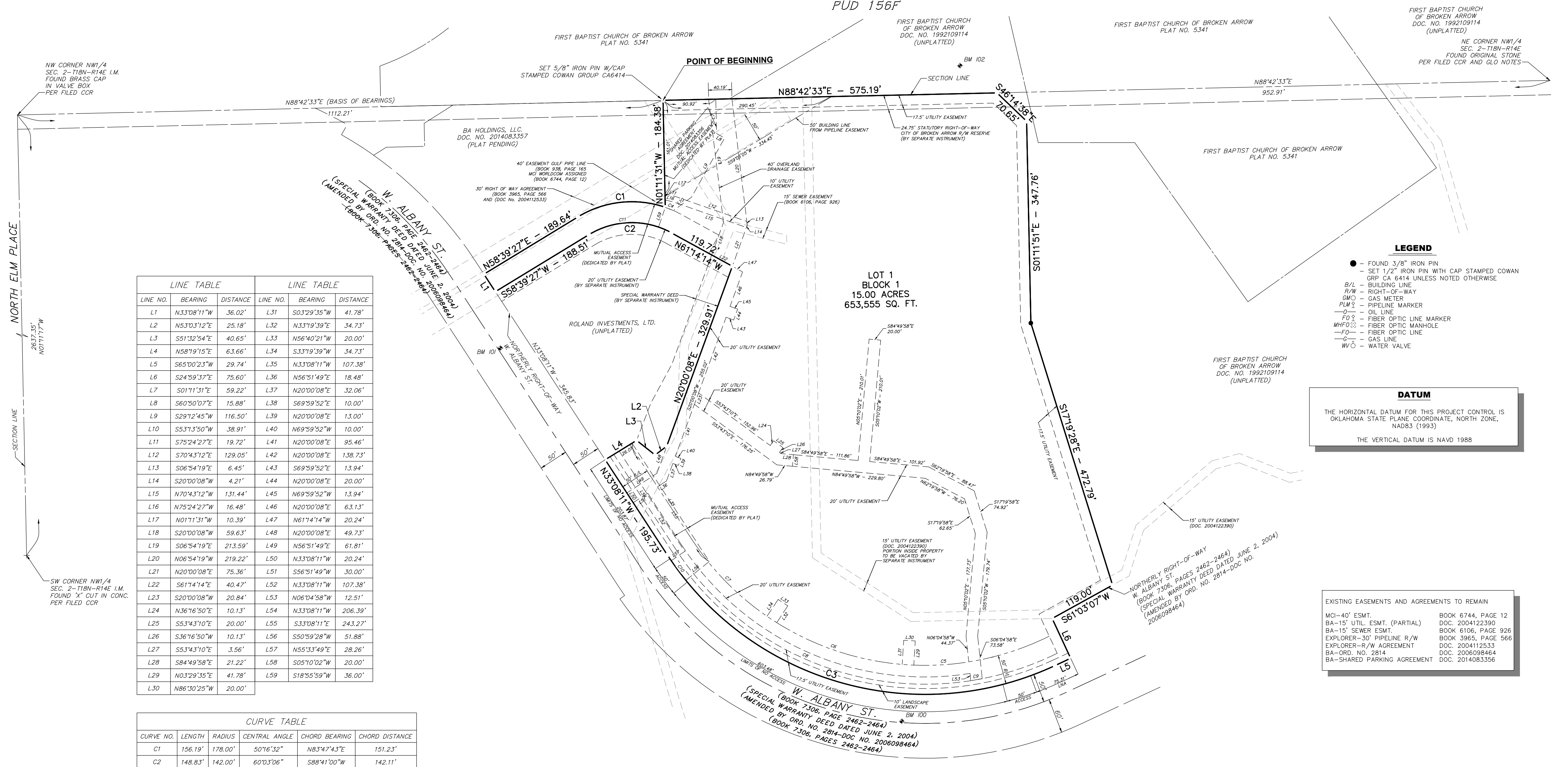


CONDITIONAL FINAL PLAT OF STONEY CREEK HOTEL AND CONFERENCE CENTER AT THE VILLAGES OF STONE WOOD HILLS

AN ADDITION TO CITY OF BROKEN ARROW
BEING A PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWO (2), TOWNSHIP EIGHTEEN (18)
NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA
PUD 156F



LINE TABLE		LINE TABLE			
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L1	N33°08'11"W	36.02'	L31	S03°29'35"W	41.76'
L2	N53°03'12"E	25.18'	L32	N33°19'39"E	34.73'
L3	S51°32'54"E	40.65'	L33	N56°40'21"W	20.00'
L4	N58°19'15"E	63.66'	L34	S33°19'39"W	34.73'
L5	S65°00'23"W	29.74'	L35	N33°08'11"W	107.38'
L6	S24°59'37"E	75.60'	L36	N56°51'49"E	18.48'
L7	S01°11'31"E	59.22'	L37	N20°00'08"E	32.06'
L8	S60°50'07"E	15.88'	L38	S69°59'52"E	10.00'
L9	S29°12'45"W	116.50'	L39	N20°00'08"E	13.00'
L10	S53°13'50"W	38.91'	L40	N69°59'52"W	10.00'
L11	S75°24'27"E	19.72'	L41	N20°00'08"E	95.46'
L12	S70°43'12"E	129.05'	L42	N20°00'08"E	138.73'
L13	S06°54'19"E	6.45'	L43	S69°59'52"E	13.94'
L14	S20°00'08"W	4.21'	L44	N20°00'08"E	20.00'
L15	N70°43'12"W	131.44'	L45	N69°59'52"W	13.94'
L16	N75°24'27"W	16.48'	L46	N20°00'08"E	63.13'
L17	N01°11'31"W	10.39'	L47	N61°14'14"W	20.24'
L18	S20°00'08"W	59.63'	L48	N20°00'08"E	49.73'
L19	S06°54'19"E	213.59'	L49	N56°51'49"E	61.81'
L20	N06°54'19"W	219.22'	L50	N33°08'11"W	20.24'
L21	N20°00'08"E	75.36'	L51	S56°51'49"W	30.00'
L22	S61°14'14"E	40.47'	L52	N33°08'11"W	107.38'
L23	S20°00'08"W	20.84'	L53	N06°04'58"W	12.51'
L24	N36°16'50"E	10.13'	L54	N33°08'11"W	206.39'
L25	S53°43'10"E	20.00'	L55	S33°08'11"E	243.27'
L26	S36°16'50"W	10.13'	L56	S50°59'28"W	51.88'
L27	S53°43'10"E	3.56'	L57	N55°33'49"E	28.26'
L28	S84°49'58"E	21.22'	L58	S05°10'02"W	20.00'
L29	N03°29'35"E	41.78'	L59	S18°55'59"W	36.00'
L30	N86°30'25"W	20.00'			

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	156.19'	178.00'	50°16'32"	N83°47'43"E	151.23'
C2	148.83'	142.00'	60°03'06"	S88°41'00"W	142.11'
C3	757.20'	530.00'	81°51'26"	N74°03'54"W	694.43'
C4	15.18'	178.00'	4°53'10"	N68°37'26"W	15.17'
C5	94.96'	480.00'	11°20'07"	S86°37'54"W	94.81'
C6	229.94'	480.00'	27°26'48"	N71°35'23"W	227.75'
C7	187.17'	480.00'	22°20'32"	N44°18'28"W	185.99'
C8	574.05'	500.00'	65°46'52"	N66°01'37"W	543.04'
C9	20.05'	512.50'	2°14'28"	S80°01'52"W	20.05'
C10	42.30'	530.00'	4°34'21"	N36°43'22"W	42.29'
C11	124.60'	142.00'	50°16'32"	S83°47'43"W	120.64'

ADDRESSES SHOWN ON THE 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.

OWNER / LEASOR
CITY OF BROKEN ARROW
220 S. FIRST STREET
BROKEN ARROW, OK 74012
PHONE: (918) 259-2400

DEVELOPER / LEASSEE
STONEY CREEK HOSPITALITY CORP.
10 N. WASHINGTON, SUITE 301
MASON CITY, IA 50401
PHONE: (515) 559-2200

ENGINEER / SURVEYOR
COWAN GROUP ENGINEERING, LLC.
5416 S. YALE, SUITE 210
TULSA, OK 74135
PHONE: (918) 949-6171
EMAIL: JUSTIN@COWANGROUP.CO

LOT/BLOCK #	ACREAGE
LOT 1, BLOCK 1	15.00 ACRES
TOTAL	15.00 ACRES

LEGEND

- - FOUND 3/8" IRON PIN
- - SET 1/2" IRON PIN WITH CAP STAMPED COWAN ORP CA 6414 UNLESS NOTED OTHERWISE
- B/L - BUILDING LINE
- R/W - RIGHT-OF-WAY
- GWO - GAS METER
- PLM'S - PIPELINE MARKER
- OL - OIL LINE
- FOLM - FIBER OPTIC LINE MARKER
- FOM - FIBER OPTIC MANHOLE
- FO - FIBER OPTIC LINE
- GL - GAS LINE
- WV - WATER VALVE

DATUM

THE HORIZONTAL DATUM FOR THIS PROJECT CONTROL IS OKLAHOMA STATE PLANE COORDINATE, NORTH ZONE, NAD83 (1993)

THE VERTICAL DATUM IS NAVD 1988

BASIS OF BEARINGS

GRID BEARING ALONG THE NORTH LINE OF THE NW1/4 OF SEC. 2-T18N-R14E (N88°42'33"E) BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET

BENCHMARKS

BM 100
SET 5/8" REBAR WITH ORANGE CAP STAMPED "CGE CONTROL-CA 6414" IN CENTER MEDIAN BEING 50' SOUTHEASTERLY OF W. ALBANY ST. AND BASS PRO DR. ALONG W. ALBANY ST.
NORTHING=397823.991
EASTING=2620866.498
ELEV.=806.07'

BM 101
SET 5/8" REBAR WITH ORANGE CAP STAMPED "CGE CONTROL-CA 6414" IN CENTER MEDIAN BEING 40' SOUTHEASTERLY OF W. ALBANY ST. AND W. STONEY WOOD DR. ALONG W. ALBANY ST.
NORTHING=398466.649
EASTING=2620175.152
ELEV.=836.18'

BM 102
SET 5/8" REBAR WITH ORANGE CAP STAMPED "CGE CONTROL-CA 6414" 1625' E. AND 48' N. OF THE NW CORNER OF SEC. 2-T18N-R14E, TULSA COUNTY, OK
NORTHING=398953.252
EASTING=2620966.749
ELEV.=860.16'

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

CASE NO. XXXXXX
DEVELOPMENT NO. XXXXXX
DETENTION DETERMINATION NO. DD-31115-15



COWAN GROUP ENGINEERING
5416 SOUTH YALE, SUITE 210
TULSA, OK 74135
918-949-6171 | 918-949-6174 F
WWW.COWANGROUP.CO
CA# 6414 EXPIRES 6-30-2016

PREPARATION DATE: JULY 30, 2015