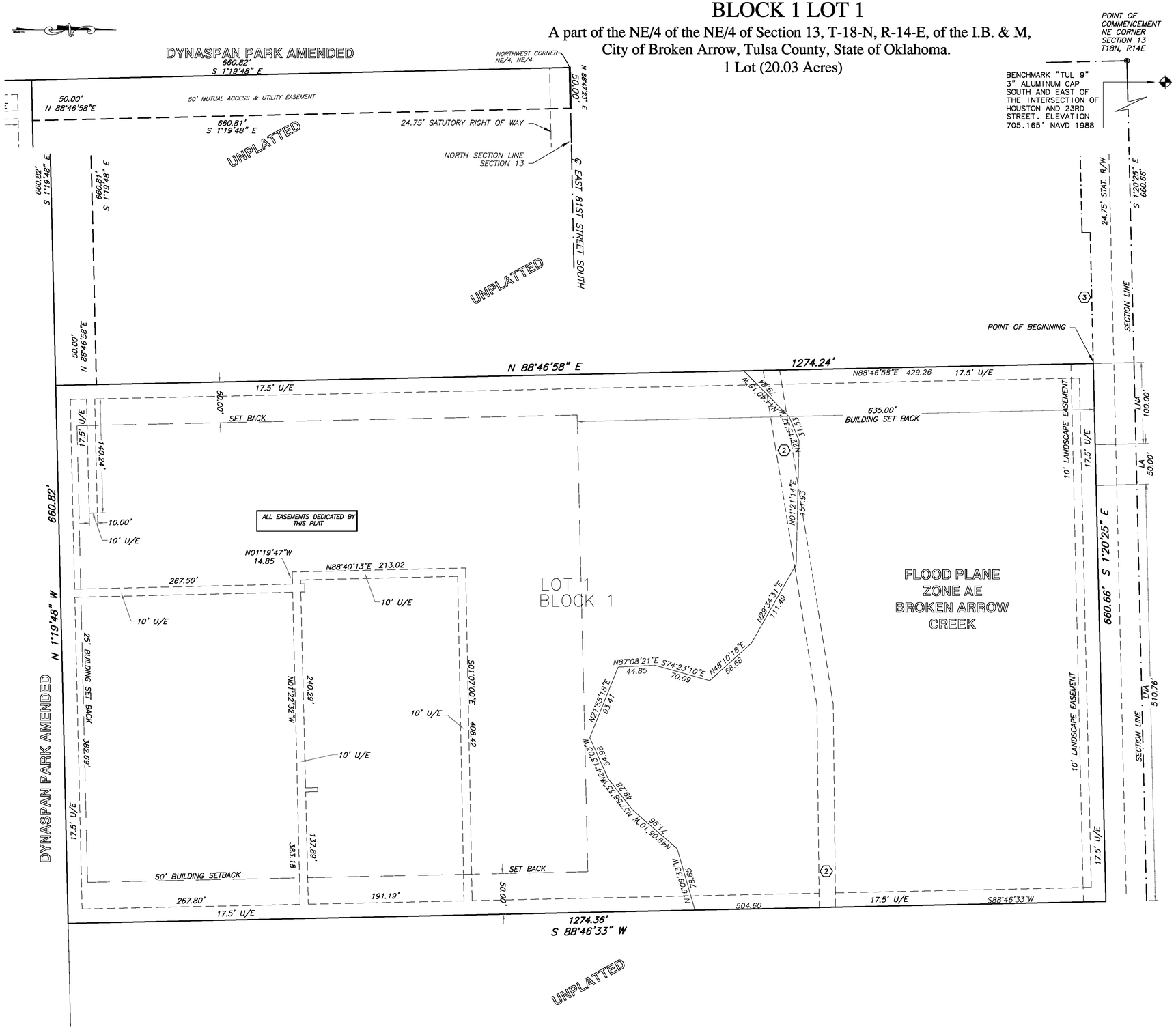
Plat No.

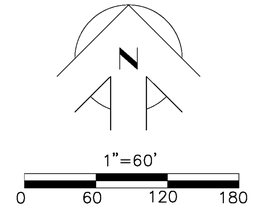
AMERICAN WASTE CONTROL

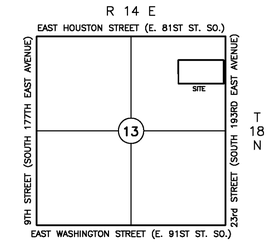
CONDITIONAL FINAL PLAT

BLOCK 1 LOT 1

A part of the NE/4 of the NE/4 of Section 13, T-18-N, R-14-E, of the I.B. & M,
City of Broken Arrow, Tulsa County, State of Oklahoma.
1 Lot (20.03 Acres)







LOCATION MAP
SCALE: 1"=2000'

LEGEND

U/E = UTILITY EASEMENT
D/E = DRAINAGE EASEMENT
M.A.E. = MUTUAL ACCESS EASEMENT
L.N.A. = LIMITS OF NO ACCESS
L.A. = LIMITS OF ACCESS
B/L = BUILDING LINE

BUILDING SETBACK

BUILDINGS SHALL SETBACK 50 FEET FROM STREET OR HIGHWAY RIGHT-OF-WAY WITH PARKING IN FRONT OF THE BUILDING. WHERE A 10-FOOT WIDE LANDSCAPE EDGE IS PROVIDED ALONG THE LOT FRONTAGE ADJACENT TO STREET, THE BUILDING SETBACK LINE IS 635 FEET FROM 23rd STREET.

EASEMENTS

(2) **EXISTING SANITARY SEWER EASEMENT**
TERMS, CONDITIONS AND PROVISIONS OF CONDEMNATION ACTION CONTAINED IN JOURNAL ENTRY OF JUDGMENT, CASE NO. CJ-2004-01754 STYLED CITY OF BROKEN ARROW, OKLAHOMA, VS. UNITED MARKETS, INC. DATED NOVEMBER 15, 2004, FILED NOVEMBER 15, 2004 AS DOCUMENT NO. 2004137775 IN THE OFFICE OF THE TULSA COUNTY CLERK AFFECTS AS SHOWN. 20' SEWER EASEMENT.

(3) **EXISTING RIGHT OF WAY – 23rd STREET**
TERMS, CONDITIONS AND PROVISIONS OF JOURNAL ENTRY OF JUDGMENT, CASE NO. CJ-2007-2267, STYLED CITY OF BROKEN ARROW VS. UNITED MARKETS, INC., ET.AL., DATED MARCH 9, 2010, FILED MARCH 12, 2010 AS DOCUMENT NO. 2010020235 IN THE OFFICE OF THE TULSA COUNTY CLERK

BASIS OF BEARING

THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE (3501)

BASIS OF ELEVATIONS

THE BROKEN ARROW GPS STATION "TUL 9" 3" ALUMINUM CAP SOUTH AND EAST OF THE INTERSECTION OF HOUSTON AND 23RD STREET. ELEVATION 705.165' NAVD 1988

MONUMENTATION

ALL CORNERS WERE MONUMENTED BY WHITE SURVEYING COMPANY AS NOTED ON PLAT. USING A NO. 3 REBAR WITH PLASTIC CAP #CA 1098 UNLESS OTHERWISE NOTED.

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.

STORMWATER DISPOSITION NOTE:

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION 122013-22

FEMA FLOOD ZONE

THIS PROPERTY LIES IN ZONES "AE, X-SHADED & X-UNSHADED" FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 40143C0392K, AS LAST REVISED AUGUST 3, 2009.

OKLAHOMA CORPORATION COMMISSION

THE OKLAHOMA CORPORATION COMMISSION HAS CERTIFIED THAT THE RECORDS FOR THIS PROPERTY DISCLOSE NO VALID APPLICATION TO DRILL, DEEPEN,, RECOMPLETE OF REENTER IS ON FILE FOR THE DESCRIBED TRACT AND THAT NO COMPLETION REPORT FOR ANY WELL HAS BEEN FILED. DATED JULY 30, 2013 # 140080036

OWNER

American Waste Control, Inc.
Paul Ross
1420 W. 35th Street
Tulsa, OK 74107-3814
(918) 446-0023
paul@awcok.com

SURVEYOR

White Surveying Company
9936 E. 55th Place
Tulsa, Oklahoma 74146
(918) 663-6924
Certificate of Authorization No. CA1098
Expires June 30, 2016

ENGINEER

Shepherd Engineering Design Co., Inc.
4000 North Classen Blvd.
Suite 110-S
Oklahoma City, OK 73118
(405) 996-5301
Certificate of Authorization No. 4671
Expires: June 30, 2014
jashepherd@sedcousa.net

CERTIFICATE

As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of $_____ per trust receipt no._____ to applied to 2012 taxes not as yet certified to me.

This certificate is NOT to be construed as payment of 20_____ taxes in full but is given in order that this plat may be filed on record 20_____taxes could exceed the amount of the security deposit.

Dated _____ ,2014
Dennis Semler
Tulsa County Treasurer

by_____
Deputy

APPROVED _____ by the City Council of the City of Broken Arrow Oklahoma.

_____
Mayor

_____
Attest: City Clerk

AMERICAN WASTE CONTROL
CONDITIONAL FINAL PLAT
May 28, 2014
Case No.:PT11-110