

LEGAL NOTICE OF ANNEXATION

On October 20, 2015, an Ordinance to annex property for a Planned Unit Development named Walnut Grove on 7.834 acres of land located in the South Half (S/2) of the Northwest Quarter (NW/4) of Section Eight (8), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma and located south of the Southeast corner of the intersection of East 131st and South Garnett Road will be previewed by the Broken Arrow City Council. A map of the area is attached. The Legal Description of the property is described as follows:

A tract of land that is part of the South Half of the Northwest Quarter (S/2 NW/4) of Section Eight (8), Township Seventeen (17) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being more particularly described as follows: commencing at the Northwest corner of the South Half of the Northwest Quarter of said Section Eight (8); thence North 88°41'59" East along the North line of said S/2 NW/4 a distance of 1286.90 feet to the point of beginning; thence continuing North 88°41'59" East 429.10 feet; thence South 01°29'21" East 795.40 feet; thence South 88°41'54" West 428.92 feet; thence North 01°30'07" West 795.41 feet to the point of beginning.

Said tract of land contains 341,236.07 square feet or 7.834 acres.

Basis for bearing: the west line of the Northwest Quarter of Section 8, T17N, R14E as North 01°24'39" West.

A public hearing and final approval of the Ordinance will be held before the Broken Arrow City Council on the 3rd day of November, 2015, at 6:30 p.m., in Broken Arrow City Hall. All persons interested in this matter may be present at that hearing and present their objections to or arguments for the above matter.

Dated in Broken Arrow, Oklahoma, this 6th day of October, 2015.



Lesli A. Myers
Assistant City Attorney

Planned Unit Development No. ___
Walnut Grove

A SUBDIVISION IN TULSA COUNTY, OKLAHOMA BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer

F & C PARTNERS, LLC
 12108 SOUTH MEMORIAL DRIVE
 BOKSY, OKLAHOMA 74009
 PHONE: (918) 623-4635
 MR. CHRIS JOHNSON

Engineer

ROSENBAUM CONSULTING LLC
 2700 NORTH HEMLOCK COURT, SUITE 1111A
 BROKEN ARROW, OKLAHOMA 74012
 PHONE: (918) 788-0210
 FAX: (918) 451-3263
 barack.rosenbaum@ocr.net
 C.A. # 6470 EXPIRES 8-30-2017

Surveyor

FRITZ LAND SURVEYING LLC
 2017 WEST 91ST STREET
 TULSA, OKLAHOMA 74132
 PHONE: (918) 231-0575
 EMAIL: fritzpl@yahoe.com
 C.A. # 5848 EXPIRES: 8-30-2018

Basis of Bearings

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, T-17-N, R-14-E AS NORTH 01°24'30" WEST.

Monumentation

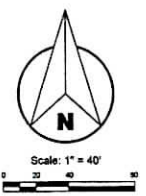
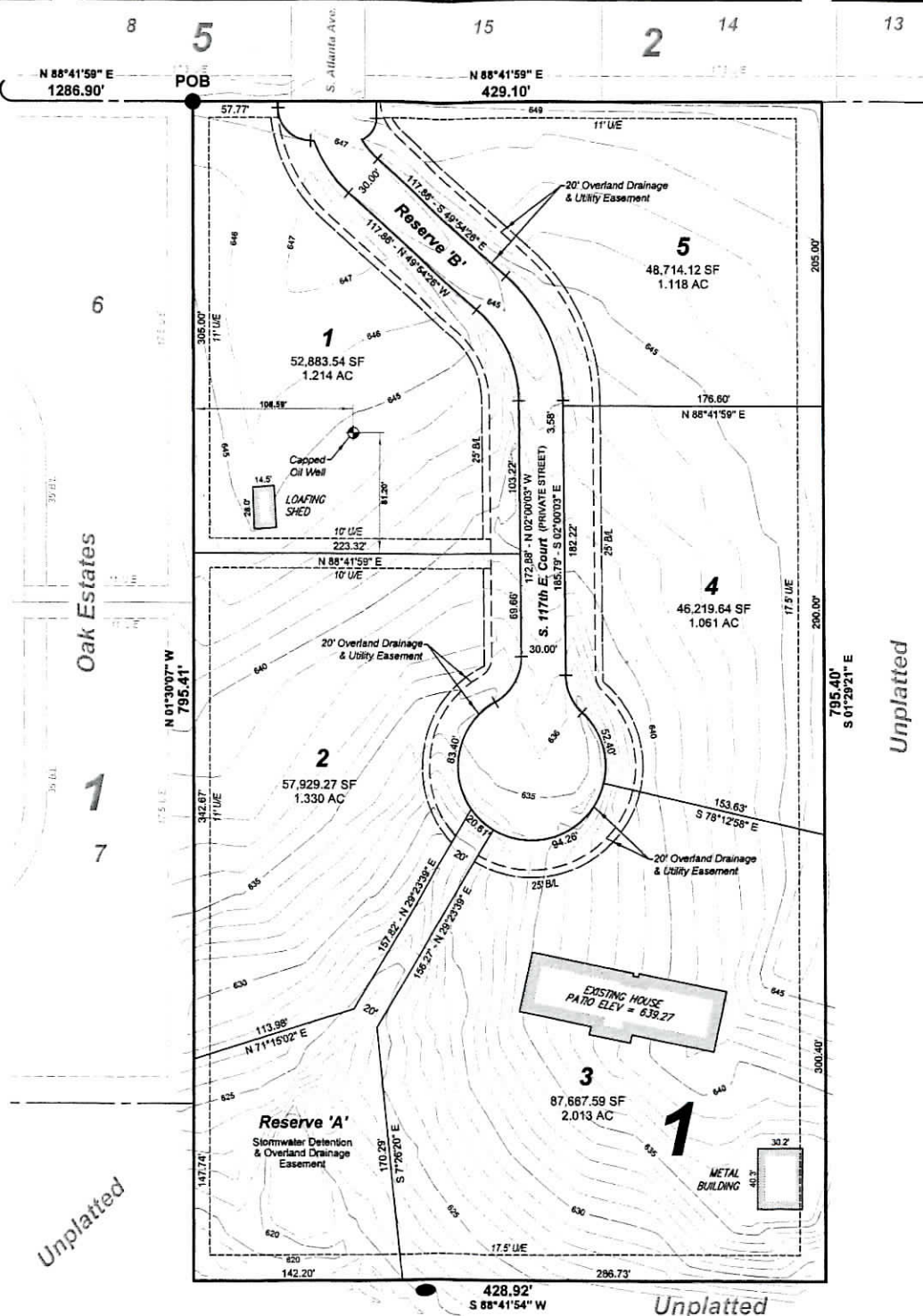
ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ 1604" AT ALL CORNERS.

Benchmark (BA 8)

5/8" REBAR - 1 1/2" ALUMINUM CAP-FLUSH-STAMPED "BA 8" - SET NORTH-EAST OF 141ST STREET AND GARNETT ROAD. ELEVATION = 599.483' (NAVD 1988)

Floodplain Data

PROPERTY IS SITUATED IN UNSHADED ZONE "X" PER FEMA FLOODPLAIN MAP NO. 40143C0451L - DATED OCTOBER 18, 2012.



- Legend**
- BL — BUILDING SETBACK LINE
 - POB — POINT OF BEGINNING
 - L.N.A. — LIMITS OF NO ACCESS
 - MAE — MUTUAL ACCESS EASEMENT
 - UE — UTILITY EASEMENT
- MUTUAL ACCESS & UTILITY EASEMENT



Subdivision Statistics

SUBDIVISION CONTAINS FIVE (5) LOTS IN ONE (1) BLOCK AND TWO (2) RESERVE AREAS
 GROSS SUBDIVISION AREA: 341,236.07 SF (7.834 AC)

FINAL PLAT ENDORSEMENT OF APPROVAL	
TULSA COUNTY BOARD OF COMMISSIONERS	
APPROVAL DATE _____	_____
	T.M.P.C.I.N.C.O.G.
	COUNTY ENGINEER
TULSA COUNTY BOARD OF COMMISSIONERS	
APPROVAL DATE _____	_____
	CHAIRMAN
	CHAIRMAN
	ATTEST: COUNTY CLERK
	COUNTY ATTORNEY

THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THE DATE OF TULSA COUNTY APPROVAL IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.

Preliminary Plat