

Plat No.

# TURNBERRY COMMERCIAL

AN ADDITION TO THE CITY OF BROKEN ARROW  
BEING A SUBDIVISION OF THE NE/4 OF SECTION 30, TOWNSHIP 19 NORTH,  
RANGE 15 EAST, WAGONER COUNTY, OKLAHOMA

**Project Data**

**OWNERS**  
SOUTHERN TRADING, L.L.C.  
7912 EAST 31st COURT SUITE 200  
TULSA, OK 74145  
918.625.2306 (voice) 918.613.6402 (fax)  
TOMMY.WOODS@CBREOK.COM  
CONTACT: TOMMY WOODS

**ENGINEER / SURVEYOR**  
COOK & ASSOCIATES ENGINEERING, INC.  
121 EAST COLLEGE  
BROKEN ARROW, OK 74012  
918.258.9442 (VOICE) 918.258.9488 (FAX)  
CA#4479 EXPIRES JUNE 30, 2010


**FLOODPLAIN ZONE**  
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE  
"UNSHADED X" AS SHOWN ON F.I.R.M. PANEL  
#4002150014 B, DATED 12/02/88

**ADDRESSES**  
ADDRESSES SHOWN ON THIS PLAT WERE  
ACCURATE AT THE TIME THIS PLAT WAS  
FILED. ADDRESSES ARE SUBJECT TO  
CHANGE AND SHOULD NEVER BE RELIED  
ON IN PLACE OF LEGAL DESCRIPTION.

**LAND AREA**

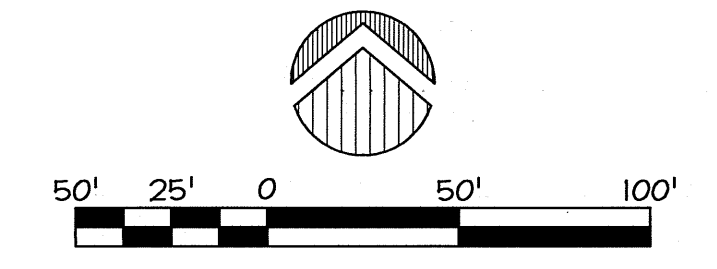
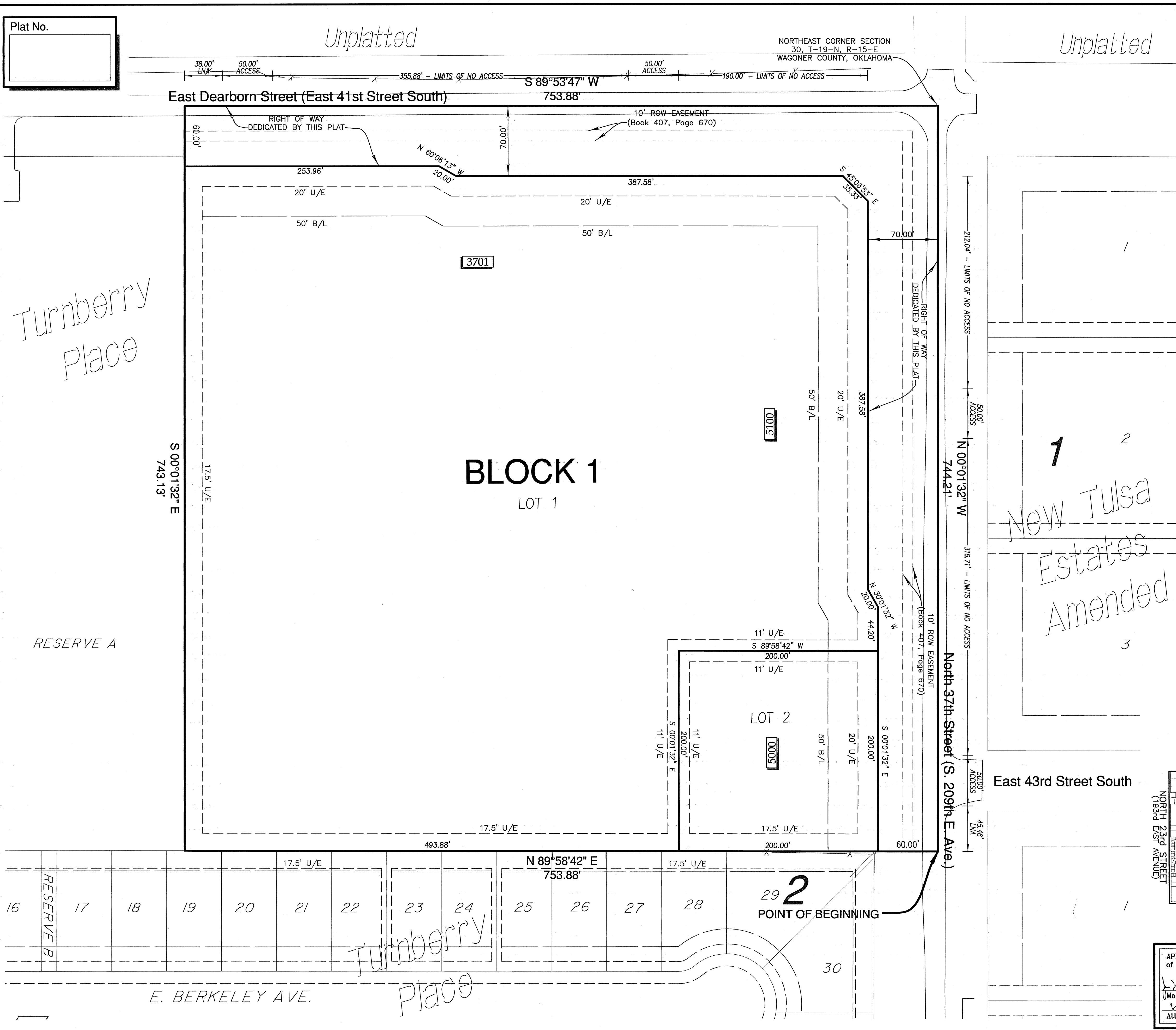
|       |                  |           |
|-------|------------------|-----------|
| GROSS | 560637.05SF ±    | 12.87AC ± |
| NET   | 464864.30SF ±    | 10.67AC ± |
|       | 2 LOTS / 1 BLOCK |           |

**MONUMENTATION**  
A 5/8" X 18" DEFORMED BAR WITH A  
ORANGE PLASTIC CAP STAMPED "CA4479" TO  
BE SET AT ALL PLAT BOUNDARY CORNERS,  
UNLESS NOTED OTHERWISE.  
  
A 3/8" X 18" DEFORMED BAR WITH A  
ORANGE PLASTIC CAP STAMPED "CA4479" TO  
BE SET AT ALL LOT CORNERS UNLESS NOTED  
OTHERWISE.

**BENCHMARK**   
TOP OF 3/4" IRON PIN AT THE  
NORTHEAST CORNER OF SECTION 30,  
T-19-N, R-15-E, OF THE INDIAN BASE  
AND MERIDIAN, WAGONER COUNTY, STATE  
OF OKLAHOMA.  
ELEVATION = 715.159 (NAVD1988)

**BASIS OF BEARINGS**  
BEARINGS ARE BASED ON AN ASSUMED  
BEARING OF S00°01'32"E ALONG THE EAST  
LINE OF THE NE/4 OF SECTION 30, T-19-N,  
R-15-E, WAGONER COUNTY, STATE OF  
OKLAHOMA.

**PUBLIC UTILITY NOTES**  
POTABLE WATER SUPPLY WILL BE  
SERVED BY WAGONER COUNTY RURAL  
WATER DISTRICT NO. 4. SANITARY  
SEWER SERVICE WILL BE SUPPLIED BY  
THE CITY OF BROKEN ARROW,  
OKLAHOMA.



**Legend**

B/L .....BUILDING LINE  
LNA .....LIMITS OF NO ACCESS  
U/E .....UTILITY EASEMENT  
ROW .....RIGHT OF WAY  
2850.....ADDRESS

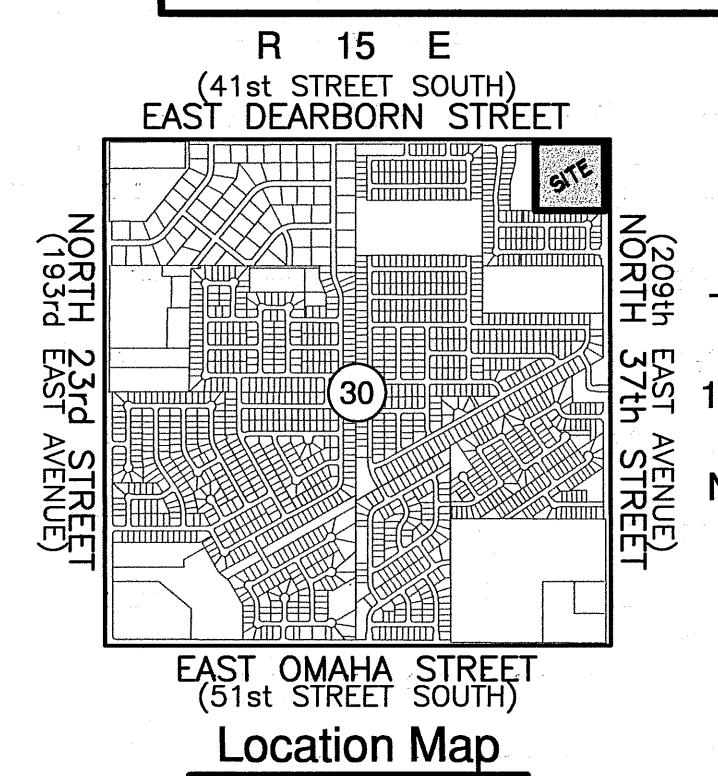
**Backflow Preventor Table:**

| PROPOSED | F.F. | UPSTREAM MH |
|----------|------|-------------|
| BLOCK:   | LOT: | RIM ELEV.   |
| 1        | 1    | 719.00      |
| 1        | 2    | 721.00      |
|          |      | 721.70      |
|          |      | 723.12      |

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDERS RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTOR VALVE NEAR THE BUILDING ACCORDING TO THE BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.  
BACKFLOW PREVENTION IS REQUIRED!

**Detention Determination**

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE EXISTING TURNBERRY PLACE DETENTION FACILITY. NO FEES OR ONSITE FACILITY IS REQUIRED. DETENTION DETERMINATION #DD-100808-49.



**CERTIFICATE**

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 51,925 per trust receipt no. 5 to be applied to 2008 taxes. This certificate is NOT to be construed as payment of 2008 taxes in full but is given in order that this plat may be filed on record 2008 taxes could exceed the amount of the security deposit.

Dated 11-20-2008

APPROVED 11-4-08 by the City Council of the City of Broken Arrow Oklahoma.  
Wade McCall Sr.  
Mayor  
Attest: Mary E. Bryner  
City Clerk  
11-18-08

Wagoner County Treasurer  
Glen Marshall  
Deputy

TURNBERRY COMMERCIAL  
CASE NO. PT08-17  
DEV. #08163  
Sheet 1 of 2  
Date Prepared: 11/06/08

Certified True Copy  
CAROLYN KUSLER, COUNTY CLERK  
Wagoner County, Oklahoma