TULSA COUNTY CLERK – PAT KEY
DOC# PAGE 1
RECEIPT# DATE TIME
FEE

COUNTY CLERK TULSA COUNTY

CERTIFICATE

COUNTY TREASURER TULSA COUNTY

CONDITIONAL FINAL PLAT

CSD ENTERPRISES AMENDED

An Addition to the City of Broken Arrow

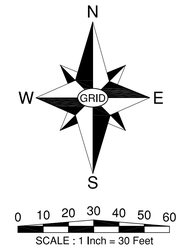
Being a Replat of Block 1, and Reserve A of "CSD ADDITION" and
a Part of Lot 1 of Block 1 of "BATTLE CREEK MINI-STORAGE" and
a subdivision of a Part of Northeast Quarter of Section 33,
Township 19 North, Range 14 East
Indian Meridian, Tulsa County, State of Oklahoma

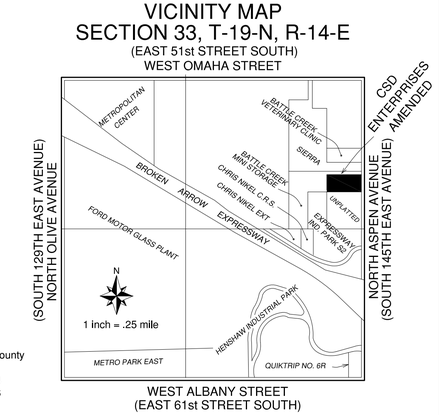
PUD 226A

Owner
CSD Enterprises LLC
Attention: Rachel Rowland
3056 North Aspen
Broken Arrow, Oklahoma 74012
Phone: 918 872 6006

Surveyor
GEODECA LLC
6028 S. 66th E. Ave. Suite 101
Tulsa, Oklahoma 74145
918 949 4064
rmuzika@geodeca.com
CA # 5524 Renewal Date June 30th 2018

Engineer
Casement Engineering, LLC
P.O. Box 688
Owasso, OK 74055
918 740 7650
bcasement54@yahoo.com
CA # 5433 Renewal Date June 30th 2018

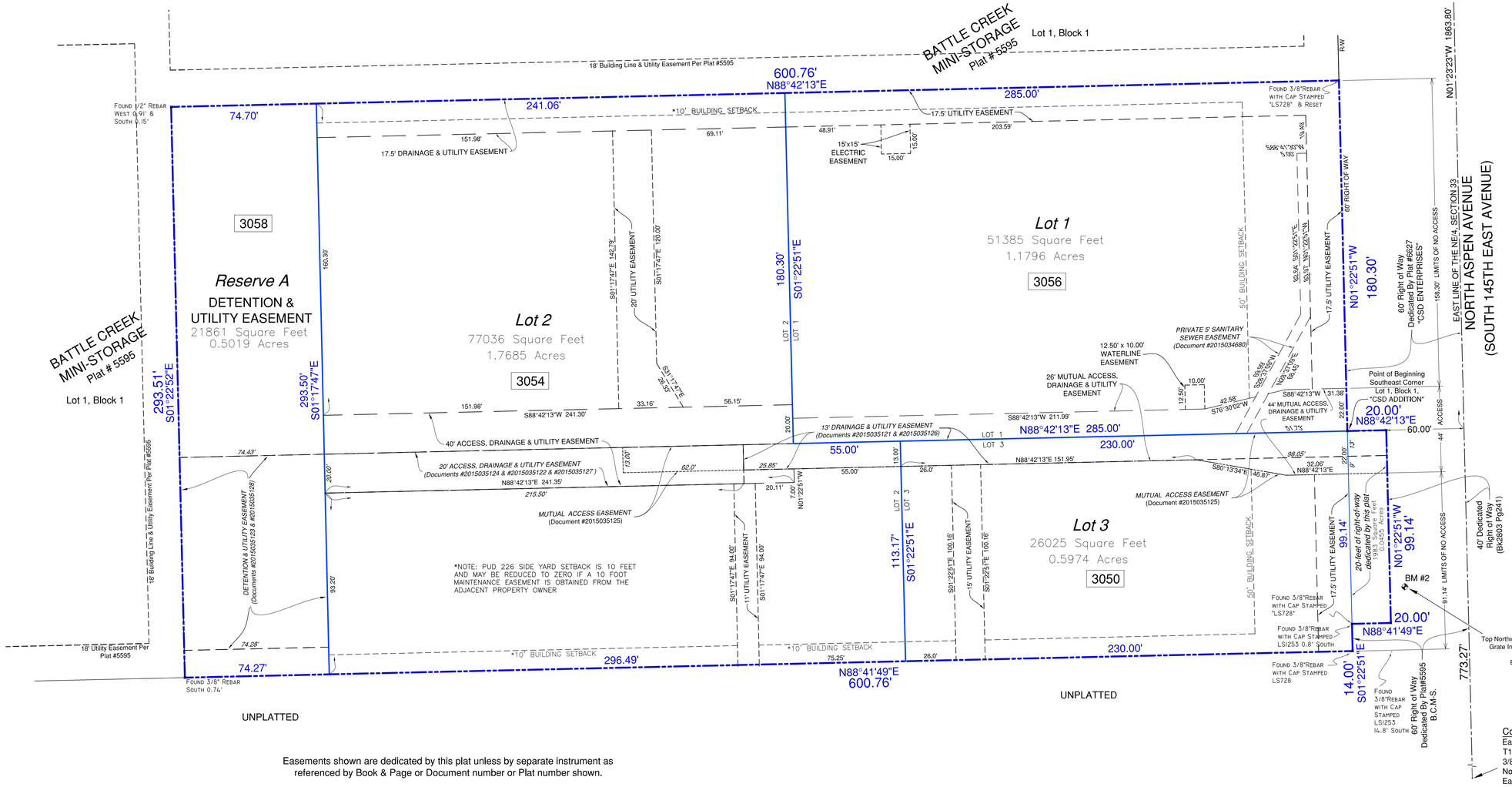




Control #1
Northeast Corner
Section 33
T19N, R14E Tulsa County
Stem of Brass Cap
Northing 404019.724
Easting 2613936.306

Benchmark #1
Top of MAG Nail on Top of Curb 20.5'
North of the North Curb Return for
Battle Creek Mini-Storage
Elevation =751.70 NAVD 1988

BM #1



Easements shown are dedicated by this plat unless by separate instrument as referenced by Book & Page or Document number or Plat number shown.

Legend

R/W = Right of Way

3056 = Address

Addresses shown on this plat are accurate as of the time the plat was filed. Addresses are subject to change and should never be relied on in place of a legal description.

Statistics
Subdivision Contains
3 Lots in 1 Block, 1 Reserve
Gross Area 178290 Square Feet or 4.0930 Acres
Net Developable Area (Block 1) 176307 Square Feet or 4.0475 Acres

Flood Zone
Subdivision within Flood Zone X (unshaded)
FEMA FIRM Map Number 40143C0379L
Revised Date October 16, 2012

Sanitary Sewer
Minimum Allowable FFE Without Backflow Preventer
Valve: 751.00'
Upstream Manhole Top of Rim: 750.00'
Backflow Preventer Valve Required: No

Stormwater Detention Onsite
Detention Determination No. DD-31815-06

Monumentation
Corners Monumented with a
#3 Rebar with an Orange Plastic Cap
or a Spike with Steel Washer,
stamped "GEODECA CA5524"
Unless Monument Found

Basis of Bearing
Coordinates and Bearings shown based on the
Oklahoma State Plane North Grid

Benchmark #2
Top Northwest Corner of Northerly Throat for Triple Grate Inlet on West Slde of Aspen Ave. Near Southeast Corner of Property
Elevation =750.44 NAVD 1988

APPROVED
by the City Council of the City of
Broken Arrow, Oklahoma

Mayor

Attest: City Clerk

Control #2
East Quarter Corner Section 33
T19N, R14E Tulsa County
3/8" Rebar Below Grade
Northing 401383.423
Easting 2613999.856

CASE NO. PT13-104A

DATE PREPARED April 2, 8:30 PM

Prj#1307036