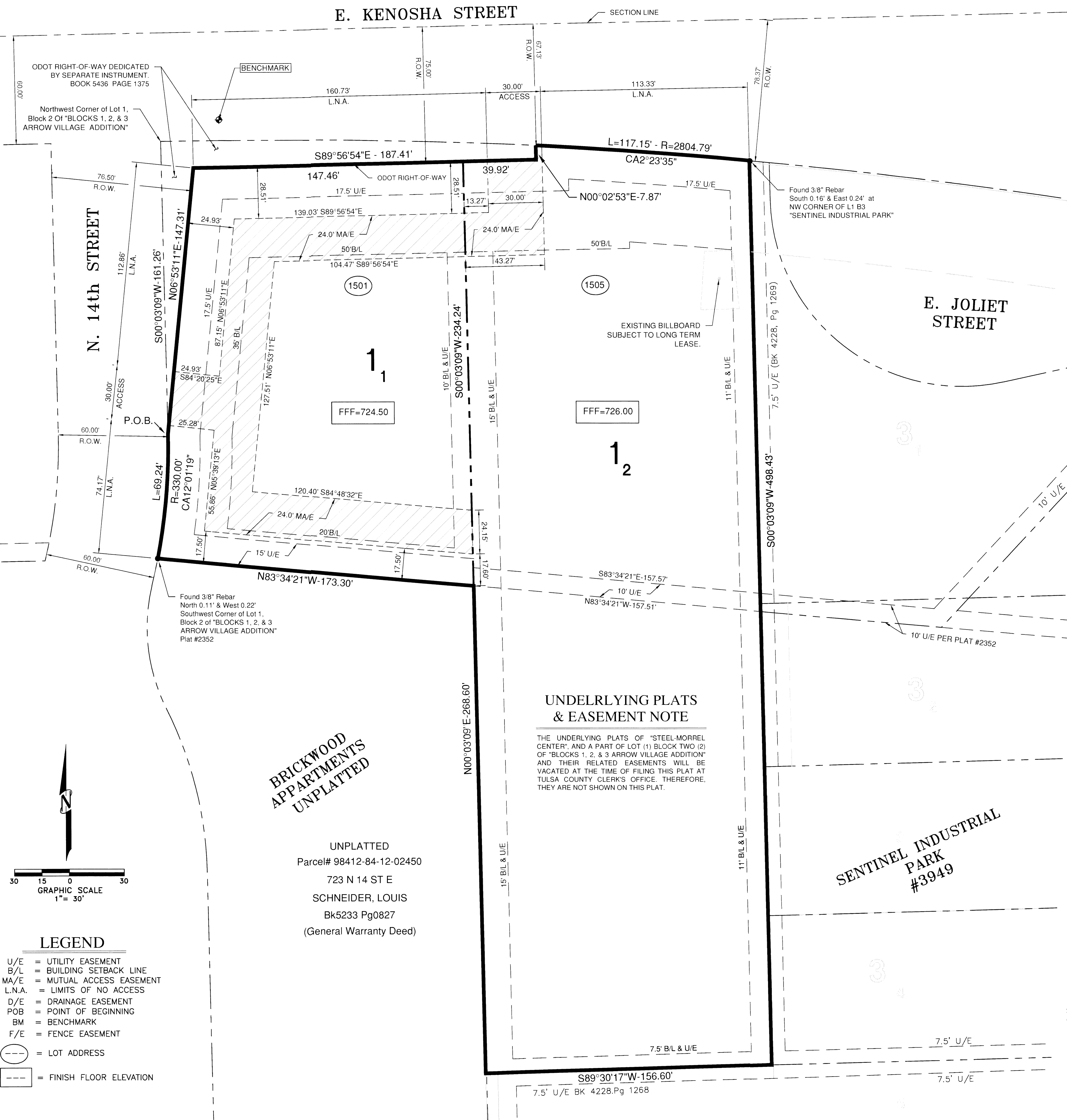




- LEGEND**
- U/E = UTILITY EASEMENT
 - B/L = BUILDING SETBACK LINE
 - MA/E = MUTUAL ACCESS EASEMENT
 - L.N.A. = LIMITS OF NO ACCESS
 - D/E = DRAINAGE EASEMENT
 - POB = POINT OF BEGINNING
 - BM = BENCHMARK
 - F/E = FENCE EASEMENT
 - (---) = LOT ADDRESS
 - (---) = FINISH FLOOR ELEVATION

Final Plat COLLISION WORKS P.U.D. 243

A REPLAT OF "STEELE-MORREL CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3645, AND A PART OF BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #2352, IN TULSA COUNTY, OKLAHOMA.

A tract of land in the Northeast quarter (NE/4) of the Northwest Quarter (NW/4) of Section twelve (12), Township Eighteen (18) North, Range Fourteen (14) East, City of Broken Arrow, Tulsa County, State of Oklahoma.

SURVEYOR GEODECA, LLC 6028 S. 66th E Ave TULSA OK, 74145 (918) 949-4064 E-mail: rmuzika@geodeca.com CA No. 5524 Renewal: June 30, 2016	OWNER COLLISION WORKS PROPERTIES, LLC An Oklahoma Limited Liability Co. 3224 SE 29th street Del City, Oklahoma 73115 (405) 670-0442 E-mail: jake@collisionworks.com	ENGINEER KHOURY ENGINEERING, INC. 1435 East 41st Street Tulsa, Oklahoma 74105 (918) 712-8768 E-mail: kenginc@khouryeng.com CA No. 3751 Renewal: June 30, 2017
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STORMWATER DISPOSITION NOTE

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-121515-28.

LEGAL DESCRIPTION-BLOCK 1

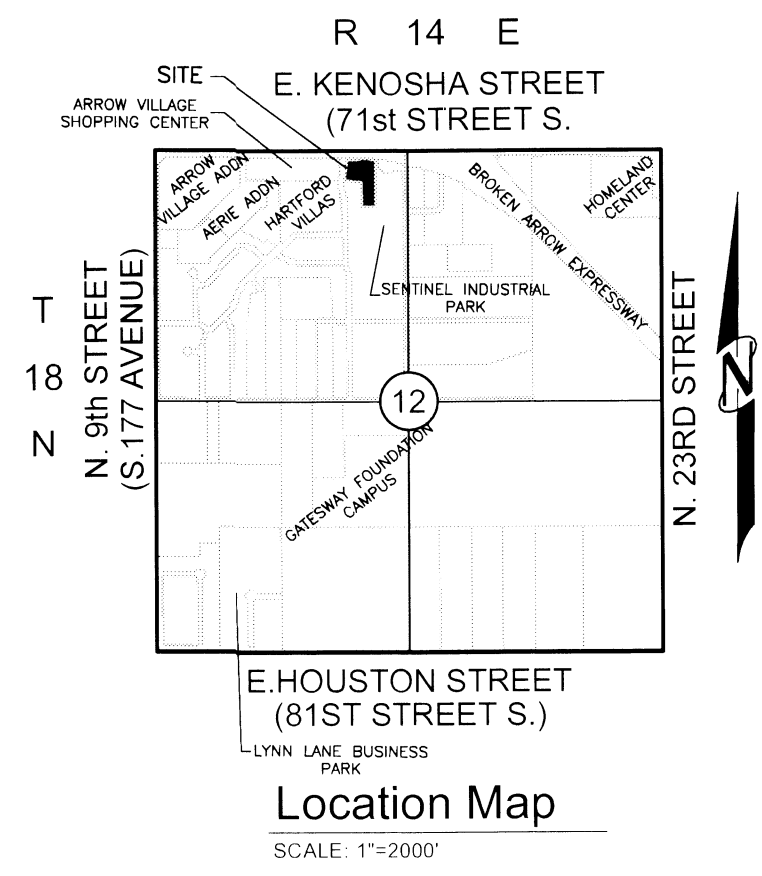
A TRACT OF LAND THAT IS "STEELE-MORREL CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3645, AND A PART OF BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #2352, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT ONE (1), BLOCK TWO (2) OF "BLOCKS 1, 2, & 3 ARROW VILLAGE ADDITION" THAT IS S00°03'09"W A DISTANCE OF 161.26 FEET FROM THE NORTHWEST CORNER OF SAID LOT ONE (1), BLOCK TWO (2); THENCE ALONG THE OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY, N06°53'11"E A DISTANCE OF 147.31 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S89°56'54"E A DISTANCE OF 187.41 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N00°02'53"E A DISTANCE OF 7.87 FEET TO A POINT ON THE NORTH LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER"; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2804.79 FEET, AN ARC LENGTH OF 117.15 FEET, A CENTRAL ANGLE OF 02°23'35", A CHORD BEARING OF S84°39'54"E, AND A CHORD LENGTH OF 117.14 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK"; AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3949; THENCE ALONG SAID BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", S00°03'09"W A DISTANCE OF 498.43 FEET TO THE SOUTHWEST CORNER OF LOT FOUR (1), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK"; THENCE ALONG THE NORTHERLY LINE OF LOT FIVE (5), BLOCK THREE (3) AND CONTINUING ALONG THE SOUTHERLY LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER", S89°30'17"W A DISTANCE OF 156.60 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER"; THENCE ALONG THE WESTERLY LINE OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER", N00°03'09"E A DISTANCE OF 268.60 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT ONE (1), BLOCK TWO (2) OF "BLOCKS 1, 2, & 3 ARROW VILLAGE ADDITION"; THENCE N83°34'21"W A DISTANCE OF 173.30 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION"; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 69.24 FEET, A CENTRAL ANGLE OF 12°01'19", A CHORD BEARING OF N06°03'49"E, AND A CHORD LENGTH OF 69.11 FEET TO THE POINT OF BEGINNING.

UNDERLYING PLATS & EASEMENT NOTE

THE UNDERLYING PLATS OF "STEELE-MORREL CENTER" AND A PART OF LOT (1) BLOCK TWO (2) OF "BLOCKS 1, 2, & 3 ARROW VILLAGE ADDITION" AND THEIR RELATED EASEMENTS WILL BE VACATED AT THE TIME OF FILING THIS PLAT AT TULSA COUNTY CLERK'S OFFICE. THEREFORE, THEY ARE NOT SHOWN ON THIS PLAT.

UNPLATTED
Parcel# 98412-84-12-02450
723 N 14 ST E
SCHNEIDER, LOUIS
Bk5233 Pg0827
(General Warranty Deed)



MONUMENTATION

CORNERS MONUMENTED WITH A #3 REBAR WITH AN ORANGE PLASTIC CAP OR A SPIKE WITH STEEL WASHER STAMPED "GEODECA CA5524" UNLESS MONUMENT FOUND.

LOT AREA

Lot 1	36,013.75 SF/0.826 AC
Lot 2	78,959.49 SF/1.812 AC

BASIS OF BEARING

BEARINGS ARE BASED ON THE PLATTED LINES OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION" PLAT NO. 2352 (DISTANCE U.S. SURVEY FEET)

ADDRESSES

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

FLOOD NOTE

THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 40143C 0392K, AS LAST REVISED AUGUST 3, 2009.

BENCHMARK

Benchmark is a 3/8" Rebar with Cap stamped "GEODECA CONTROL"
Elevation = 724.29
Vertical Datum NAVD1988
N: 393715.2728
E: 2626788.2055

APPROVED

BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA

Craig W. Hummel
Mayor

Lisa Blackford
Attest: City Clerk

STATE OF OKLAHOMA
COUNTY OF TULSA } SS
I, Pat Key, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the 27 day of May, 2016

PAT KEY, Tulsa County Clerk
Michael Deputy

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 \$22,096.00 per trust receipt no.14440 to be applied to 2016 taxes. This certificate is NOT to be construed as payment of 2016 taxes in full but is given in order that this plat may be filed for record. 2016 taxes may exceed the amount of the security deposit.

Dated: 05/27/2016
Dennis Schmitz
Tulsa County Treasurer
By: *Carol* Deputy

COLLISION WORKS, Tulsa County
Final Plat - February 15, 2016
Sheet 1 of 2
CASE # PT15-116

