



# SHADOW TRAILS

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, CITY OF BROKEN ARROW, STATE OF OKLAHOMA

**Legal Description**

A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION FIVE (5); THENCE S88°45'55"W AND ALONG THE NORTHERLY LINE OF SAID SECTION FIVE (5) FOR A DISTANCE OF 500.02 FEET TO THE POINT OF BEGINNING; THENCE S01°43'36"E FOR A DISTANCE OF 529.88 FEET; THENCE N89°00'28"E FOR A DISTANCE OF 282.33 FEET; THENCE S01°36'19"E FOR A DISTANCE OF 776.85 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTH HALF (N/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIVE (5); THENCE S88°49'12"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 2418.61 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTH HALF (N/2) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION FIVE (5); THENCE N01°42'51"W AND ALONG SAID WESTERLY LINE FOR A DISTANCE OF 1305.62 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION FIVE (5); THENCE N88°45'55"E ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 2137.63 FEET TO THE POINT OF BEGINNING;

**Notes**

- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "OKIE" (1-800-522-6543) BEFORE DIGGING!!
- THE PROPERTY DESCRIBED HEREON CONTAINS 197 LOTS
- THE PROPERTY DESCRIBED HEREON CONTAINS 14 BLOCKS AND 6 RESERVES
- THE PROPERTY DESCRIBED HEREON CONTAINS 69.15 ACRES
- BEARING BASE: OKLAHOMA STATE PLANE COORDINATE SYSTEM
- FLOOD PLAIN NOTE: THE PROPERTY HEREON LIES IN A 100-YEAR FLOOD ZONE AS PER F.I.R.M. COMMUNITY PANEL NO. 40143C0452L REVISED DATE: OCTOBER 16, 2010. THIS PROPERTY LIES IN ZONE "X".
- THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD83 GPS DATA.
- SEE IN LIEU OF DETENTION DETERMINATION #DD-012114-01.

**Benchmark Notes**

Benchmark 1  
 5/8" IRON PIN  
 ELEV=650.48  
 N=366867.91  
 E=2606861.22

Benchmark 2  
 PK NAIL SET  
 ELEV=654.53  
 N=366919.18  
 E=2609498.39

Benchmark 3  
 3/8" IRON PIN  
 ELEV=637.98  
 N=364470.53  
 E=2607294.03

Benchmark 4  
 PK NAIL SET  
 ELEV=629.73  
 N=364143.98  
 E=2607278.87

**Address Disclaimer Note**

ADDRESSES SHOWN ON THIS PLAN ARE ACCURATE AS OF THE TIME THE PLAN WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

**Monumentation Note**

ALL LOT CORNERS WERE SET WITH A 3/8" IRON PIN UNLESS OTHERWISE NOTED.

**Engineer**

WALLACE ENGINEERING  
 STRUCTURAL CONSULTANTS, INC  
 200 EAST BRADY STREET  
 TULSA, OK 74103  
 (918) 584-5858  
 OKLAHOMA CA #1460  
 EXP DATE 6/30/13

**Surveyor**

BENNETT SURVEYING, INC.  
 210 CHOUTEAU AVENUE  
 CHOUTEAU, OK 74337  
 TEL: 918-476-7484  
 RPLS 15556, CA #4502,  
 EXPIRES 6/30/14  
 wade@bennettsurveying.com

**Owner & Developer**

RICK DODSON  
 8157 AND MEMORIAL LLC  
 6528 E. 101ST ST D-1 SUITE 409  
 TULSA, OK 74133  
 918-638-3003

**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 \$351.00 per trust receipt no.14126 to be applied to 2015 taxes. This certificate is NOT to be construed as payment of 2015 taxes in full, but is given in order that this plat may be recorded. 2015 taxes may exceed the amount of the security deposit.

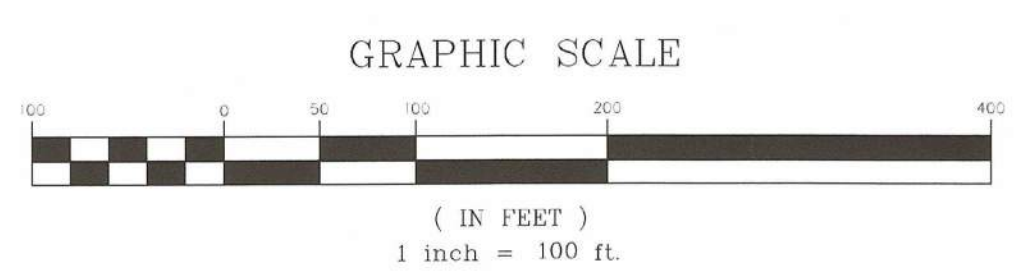
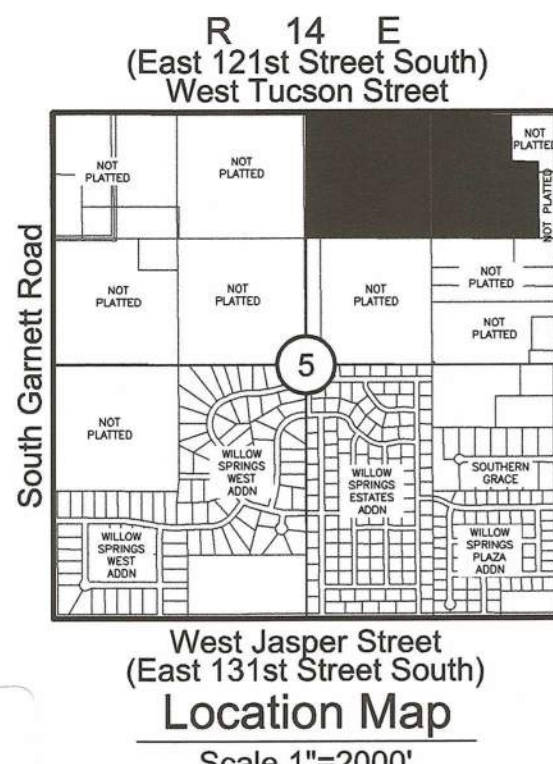
Dated: 10/30/2015  
 Dennis Semler  
 Tulsa County Treasurer  
 By: *[Signature]*  
 Deputy

STATE OF OKLAHOMA )  
 COUNTY OF TULSA ) SS  
 I, Pat Key, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

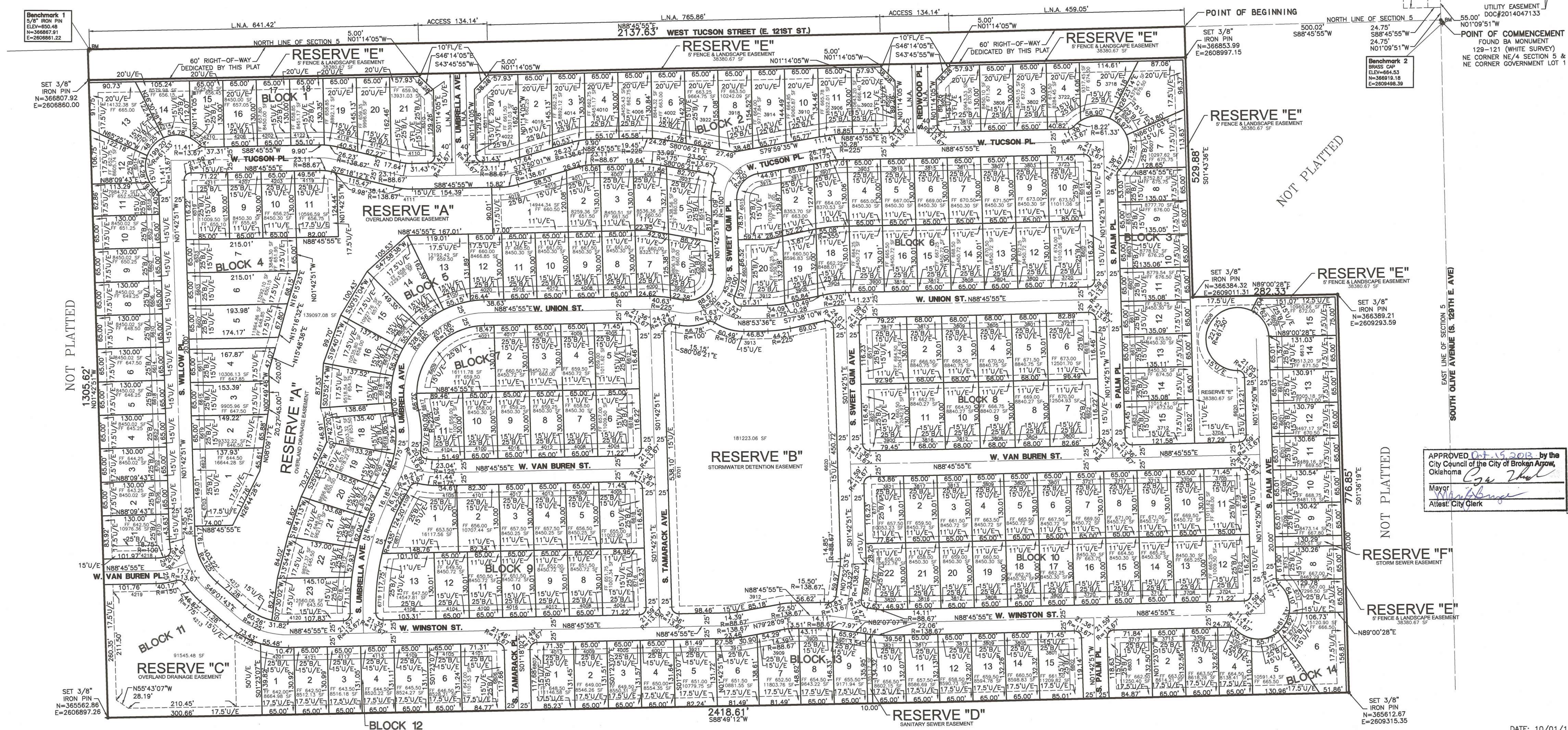
Dated the 30th day of October 2015

PAT KEY, Tulsa County Clerk

*[Signature]*  
 Deputy



- Legend**
- B/L BUILDING SETBACK LINE
  - LNA LIMITS OF NO ACCESS
  - U/E UTILITY EASEMENT
  - F/L/E FENCE AND LANDSCAPE EASEMENT
  - R RADIUS OF CURVATURE
  - SF SQUARE FOOTAGE
  - FF FINISH FLOOR ELEVATION



APPROVED *[Signature]* by the  
 City Council of the City of Broken Arrow,  
 Oklahoma  
 Mayor *[Signature]*  
 Attest City Clerk