

CONDITIONAL FINAL SUBDIVISION PLAT FERGUSON ADDITION

A PARTIAL RE-PLAT OF VIEW POINT ADDITION
PART OF THE SW/4 OF THE NW/4 OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 14 EAST AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
PUD 236

OWNER:
**FERGUSON BROKEN ARROW
REAL ESTATE-IMPORTS, LLC**
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ENGINEER:
IMPACT ENGINEERING AND PLANNING, PLC
KEVIN VANOVER, P.E. NO. 20876
OK C.A. No. 5798, EXPIRES 06/30/2017
109 N. BIRCH STREET, SUITE 200
OWASSO, OK 74055
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SURVEYOR:
ATLAS LAND OFFICE, LLC
ALBERT (AJ) JONES III, P.L.S. NO. 1580
OK C.A. No. 6752, EXPIRES 6/30/2016
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PLAT LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING SETBACK LINE
- 1** PROPOSED BLOCK NUMBER
- 23** PROPOSED LOT NUMBER
10,365 S.F. (PROPOSED LOT AREA)
- U/E UTILITY EASEMENT
- S/B BUILDING SETBACK
- LNA LIMITS OF NO ACCESS

CURVE INFORMATION					
CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	80.79'	8°30'21"	544.81'	80.71'	N 87°08'38" W

ZONING REQUIREMENTS	
CURRENT ZONING: PUD 236, (CH)	

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-90915-22.

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 THE LEGAL DESCRIPTION.

THE PROPOSED SUBDIVISION DOES NOT LIE IN ANY REGULATORY FLOOD PLAIN AS SHOWN ON FEMA FIRM PANEL 40143C0385L, REVISED OCTOBER 16, 2012.

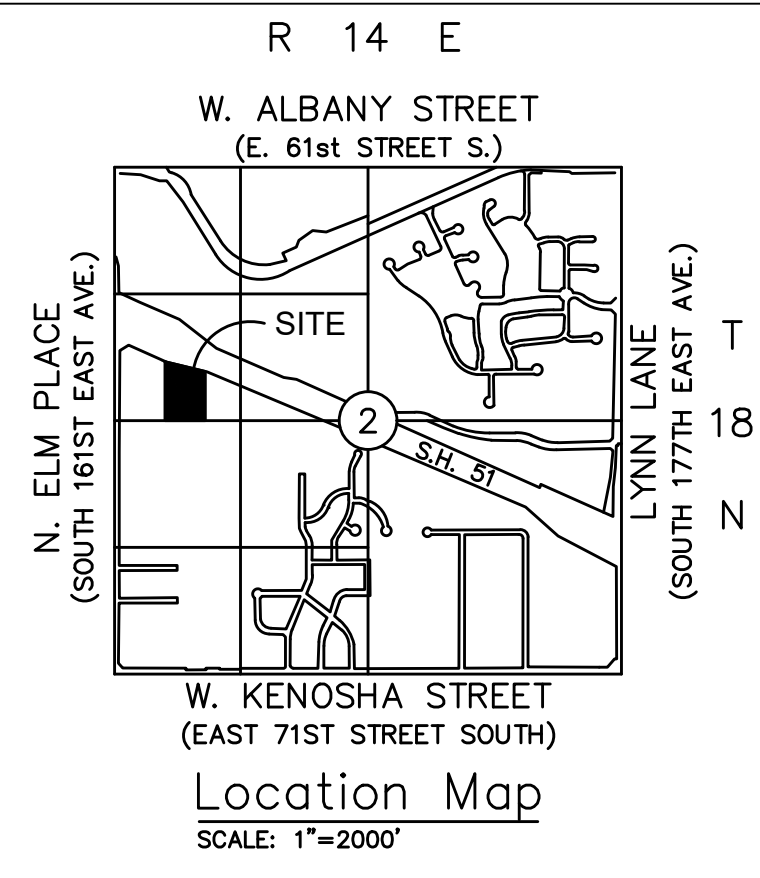
KNOW ALL MEN BY THESE PRESENTS

FERGUSON BROKEN ARROW REAL ESTATE-IMPORTS, LLC, HEREINAFTER REFERRED TO AS THE "OWNER/DEVELOPER", IS THE OWNER OF THE FOLLOWING DESCRIBED LAND THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW/4) OF THE NORTHWEST QUARTER (NE/4) OF SECTION TWO (2) OF TOWNSHIP EIGHTEEN (18) NORTH AND RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF TULSA COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF THE VIEW POINT ADDITION, AN ADDITION TO THE CITY OF BROKEN ARROW; THENCE S 1°23'48" E A DISTANCE OF 542.88 FEET ALONG THE EAST LINE OF SAID VIEW POINT ADDITION; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 544.81 FEET, A CENTRAL ANGLE OF 08°30'21", A CHORD BEARING OF N 87°08'38" W, A CHORD LENGTH OF 80.71 FEET, FOR A DISTANCE OF 80.79 FEET; THENCE S 88°36'12" E A DISTANCE OF 346.53 FEET; THENCE N 1°11'08" W A DISTANCE OF 648.82 FEET; THENCE S 76°37'53" E A DISTANCE OF 439.13 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 252,678.60 S.F. (5.80 ACRES) MORE OR LESS.

AND HAS CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO A LOT AND BLOCK IN CONFORMITY WITH THE ACCOMPANYING PLAT AND SURVEY (HEREINAFTER THE "PLAT") AND HAS ENTITLED AND DESIGNED THE SUBDIVISION AS "FERGUSON ADDITION", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (HEREINAFTER THE "SUBDIVISION" OR "FERGUSON ADDITION"). THE LOTS DEPICTED UPON THE PLAT SHALL HEREINAFTER BE REFERRED TO COLLECTIVELY AS THE "LOTS", AND INDIVIDUALLY AS A "LOT".



BENCHMARK: ALL INDICATED BENCHMARKS ARE MARKED WITH CHISELED 'SQUARES' OR PK NAILS AND ARE BASED ON THE NAVD 88 DATUM

