



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

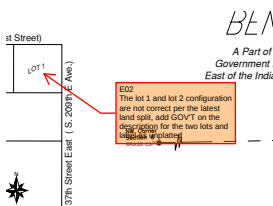
Date: 6/1/2026 3:52:04 PM

Creation Date: 6/1/2026 3:24:20 PM

Layer:

E01

Show the missing platted areas in the SW quadrant



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Author: jdickeson

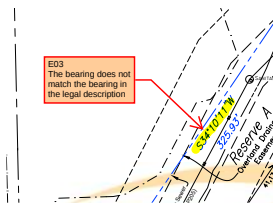
Date: 6/1/2026 3:52:07 PM

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 GOV'T on the description for the two lots and label as unplatted



Subject: Group

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Author: jdickeson

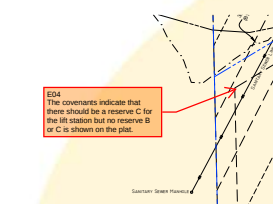
Date: 6/1/2026 3:52:14 PM

Creation Date: 6/1/2026 3:31:40 PM

Layer:

E03

The bearing does not match the bearing in the legal description



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Author: jdickeson

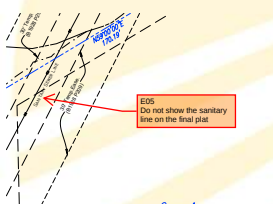
Date: 6/1/2026 3:52:17 PM

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.



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Author: jdickeson

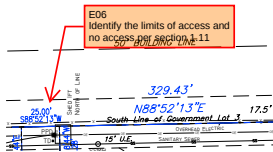
Date: 6/1/2026 3:52:21 PM

Creation Date: 6/1/2026 3:38:28 PM

Layer:

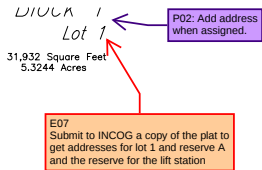
E05

Do not show the sanitary line on the final plat



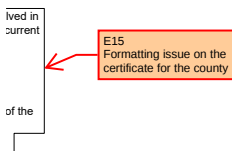
Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (1)
Page Index: 1
Author: jdickeson
Date: 6/1/2026 3:52:25 PM
Creation Date: 6/1/2026 3:41:26 PM
Layer:

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



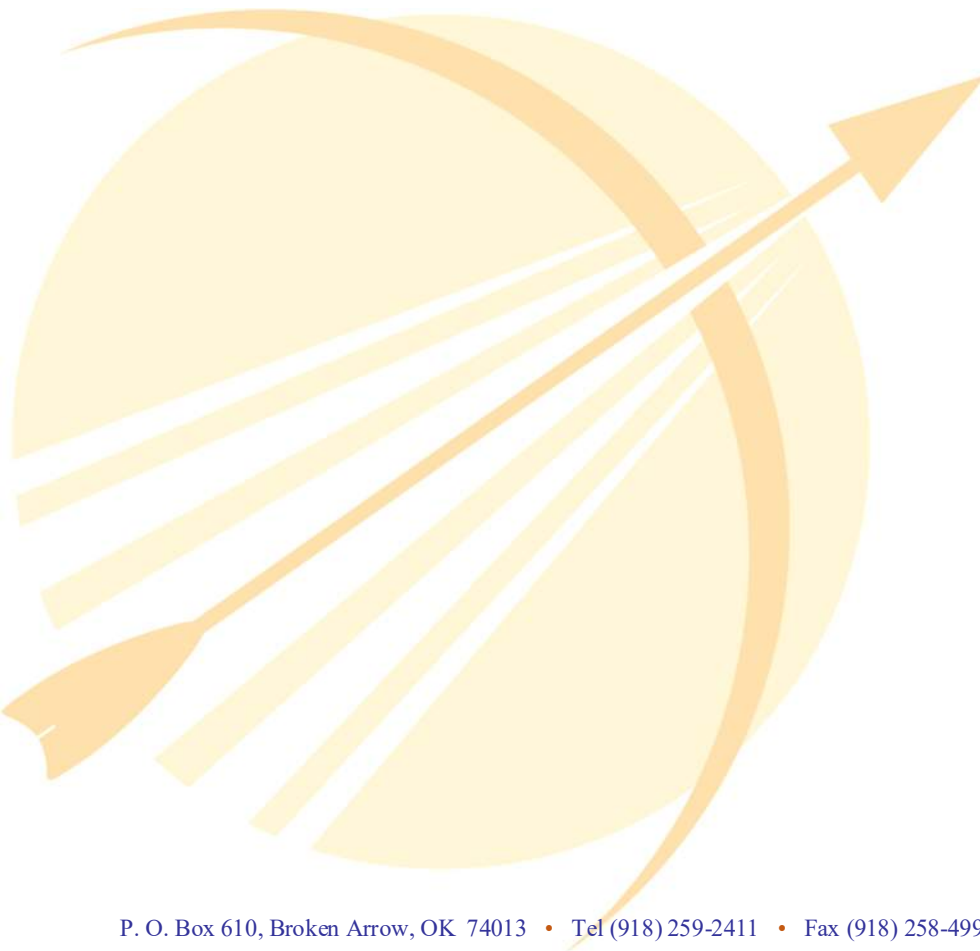
Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (1)
Page Index: 1
Author: jdickeson
Date: 6/1/2026 3:52:28 PM
Creation Date: 6/1/2026 3:50:48 PM
Layer:

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)

Conveyance, to the site owner to fee simple, hereinafter referred to as the "Deedowner", the following described real property in Wagoner County, State of Oklahoma, (the "Property"):

A Part of the West 10 acres of the East 28.97 acres of Lot 3 of Section 6, Township North, Range 18 East of Section 36, Wagoner County, Oklahoma, more particularly described as follows: Commencing at the Northwest Corner of Government Tract along the North line of Section 6, 5882.57' N 0° 00' 00" E 867.75' East; then along the East line of the West 10 ac. of the East 28.97 ac. of Lot 3, 12718.34' N 0° 00' 00" E 323.43' East to the Point of Beginning; thence 5882.57' N 0° 00' 00" E a distance of 323.43 feet to the West line of the East 28.97 ac. of Lot 3, 12718.34' N 0° 00' 00" E a distance of 323.43 feet; thence along the West line of the East 28.97 ac. of Lot 3, 12718.34' N 0° 00' 00" E a distance of 323.43 feet; thence along the South line of Government Lot 3, 12718.34' N 0° 00' 00" E a distance of 323.43 feet; thence along the East line of Government Lot 3, 12718.34' N 0° 00' 00" E a distance of 323.43 feet to the Point of Beginning.

having an area of 273105 Square Feet, 6.2696 Acres.

Bearings based on Oklahoma State Plane Zone North (NAD83) GDA

and hereby certify that they have caused to be surveyed, plotted and plotted in conformity to the plat and which is being prepared in 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

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) GDA

and hereby certify that they have caused to be surveyed, plotted and plotted in conformity to the plat and which is being prepared in 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

near down hereby dedicate to the public the street rights-of-way as depicted

repaving plot. Additionally, the Owner does hereby dedicate to the public 1

amount designated as "E12" or "Utility Easement" for the several purposes

ing, maintaining, operating, repairing, replacing, and/or removing any and all

including storm sewers, sanitary sewers, telephone and communication lines,

and transformers, gas lines, water lines and cable television lines, together

with, including the poles, wires, conduits, pipes, valves, meters, and equipment

such facilities and any other appurtenances thereto, with the right of ingress

and upon the utility easements for the uses and purposes aforesaid, and the

Owner hereby reserves the right to construct, maintain, operate, lay out

and alter the same from time to time, and the City of Broken Arrow

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

E10

Add the reserve area

designation "A"

AREA DRAINAGE AND DETENTION EASEMENT

icate Reserve Areas, Overland Drainage

plat for the purposes of permitting the

tual drainage of stormwater runoff over

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.

E11

Where is reserve B and C on the plat.

If reserve C is needed it will need a

separate section to define its use and

restrictions

le by its successors,

nts set forth with respect to such

ich time such covenants and

en (10) years. The covenants and

the Broken Arrow Economic

materials shall comply with the minimum

Arrow ordinances and regulations.

E12

Identify tract B on the plat

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: Group
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (2)
Page Index: 1
Author: jdickeon
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.

Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (2)
Page Index: 1
Author: jdickeon
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.

Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (2)
Page Index: 1
Author: jdickeon
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"

Subject: Jason Comments
Page Label: [1] BENTREE STATION (ARCH D) (Portrait) (2)
Page Index: 1
Author: jdickeon
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 its use and restrictions

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Page Index: 1
Author: jdickeon
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

WALKS

- are required along streets designated by and in accordance with subdivide. Required sidewalks shall be constructed in accordance with City of Gilbert design standards, by the Owner/Developer. Sidewalks will be constructed by the City of Gilbert. A building permit is issued on a lot. Sidewalks along street frontages are required to be constructed with the streets.

SURFACE DRAINAGE

- shall receive and drain, in an unobstructed manner, the storm and surface runoff from areas of higher elevation and from public streets and

ntten.

Public

E14
Review the 5 planning comments shown on the sheets.

E14
Review the 5 planning comments shown on the sheets.