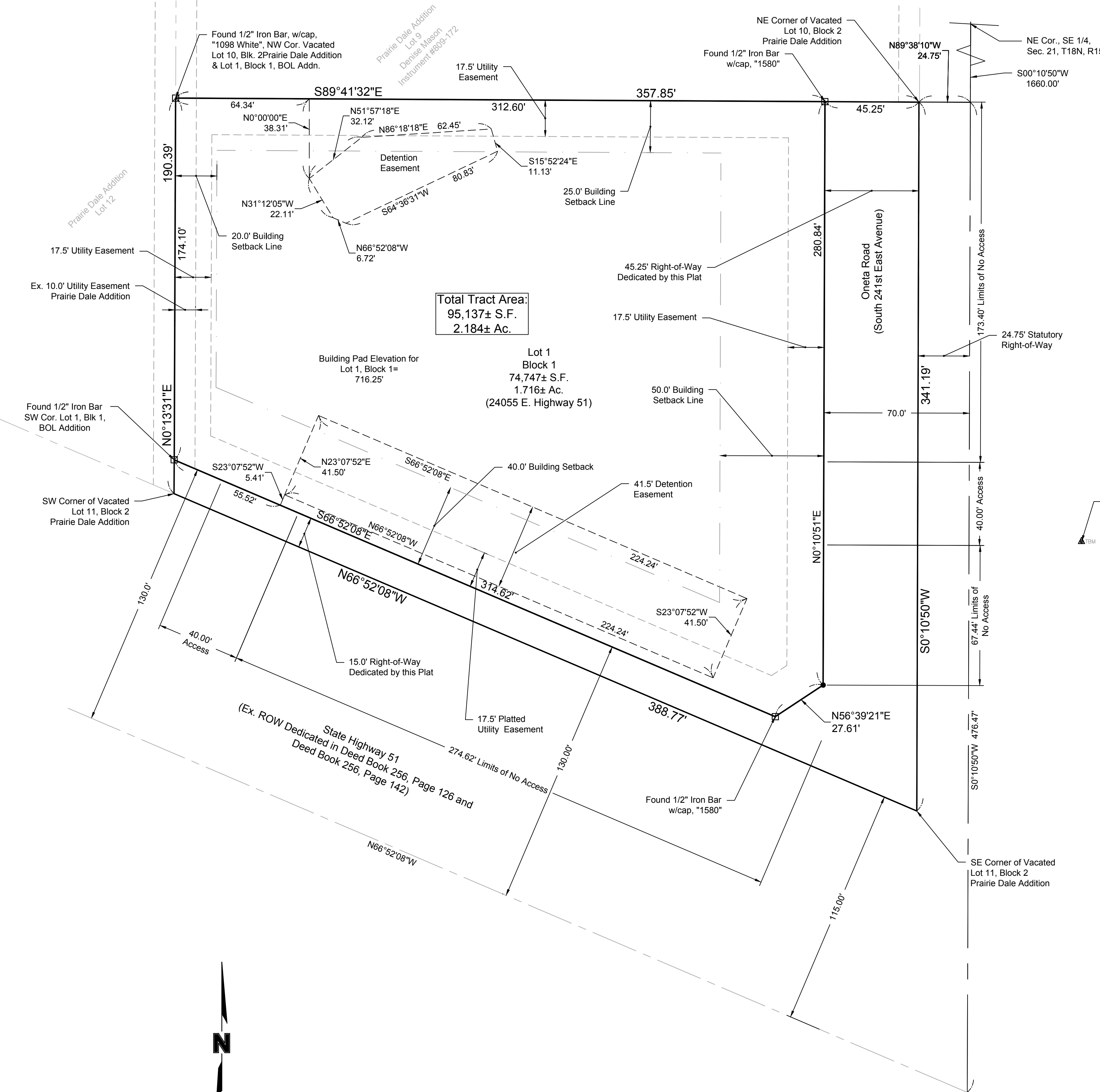
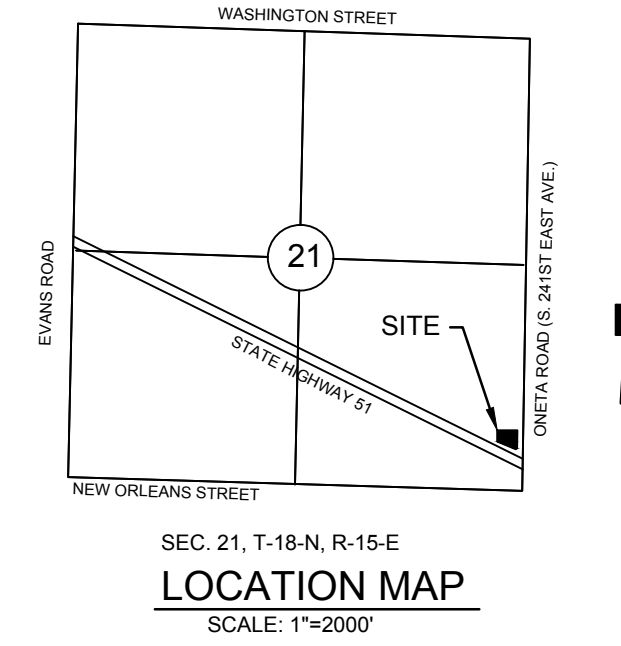


**CONDITIONAL FINAL PLAT
KUM & GO #837
"PUD 247"**
A REPLAT OF LOT 1, BLOCK 1 OF BOL ADDITION
BEING A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION
21, TOWNSHIP 18 NORTH, RANGE 15 EAST, A SUBDIVISION IN THE CITY OF
BROKEN ARROW, WAGONER COUNTY, OKLAHOMA



BOUNDARY DESCRIPTION
A Replat of Lot 1, Block 1, BOL Addition being a part of the East Half of the Southeast Quarter (E/2 SE/4) of Section 21, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 21, Township 18 North, Range 15 East; thence South 00 Degrees 10 Minutes 50 Seconds West along the East line of the Southeast Quarter a distance of 1,660.00 feet; thence North 89 Degrees 38 Minutes 10 Seconds West, a distance of 24.75 feet to the POINT OF BEGINNING, also being described as the Northeast corner of Lot 10 of the partially vacated Plat of Prairie Dale Addition, by Certificate to Vacate, filed in Book 1990 at Page 602 in the County Clerks office of Wagoner County, Oklahoma; thence South 00 Degrees 10 Minutes 50 Seconds West along the East line of said Vacated Prairie Dale Addition and parallel to the East line of said Section 21, a distance of 341.19 feet; thence North 66 Degrees 52 Minutes 08 Seconds West, a distance of 388.77 feet to a point that is the Southwest corner of Lot 11 of said Vacated Prairie Dale Addition, also being the Southwest corner of said Lot 1, Block 1 BOL Addition; thence North 00 Degrees 13 Minutes 31 Seconds East, a distance of 190.39 feet to the Northwest corner of said Lot 10 of said Vacated Prairie Dale Addition, also being the Northwest corner of said Lot 1, Block 1 BOL Addition; thence South 89 Degrees 41 Minutes 32 Seconds East, a distance of 357.85 feet to the POINT OF BEGINNING. Said tract containing 95,137 square feet or 2.184 acres, more or less.

- INFORMATION OF FACT**
- This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	X		Book 1990, Page 597
b) Filed Maps	X		See Note 7
c) Title Search/Binder	X		Fidelity National Title Insurance Company, File No: 228690-A, Effective Date July 14, 2015 at 5:01PM
d) Other	X		See Note 8

- Certified To:** KG Store 837, LLC. This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on July 28, 2015, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Licensure for Professional Engineers and Land Surveyors". The information depicted hereon, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.
- This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.
- The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.
- According to F.E.M.A. Flood Insurance Rate Map Community Panel Number:40145C0115H, Effective Date: April 17, 2012, this property does not lie within a designated floodplain and is Zone X.
- The assigned detention determination number for this development is DD-070808-33.
- A Final Plat entitled, "Prairie Dale", a subdivision in the City of Broken Arrow, Wagoner County, Oklahoma, duly recorded on August 4, 1970, in the Wagoner County Clerk's Office in Plat Book 4, at Page 509, Plat Number PLC5-409B.
- An ALTA/ACSM Land Title Survey of Lot 1, Block 1 of Bol Addition, created by Hraok, Inc., dated May 23, 2011.
- Total Number of Lots: 1 - Lot 1 in Block 1 containing 74,747± Sq. Ft. or 1.716± Ac.

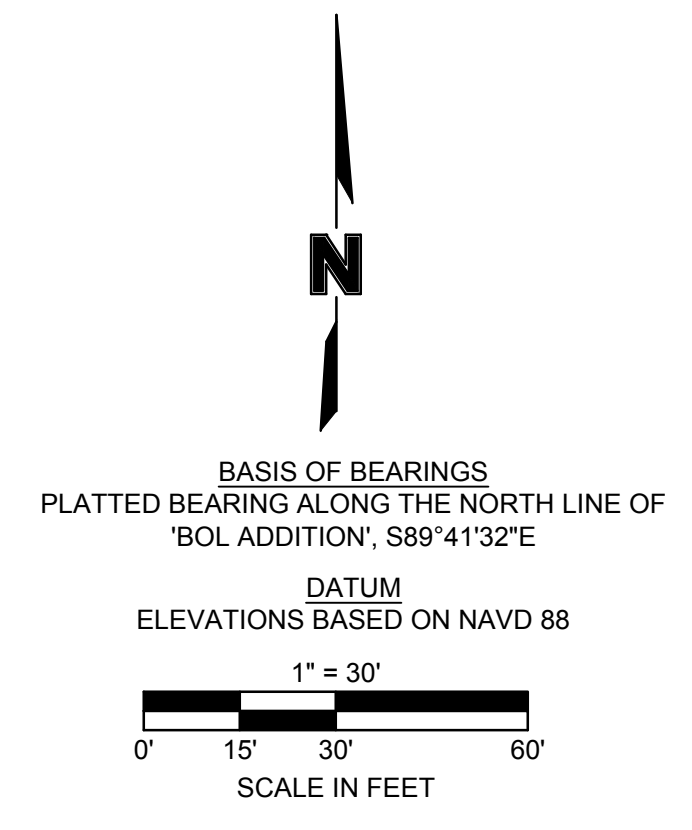
LEGEND

□	Found Iron Monument (As Noted)
●	Set 1/2" Rebar w/Plastic Cap, "OKCA-2483"

OWNER
KG Store 837, LLC
6400 Westown Parkway
Des Moines, IA 50266
515-226-0128

SURVEYOR
Olsson Associates
550 St. Louis Street
Springfield, MO 65806
417-890-8802
Certificate of Authorization No. CA2483 (PE/LS)
Expires on June 30, 2017
Email: rgneff@olssonassociates.com

ENGINEER
Olsson Associates
550 St. Louis Street
Springfield, MO 65806
417-890-8802
Certificate of Authorization No. CA2483 (PE/LS)
Expires on June 30, 2017
Email: csmith@olssonassociates.com



Benchmark
5/8" Rebar with 1 1/2" Aluminum cap stamped "BA 20" on the North side of 101st Street, and approximately 0.5 miles West of Oneta Road. Elev.=687.187' (NAVD 1988)

Site Benchmark
Square cut in concrete approximately 211 feet South and 124 feet East of the Northeast corner of Proposed Lot 1, Block 1, Kum & Go #837. Elev.=713.55' (NAVD 1988)

drawn by:	DATE	REVISION	BY
DRC	01.18.16	Original Preparation	DRC
surveyed by:			
checked by:			
approved by:			
project no.:			
file name:			

**CONDITIONAL FINAL PLAT KUM & GO #837
"PUD 247"**
Case No.: PT15-119
Sheet 1 of 2

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