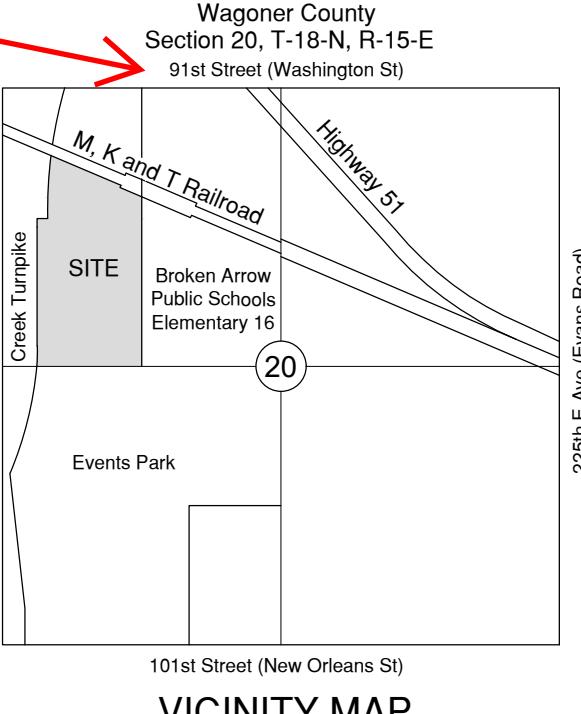


CONDITIONAL FINAL PLAT

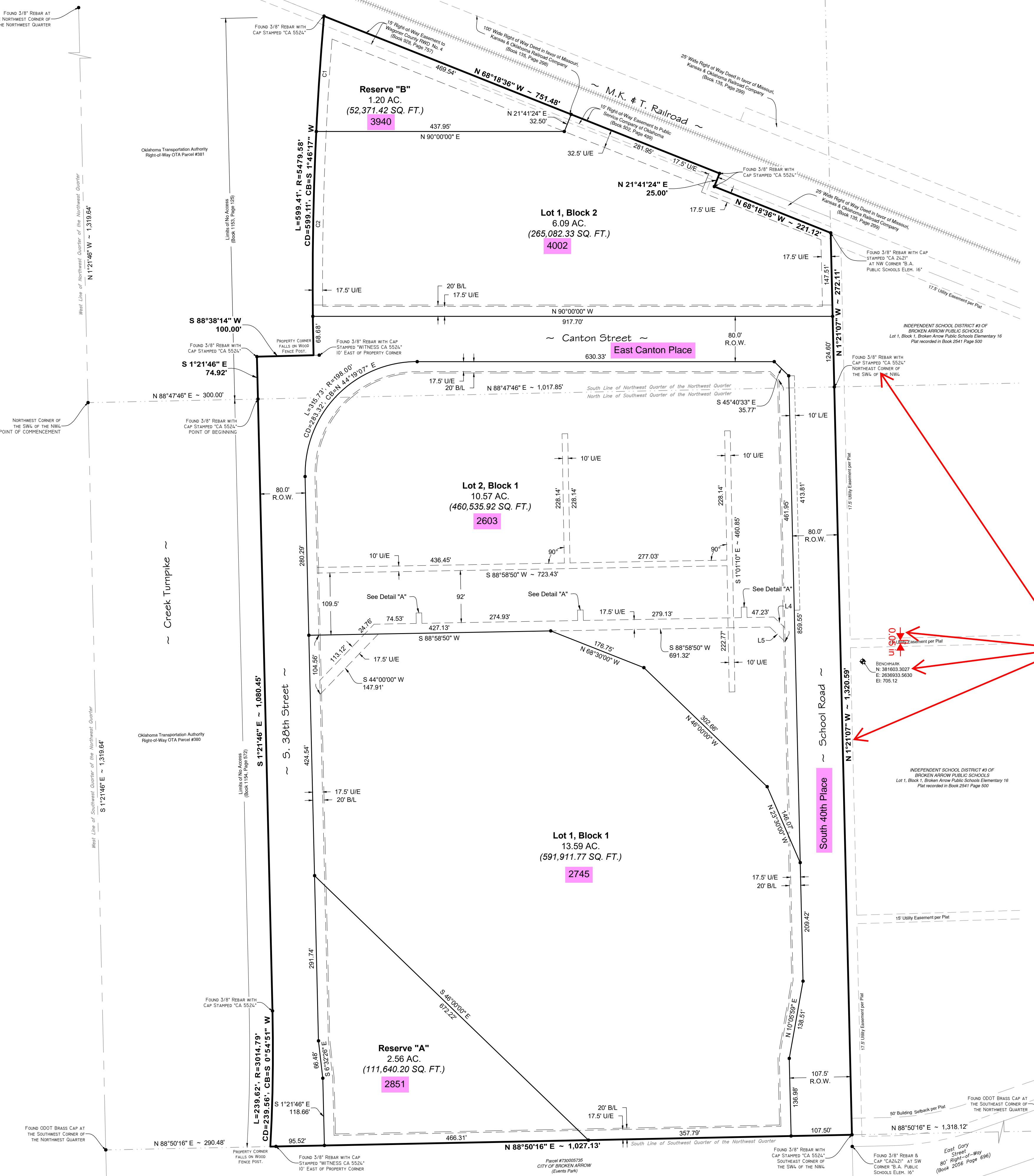
Sunset Amphitheater

PART OF THE NW/4 OF SECTION 20, T18N-R15E, I.M.,
CITY OF BROKEN ARROW, WAGONER COUNTY, OKLAHOMA

Flip the parenthesis - county
names in parenthesis, BA names
first
Scale the vicinity map to 1:2000



0 50' 100' 200' 300'
SCALE IN FEET



SUBDIVISION STATISTICS

SUBDIVISION CONTAINS THREE (3) LOTS IN TWO (2) BLOCKS.

LOT 1, BLOCK I: 13.59 ACRES (591,771 SQ. FT.)
LOT 2, BLOCK I: 10.57 ACRES (460,535.92 SQ. FT.)
LOT 1, BLOCK 2: 6.09 ACRES (265,082.33 SQ. FT.)
RESERVE "A": 2.56 ACRES (111,640.20 SQ. FT.)
RESERVE "B": 1.20 ACRES (52,371.42 SQ. FT.)

GROSS SUBDIVISION AREA: 41.15 ACRES (1,792,550.62 SQ. FT.)

MONUMENTATION

SET 1/2" REBAR WITH CAP STAMPED "CA 7232" AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

BENCHMARK

Text height/formatting issue:
The text is less than the minimum of 0.10 needed for archiving and readability.
The boundary text is recommended to be a minimum of 0.12 if using a bold font.

BASIS OF BEARINGS
THE BEARING BASE FOR THIS SURVEY IS BASED ON GRID BEARINGS AND THE OKLAHOMA 3501 STATE PLANE COORDINATE SYSTEM.

FLOODPLAIN NOTE

AREA FALLS IN ZONE DESIGNATION "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 041450105.J, DATED SEPTEMBER 30, 2016.

LINE TABLE

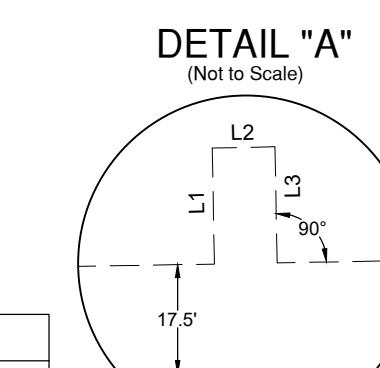
LINE #	BEARING	DISTANCE
L1	N 01°01'10" W	18.50'
L2	N 88°58'50" E	10.00'
L3	S 01°01'10" E	18.50'
L4	S 45°59'11" E	26.83'
L5	N 45°59'11" W	37.31'

CURVE TABLE

CURVE #	LENGTH	RADIUS	CB	CD
C1	204.20'	5479.58'	S 3°50'15" W	204.19'
C2	326.53'	5479.58'	S 1°03'46" W	326.48'

LEGEND

- MONUMENT
- ◆ BENCHMARK
- BOUNDARY LINE
- LOT LINE
- BUILDING LINE
- UTILITY EASEMENT LINE
- LANDSCAPE EASEMENT LINE
- RAILROAD TRACKS
- U/E UTILITY EASEMENT
- L/E LANDSCAPE EASEMENT
- B/L BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- CB CHORD BEARING
- CD CHORD DISTANCE



OWNER:
CITY OF BROKEN ARROW
220 S. FIRST STREET
BROKEN ARROW, OK 74012
PHONE: 918.251.5311

ENGINEER:
KIMLEY-HORN
4727 GALLARDIA PARKWAY, SUITE 250
OKLAHOMA CITY, OK 73142
PHONE: 405.241.5426
CA #2740, EXP. 6/30/2025

APPROVED
By THE CITY
COUNCIL OF THE CITY OF BROKEN ARROW,
OKLAHOMA
MAYOR
ATTEST: CITY CLERK

SURVEYOR:
FRONTIER LAND SURVEYING
14901 N LINCOLN BLVD.
EDMOND, OK 73013
PHONE: 405.285.0433
CA #7232, EXP. 6/30/2024

SUNSET AMPHITHEATER
DATE: 01/29/2024
SHEET 1 OF 2

CASE NO. PR-000497-2023

P02: Provide the
detention
determination
number
provided.
DD-100423-62

Sunset CFP Checklist_Markup Summary

Group (1)

Subject: Group
Author: jdickeson



Jason Comments (2)

Subject: Jason Comments
Author: jdickeson



Subject: Jason Comments
Author: jdickeson



Text Box (9)

P02: Provide the
detention
determination
number
provided.
DD-100423-62

Subject: Text Box
Author: Amanda

P03: Update
dates when
available.

Subject: Text Box
Author: Amanda

4002

Subject: Text Box
Author: Amanda

South 40th Place

2603

Subject: Text Box
Author: Amanda

2745

Subject: Text Box
Author: Amanda

2851

Subject: Text Box
Author: Amanda

East Canton Place

3940

Subject: Text Box
Author: AYamaguchi

(13)

Subject:
Author: AutoCAD SHX Text

Subject:
Author: AutoCAD SHX Text