERVE 'A'  
 BLOCK 1 CONTAINS 7.3198 ACRES  
 BLOCK 2 CONTAINS 13.7418 ACRES  
 BLOCK 3 CONTAINS 2.4328 ACRES  
 RESERVE 'A' CONTAINS 2.0145 ACRES  
 SUBDIVISION CONTAINS 30.0210 ACRES

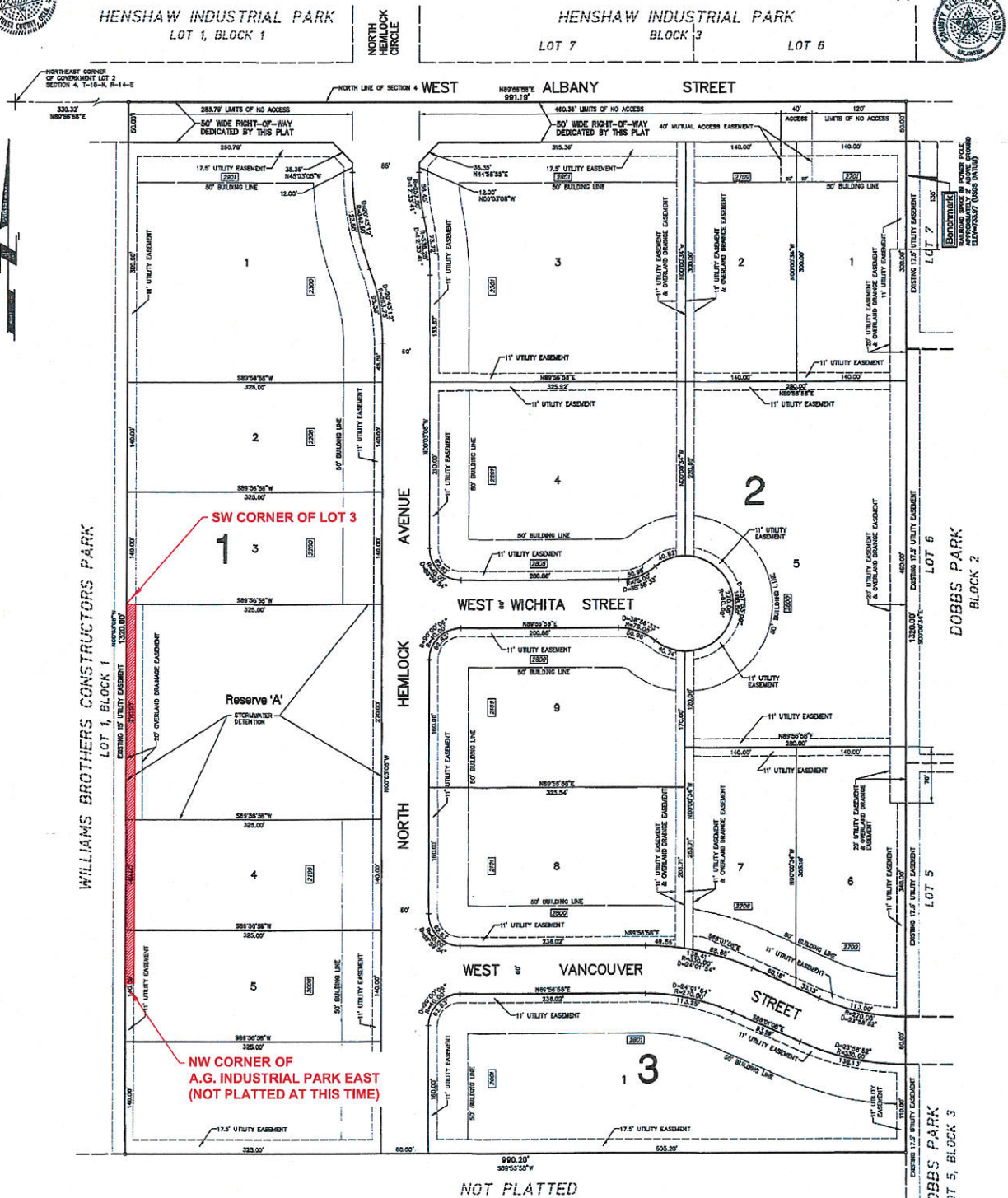
**Basis of Bearings**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF DOBBS PARK, PLAT NUMBER 4201.

**Monumentation**  
 ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" X 1/8" IRON PIN WITH A YELLOW CAP STAMPED SACK LS 1139.

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



STATE OF OKLAHOMA  
 COUNTY OF TULSA } ss  
 I, Earlene Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a file instrument now on file in my office.  
 Dated the 5th day of March 2002  
 EARLENE WILSON, Tulsa County Clerk  
 [Signature]  
 Deputy



WILLIAMS BROTHERS CONSTRUCTORS PARK  
 LOT 1, BLOCK 1

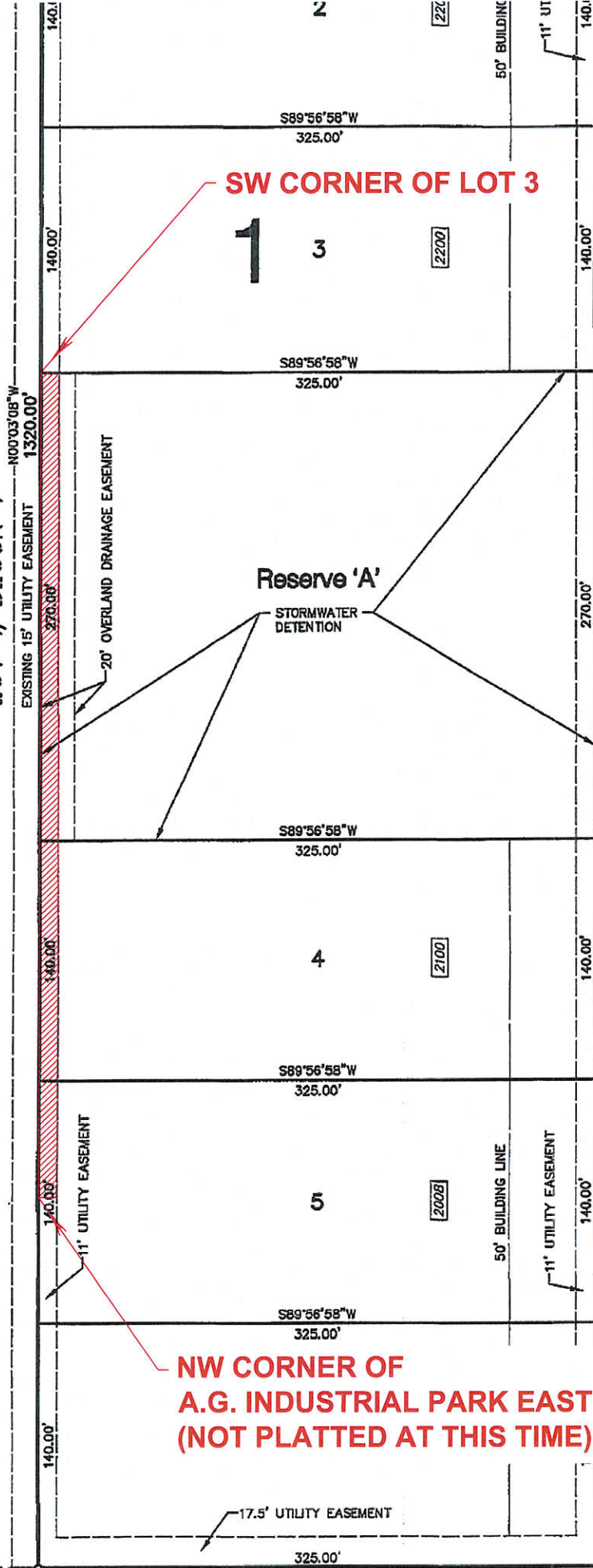
SW CORNER OF LOT 3

NW CORNER OF A.G. INDUSTRIAL PARK EAST (NOT PLATTED AT THIS TIME)

NOT PLATTED

WILLIAMS BROTHERS CONSTRUCTORS PARK

LOT 1, BLOCK 1



SW CORNER OF LOT 3

Reserve 'A'

STORMWATER DETENTION

NW CORNER OF A.G. INDUSTRIAL PARK EAST (NOT PLATTED AT THIS TIME)

AVENUE

HEMLOCK

NORTH

