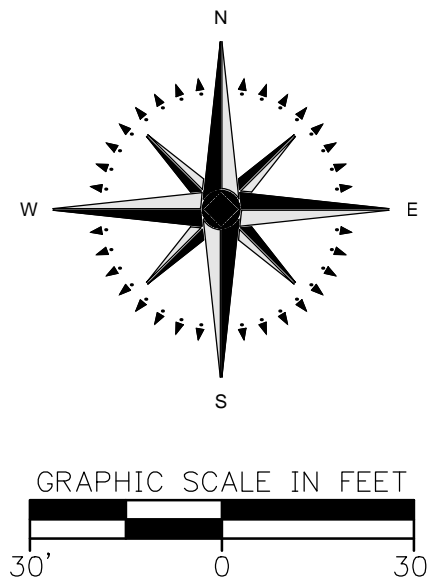


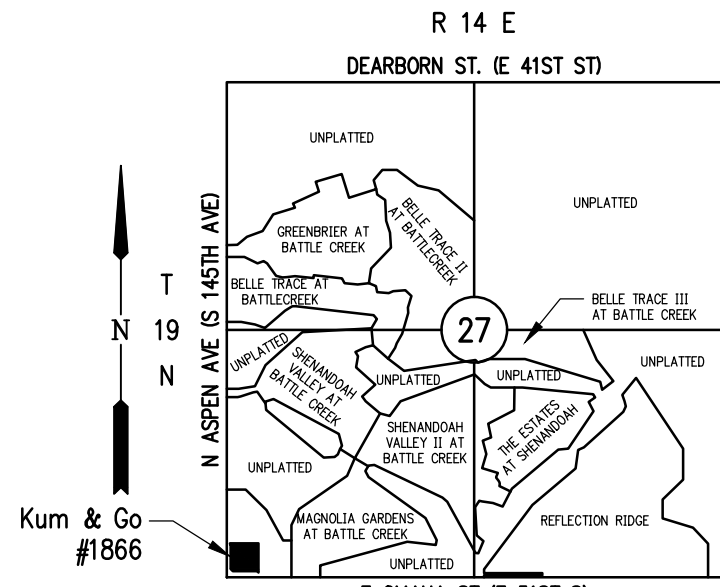
FINAL PLAT  
CERTIFICATE OF APPROVAL  
I HEREBY CERTIFY THAT THIS  
PLAT WAS APPROVED BY THE  
CITY OF BROKEN ARROW:  
  
ON \_\_\_\_\_  
BY \_\_\_\_\_  
MAYOR  
  
BY \_\_\_\_\_  
CITY CLERK



# FINAL PLAT KUM & GO 1866 ADDITION

A SUBDIVISION WITHIN BATTLE CREEK PUD (PUD 94) TO THE CITY OF BROKEN ARROW,  
TULSA COUNTY, STATE OF OKLAHOMA,

A SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF  
SECTION 27, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN  
3.07 ACRES, 1 LOT, 1 BLOCK  
ADDRESS: 2130 WEST OMAHA STREET, BROKEN ARROW, OK 74012



OWNER/DEVELOPER:  
**REIP, LLC**  
525 S. MAIN, SUITE 700  
TULSA, OK 74103  
918-585-9211

LOCATION MAP  
SCALE IN FEET  
0 2000

NOTE: ALL PROPERTIES SHOWN  
HEREON ARE UNPLATTED  
UNLESS OTHERWISE NOTED.

220 E. 8th Street  
Tulsa, Oklahoma 74119

**Crafton Tull**  
architecture | engineering | surveying  
918.584.0347 | 918.584.3783 f  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:  
C/A 973 (P/15) EXPIRES 6/30/2018

**SURVEYOR/ENGINEER**

A. B. WATSON, JR. PLS 1057  
220 EAST 8TH STREET  
TULSA, OK 74119  
918-584-0347  
BRADY.WATSON@CRAFTONTULL.COM  
  
CHRISTIAN J. CLOYDE, PE 22534  
220 EAST 8TH STREET  
TULSA, OK 74119  
918-584-0347  
CHRISTIAN.CLOYDE@CRAFTONTULL.COM

**LINEWORK**

EXISTING EASEMENT	_____
NEW EASEMENT	_____
RIGHT OF WAY	_____
PROPERTY LINE	_____
SECTION LINE	_____
CURB & GUTTER	_____
EXISTING BUILDING	_____
EDGE OF CONCRETE	_____
EXISTING LOT LINE	_____
UNDERGROUND TELEPHONE	_____ UGT _____
OVERHEAD ELECTRIC	_____ OHE _____
6" GAS LINE	_____ 6"G _____ 6"G _____
12" WATER LINE	_____ 12"W _____ 12"W _____

**FLOODPLAIN REFERENCE**

DETENTION DETERMINATION NUMBER: DD-101816-15  
FIRM PANEL NO. 4014300379L DATED OCTOBER 16, 2012 CLASSIFIES THE  
PROPERTY DESCRIBED HEREON AS ZONE "X", AN AREA DETERMINED TO BE  
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN  
&  
CITY OF TULSA REGULATORY AND FEMA FLOODPLAINS PANEL NO. 50 DATED  
JANUARY 22, 2015 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS BEING  
OUTSIDE THE FLOODPLAIN.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR  
ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN  
ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S  
OPINION OF THE PROBABILITY OF FLOODING.

CASE# PT17-100  
PREPARED DATE: APRIL 12, 2017  
SHEET 1 OF 2

**DETENTION DESCRIPTION**

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST  
QUARTER (SW/4) OF SECTION 27, TOWNSHIP 19 NORTH, RANGE  
14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY,  
STATE OF OKLAHOMA: THENCE  
N 01° 20'03" W ALONG THE WEST LINE OF SAID SW/4 A  
DISTANCE OF 196.36 FEET. THENCE N 88° 39'57" E A DISTANCE  
OF 89.38 FEET TO THE POINT OF BEGINNING. THENCE  
N 88° 39'57" E A DISTANCE OF 44.63 FEET. THENCE  
S 01° 20'03" E A DISTANCE OF 69.26 FEET. THENCE  
N 88° 39'57" E A DISTANCE OF 30.17 FEET. THENCE  
S 01° 20'03" E A DISTANCE OF 34.75 FEET. THENCE  
S 88° 39'57" W A DISTANCE OF 74.80 FEET. THENCE  
N 01° 20'03" W A DISTANCE OF 104.01 FEET TO THE POINT OF  
BEGINNING.

**PROPERTY DESCRIPTION**

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER (SW/4) OF SECTION 27, TOWNSHIP 19  
NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN,  
TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S.  
GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED  
AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST  
QUARTER (SW/4) OF SAID SECTION 27. THENCE N 88°33'00" E  
ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 364.74  
FEET, THENCE N 01°20'03" W A DISTANCE OF 366.67 FEET.  
THENCE S 88°33'00" W A DISTANCE OF 364.74 FEET TO A POINT  
ON THE WEST LINE OF THE SW/4, THENCE S 01°20'03" E ALONG  
SAID WEST LINE, A DISTANCE OF 366.67 FEET TO THE POINT OF  
BEGINNING, CONTAINING 133,738 SQUARE FEET OR 3.07 ACRES,  
MORE OR LESS.

**SYMBOLS**

- SET IRON PIN (SIP)
- + CHISELED "X"
- o FOUND IRON PIN (FIP)
- L.A. LIMITS OF ACCESS
- L.N.A. LIMITS OF NO ACCESS
- M.A.E. MUTUAL ACCESS EASEMENT
- U/E UTILITY EASEMENT
- R/W RIGHT OF WAY
- B/L BUILDING LINE
- ESMT EASEMENT

PROPOSED 17.5' U/E  
DOC. XXXX

PROPOSED 15' U/E  
DOC. XXX

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.

**BENCHMARK**

OKLAHOMA NORTH ZONE: 3501  
OKLAHOMA STATE PLANE COORDINATE SYSTEM  
MONUMENT: BA 41  
DESCRIPTION: 3" ALUMINUM CAP=FLUSH-SET IN  
CONCRETE-STAMPED "BA 41", SET ON THE SOUTH SIDE OF E. 51ST  
ST. (W. OMAHA), APPROX. 0.55 MILE EAST OF S. 145TH E. AVE.  
HORIZONTAL DATUM: NAD83  
NORTHING: 404072.474  
EASTING: 2616781.708  
VERTICAL DATUM: NAVD 1988  
ELEV. 792.84

**MONUMENTATION**

3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS  
OTHERWISE NOTED.

**BASIS OF BEARING**

THE SOUTH LINE OF THE SW/4 SECTION 27  
N 88°33'00" E

**MUTUAL ACCESS EASEMENT DESCRIPTION**

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST  
QUARTER (SW/4) OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 14  
EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE  
OF OKLAHOMA. THENCE  
N 01° 20'03" W ALONG THE WEST LINE OF SAID SW/4 A DISTANCE  
OF 231.01 FEET.  
THENCE N 88° 39'57" E A DISTANCE OF 65.00 FEET TO A POINT ON  
THE EAST RIGHT-OF-WAY LINE AND THE POINT OF  
BEGINNING. THENCE N 01° 20'03" W ALONG THE EAST  
RIGHT-OF-WAY LINE A DISTANCE OF 40.00 FEET. THENCE  
N 88° 39'57" E A DISTANCE OF 12.40 FEET TO A POINT OF  
CURVATURE. THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS  
OF 20.00 FEET AND A LENGTH OF 31.45 FEET. THENCE  
N 01° 43'00" W A DISTANCE OF 75.56 FEET TO A POINT OF THE  
NORTH LINE OF SAID PROPERTY. THENCE N 88° 33'00" E ALONG  
SAID NORTH LINE A DISTANCE OF 30.00 FEET. THENCE  
S 01° 43'33" E A DISTANCE OF 2.81 FEET TO A POINT OF  
CURVATURE. THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS  
OF 10.00 FEET AND A LENGTH OF 15.66 FEET. THENCE  
N 88° 33'52" E A DISTANCE OF 183.16 FEET TO A POINT OF  
CURVATURE. THENCE ON A CURVE TO THE LEFT, HAVING A RADIUS  
OF 10.00 FEET AND A LENGTH OF 15.71 FEET. THENCE  
N 01° 26' 23" W A DISTANCE OF 2.81' TO A POINT ON THE NORTH  
LINE OF SAID PROPERTY. THENCE N 88° 33'00" E ALONG SAID  
NORTH LINE A DISTANCE OF 30.00 FEET. THENCE S 01° 42'13" E A  
DISTANCE OF 134.34 FEET. THENCE S 16° 29'30" W A DISTANCE  
OF 80.36 FEET. THENCE S 01° 44'16" E A DISTANCE OF 26.64 FEET  
TO A POINT OF CURVATURE. THENCE ON A CURVE TO THE  
LEFT, HAVING A RADIUS OF 15.00 FEET AND A LENGTH  
OF 23.46 FEET. THENCE N 88° 39'57" E A DISTANCE OF 13.32 FEET  
TO A POINT ON THE EAST LINE OF SAID PROPERTY. THENCE  
S 01° 20'03" E ALONG SAID EAST LINE A DISTANCE  
OF 30.00 FEET. THENCE S 88° 39'57" W A DISTANCE OF 12.90 FEET  
TO A POINT OF CURVATURE. THENCE ON A CURVE TO THE  
LEFT, HAVING A RADIUS OF 15.00 FEET AND A LENGTH  
OF 23.67 FEET. THENCE S 01° 44'16" E A DISTANCE OF 4.24 FEET  
TO A POINT ON THE SOUTH LINE OF SAID PROPERTY. THENCE  
S 88° 33'00" W ALONG SAID SOUTH LINE A DISTANCE  
OF 40.00 FEET. THENCE N 01° 43'33" W A DISTANCE  
OF 43.00 FEET. THENCE N 16° 29'30" E A DISTANCE  
OF 32.04 FEET. THENCE N 01° 44'16" W A DISTANCE  
OF 22.07 FEET. THENCE N 16° 29' 30" E A DISTANCE  
OF 80.37 FEET. THENCE N 01° 42'13" W A DISTANCE  
OF 87.76 FEET. THENCE S 88° 22'42" W A DISTANCE  
OF 168.34 FEET THENCE S 66° 24'07" W A DISTANCE  
OF 26.69 FEET. THENCE S 01° 41'10" E A DISTANCE  
OF 82.71 FEET. THENCE S 88° 04'32" W A DISTANCE OF 72.71 FEET  
TO THE POINT OF BEGINNING.

