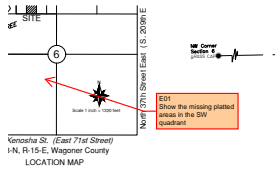




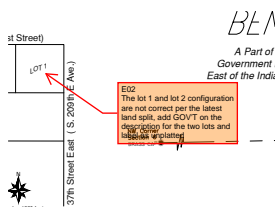
# BENTREE STATION COND FIN PLAT Summary

1 (8)



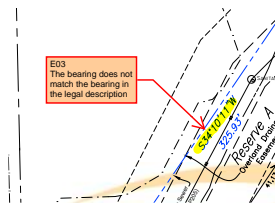
**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (1)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:52:04 PM  
**Creation Date:** 6/1/2026 3:24:20 PM  
**Layer:**

E01  
Show the missing platted areas in the SW quadrant



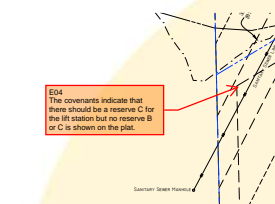
**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (1)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:52:07 PM  
**Creation Date:** 6/1/2026 3:25:41 PM  
**Layer:**

E02  
The lot 1 and lot 2 configuration are not correct per the latest land split, add GOVT on the description for the two lots and label as unplatted



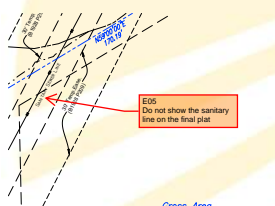
**Subject:** Group  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (1)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:52:14 PM  
**Creation Date:** 6/1/2026 3:31:40 PM  
**Layer:**

E03  
The bearing does not match the bearing in the legal description



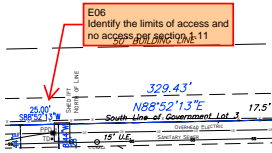
**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (1)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:52:17 PM  
**Creation Date:** 6/1/2026 3:36:31 PM  
**Layer:**

E04  
The covenants indicate that there should be a reserve C for the lift station but no reserve B or C is shown on the plat.



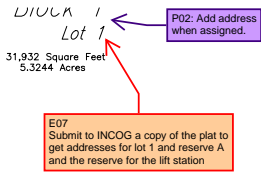
**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (1)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:52:21 PM  
**Creation Date:** 6/1/2026 3:38:28 PM  
**Layer:**

E05  
Do not show the sanitary line on the final plat



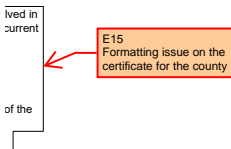
**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (1)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:52:25 PM  
**Creation Date:** 6/1/2026 3:41:26 PM  
**Layer:**

E06  
Identify the limits of access and no access per section 1.11



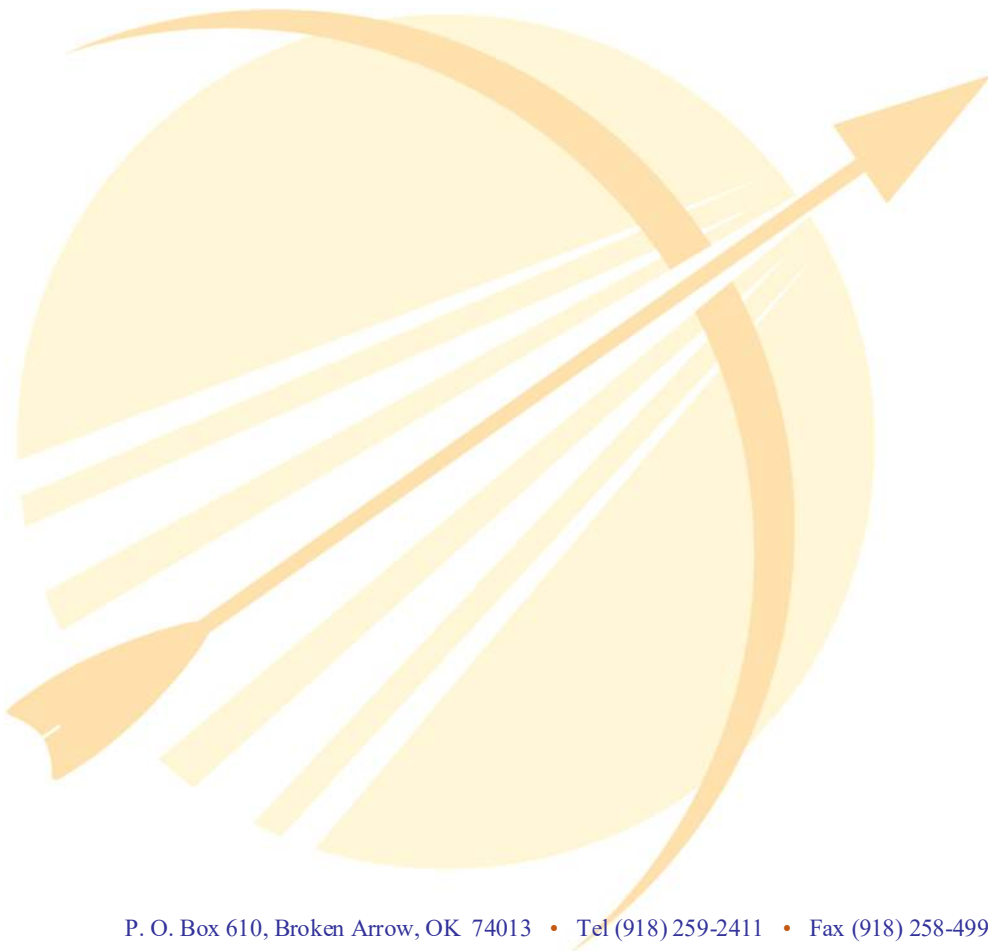
**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (1)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:52:28 PM  
**Creation Date:** 6/1/2026 3:50:48 PM  
**Layer:**

E07  
Submit to INCOG a copy of the plat to get addresses for lot 1 and reserve A and the reserve for the lift station



**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (1)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:55:41 PM  
**Creation Date:** 6/1/2026 3:54:59 PM  
**Layer:**

E15  
Formatting issue on the certificate for the county





# BENTREE STATION COND FIN PLAT COV Summary

1 (7)

Concession, in the site plan is the street, hereinafter referred to as the "Dedicator" the following described real property in Wagoner County, State of Oklahoma, (The "Prop-  
ter-  
A Part of the West 10 acres of the East 29.27 acres of Lot 3 of Section 6, Township  
North, Range 19 East of the Sixth Range North, Wagoner County, Oklahoma, more  
particularly described as follows: Commencing at the Northwest Corner of Government  
bearing along the North line of Section 6, 288.217' N 7° 12' 00" E a distance of 60.72 feet; then  
along the East line of the West 10 ac. of the East 29.27 ac. of Lot 3, 201° 18' 34" W a  
distance of 252.72 feet to the Point of Beginning; thence S88° 02' 17" W a distance of 4  
feet; thence S20° 02' 10" W a distance of 329.43 feet; thence S84° 17' 13" W a distance of  
72.00 feet; thence along the West line of the East 29.27 ac. of Lot 3, 201° 18' 34" W a  
distance of 70.00 feet; thence along the South line of Government, (S. 3, 188° 02' 17" E  
distance of 329.43 feet; thence N01° 19' 39" W a distance of 966.55 feet to the Point of  
Beginning.

holding an area of 273105 Square Feet, 6.2696 Acres. The bearing does not  
based on Oklahoma State Plane Zone North (NAD83) Grid. (NAD83) Grid

and hereby certifies that they have caused to be surveyed, plotted and printed in conformity to the act  
and which is being printed on the plat of the above land, under the name of "BENTREE STATION",  
the City of Broken Arrow, Wagoner County, State of Oklahoma.

SECTION 1. STREETS, EASEMENTS, AND UTILITIES.  
1. The Owner does hereby dedicate to the public, the street rights-of-way as depicted

**Subject:** Group  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (2)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:52:38 PM  
**Creation Date:** 6/1/2026 3:32:16 PM  
**Layer:**

E08  
The bearing does not match the bearing in the plan view.

of 329.43 feet; thence N01° 19' 39" W a distance of 966.55 feet to the Point  
area of 273105 Square Feet, 6.2696 Acres

based on Oklahoma State Plane Zone North (NAD83) Grid

and hereby certifies that they have caused to be surveyed, plotted and printed in conformity to the act  
and which is being printed on the plat of the above land, under the name of "BENTREE STATION",  
the City of Broken Arrow, Wagoner County, State of Oklahoma.

SECTION 1. STREETS, EASEMENTS, AND UTILITIES.  
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**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (2)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:53:02 PM  
**Creation Date:** 6/1/2026 3:33:32 PM  
**Layer:**

E09  
There is no streets or R/W to dedicate to the city.

linquishes rights of vehicular ingress or  
the streets as depicted on this plat c  
d no access may be amended or relea  
successor and with the approval of the

AREA DRAINAGE AND DETENTION EASEME

icate Reserve Areas, Overland Drainage  
plat for the purposes of permitting the  
tual drainage of stormwater runoff over

**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (2)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:53:06 PM  
**Creation Date:** 6/1/2026 3:35:00 PM  
**Layer:**

E10  
Add the reserve area designation "A"

liability for any damage to,  
), or irrigation systems within  
aph shall be enforceable by any  
velopment Authority. Reserve C is a  
Area not to be used for Detention.

Where is reserve B and C on the plat.  
If reserve C is needed it will need a  
separate section to define it's use and  
restrictions

nts set forth with respect to such  
time such covenants and  
en (10) years. The covenants and  
the Broken Arrow Economic

**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (2)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:53:10 PM  
**Creation Date:** 6/1/2026 3:39:06 PM  
**Layer:**

E11  
Where is reserve B and C on the plat.  
If reserve C is needed it will need a separate section to define it's use and restrictions

materials shall comply with the minimum  
Arrow ordinances and regulations.

shall meet or exceed the requirements  
ng the southern boundary of Tract B, a  
uffer, 1 tree per 50 linear feet shall be  
n opaque fence, a minimum of 6-feet in  
l be required along the property lines.

**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (2)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:53:14 PM  
**Creation Date:** 6/1/2026 3:43:22 PM  
**Layer:**

E12  
Identify tract B on the plat



18 North, Range 15  
er County, Oklahoma

**E13**  
Revise the sidewalk section to be appropriate for the plat, there is no frontage for the reserve or the parcel only the MAE. The city should be responsible for the drive and sidewalk within the limits of the MAE.

**E14**  
Review the 5 planning comments shown on the sheets.

**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (2)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:53:18 PM  
**Creation Date:** 6/1/2026 3:45:50 PM  
**Layer:**

**E13**  
Revise the sidewalk section to be appropriate for the plat, there is no frontage for the reserve or the parcel only the MAE. The city should be responsible for the drive and sidewalk within the limits of the MAE.

ntten.

Public

**E14**  
Review the 5 planning comments shown on the sheets.

**Subject:** Jason Comments  
**Page Label:** [1] BENTREE STATION (ARCH D) (Portrait) (2)  
**Page Index:** 1  
**Author:** jdickeson  
**Date:** 6/1/2026 3:54:29 PM  
**Creation Date:** 6/1/2026 3:53:39 PM  
**Layer:**

**E14**  
Review the 5 planning comments shown on the sheets.

