Planned Unit Development 248

I, the undersigned, the duly qualified and acting county Treasurer, of Wagoner County, Wagoner, Oklahoma, hereby

Dana Patten, County Treasurer

<u>51 Aspen Mini-Storage</u>

A subdivision in the City of Broken Arrow, being a part of the NE/4 of Section 20, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc. 9820 East 41st Street, Suite 102 Tulsa, Oklahoma 74146 918.252.9621

> CERTIFICATE OF AUTHORIZATION NO. 531 RENEWAL DATE: JUNE 30, 2017

> > 52.85' N 89°52'15"E

L12

(Bk. 2106, Pg. 507) 20' Sprint Easement

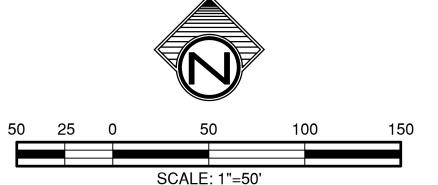
Continental

Industries

"Point of Beginning" Found a 3/8" Steel Pin, No Cap

COACH PORT

0.25' North and 0.16' West of the Boundary Corner



Location Map

R-15-E

WASHINGTON ST. (E. 91ST. ST. SO.)

NEW ORLEANS ST. (E. 101ST. ST. SO.)

Section 20

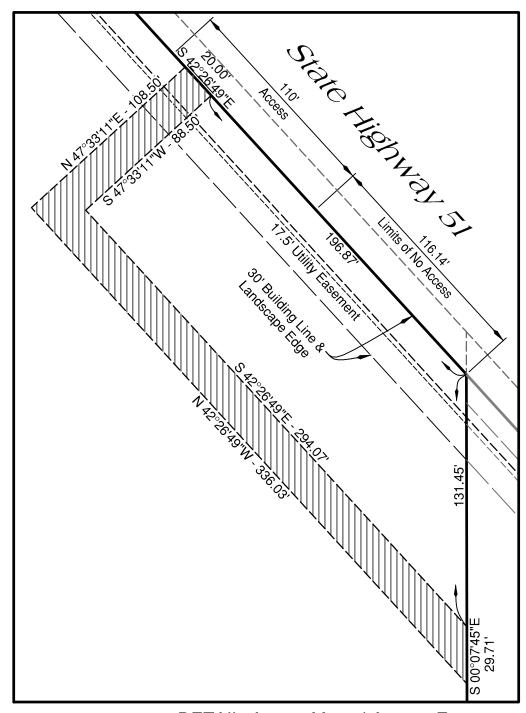
Wagoner County

1 Lot - 5.8184 Acres

OWNER / DEVELOPER

Aspen Square, Inc. an Oklahoma corporation P. O. Box 1861

Muskogee, OK 74402-1861 918.687.0002



DETAIL 'A': 20' Mutual Access Easement

Scale: 1" = 50'

Legend Found a 5/8" Steel Pin/Cap "RLS 1253"

Restricted Water S 00°07

25.79' S 21°05'13"W~

Drainage Easement(Book 2201, Page 280) -

Lot 1, Block 1

253,451 SF (Gross) 5.8184 Acres (Gross)

21828 East Hwy. 51

17.22' S 89°52'15"W ¬

30' Utility Easement (Bk. 768, Pg. 890)

Union Pacific Railroad

COACH PORT

15' Restricted ←Waterline Easement

S 89°52'15"W - 116.33'

S 89°52'15"W - 158.99'

Monument Notes A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to recordation unless noted

51 ASPEN

Lot 1, Block

Found a 3/8" Steel Pin, No Cap 0.47' North and 0.67' West

of the Boundary Corner

RV STORAGE

Basis of Bearings

= Book

MAE = Mutual Access Easement

The non-astronomic bearings for said tract are based on an assumed bearing of S 00°07'45" E along the West line of "51 Aspen RV Storage", a subdivision in the City of Broken Arrow, Wagoner County, State of Oklahoma, according to the official recorded plat thereof, Plat No. PLC5-424A, as filed in the records of the Wagoner County Clerk's office.

Benchmark +

Top of a 3/8" Steel Pin with a yellow plastic cap Stamped "TEPA CTR. PT." 217' northwesterly along the northerly line of Lot 1, Block 1, from the northeast corner of Lot 1, Block 1, then northeasterly 37' to Benchmark. Benchmark is 1.2' southwesterly from the southwesterly edge of pavement for State highway 51.

Elevation = 717.09 NAVD 1988

Stormwater Detention

Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-53116-09. Stormwater detention for this plat will be provided on and adjacent to the site.

Lot Address

The address shown on this plat was accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of

Backflow Preventer Valve Table

If the actual finished floor elevation is lower than one (1) foot above the top of rim elevation of the upstream manhole, it shall be the builder's responsibility to install a backflow preventer valve near the building according to Broken Arrow Ordinance No. 2173, Section 24-100, adopted October 5, 1998.

Line Table						
NUMBER	BEARING	DISTANCE		NUMBER	BEARING	DISTANCE
L1	S 42°26'49"E	15.00'		L15	S 47°33'11"W	14.96'
L2	S 47°33'11"W	8.73'		L16	S 00°07'45"E	13.52'
L3	S 42°26'49"E	15.72'		L17	N 47°33'11"E	24.06'
L4	S 47°33'11"W	10.00'		L18	S 42°26'49"E	10.00'
L5	N 42°26'49"W	15.72'		L19	N 89°52'15"E	14.85'
L6	N 46°22'15"E	8.25'		L20	N 00°07'45"W	12.22'
L7	S 00°07'45"E	20.68'		L21	S 89°52'15"W	10.00'
L8	S 46°22'15"W	28.61'		L22	S 00°07'45"E	12.22'
L9	N 89°52'15"E	13.16'		L23	S 89°52'15"W	18.28'
L10	S 00°07'45"E	10.00'		L24	N 89°52'15"E	10.00'
L11	S 89°52'15"W	13.16'		L25	N 00°07'45"W	19.02'
L12	S 89°52'15"W	28.03'		L26	N 89°52'15"E	36.29'
L13	N 00°07'45"W	10.00'		L27	S 42°26'49"E	24.91'
L14	N 89°52'15"E	28.03'		L28	S 42°26'49"E	15.00'

APPROVED ______ by the City Council of the City of Broken Arrow, Oklahoma. Mayor

Attest: City Clerk

51 Aspen Mini-Storage PT15-118 Sheet 1 of 2

Date of Preparation: July 6, 2016