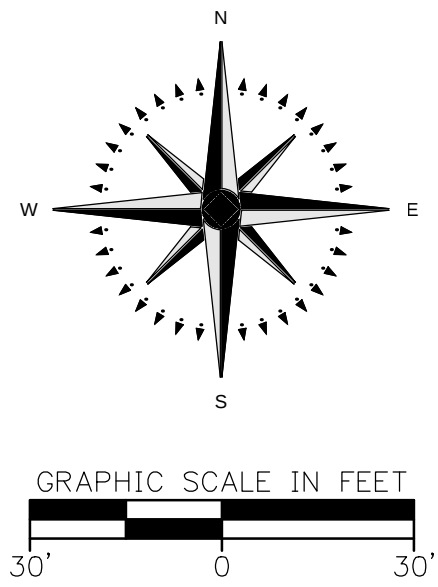


FINAL PLAT
CERTIFICATE OF APPROVAL
I HEREBY CERTIFY THAT THIS
PLAT WAS APPROVED BY THE
CITY OF BROKEN ARROW:

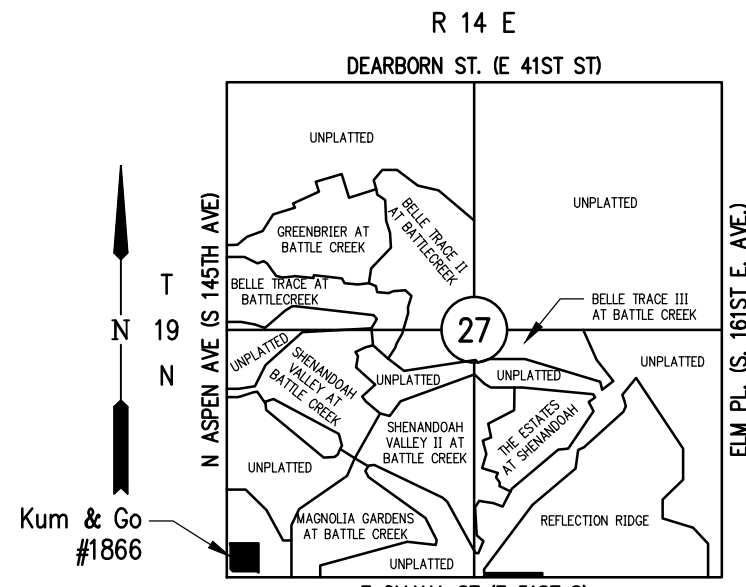
ON _____
BY _____
MAYOR

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:
CA 973 (P/E/S) 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

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: 4040722.474
EASTING: 2616781.708
VERTICAL DATUM: NAVD 1988
ELEV. 792.84

MONUMENTATION

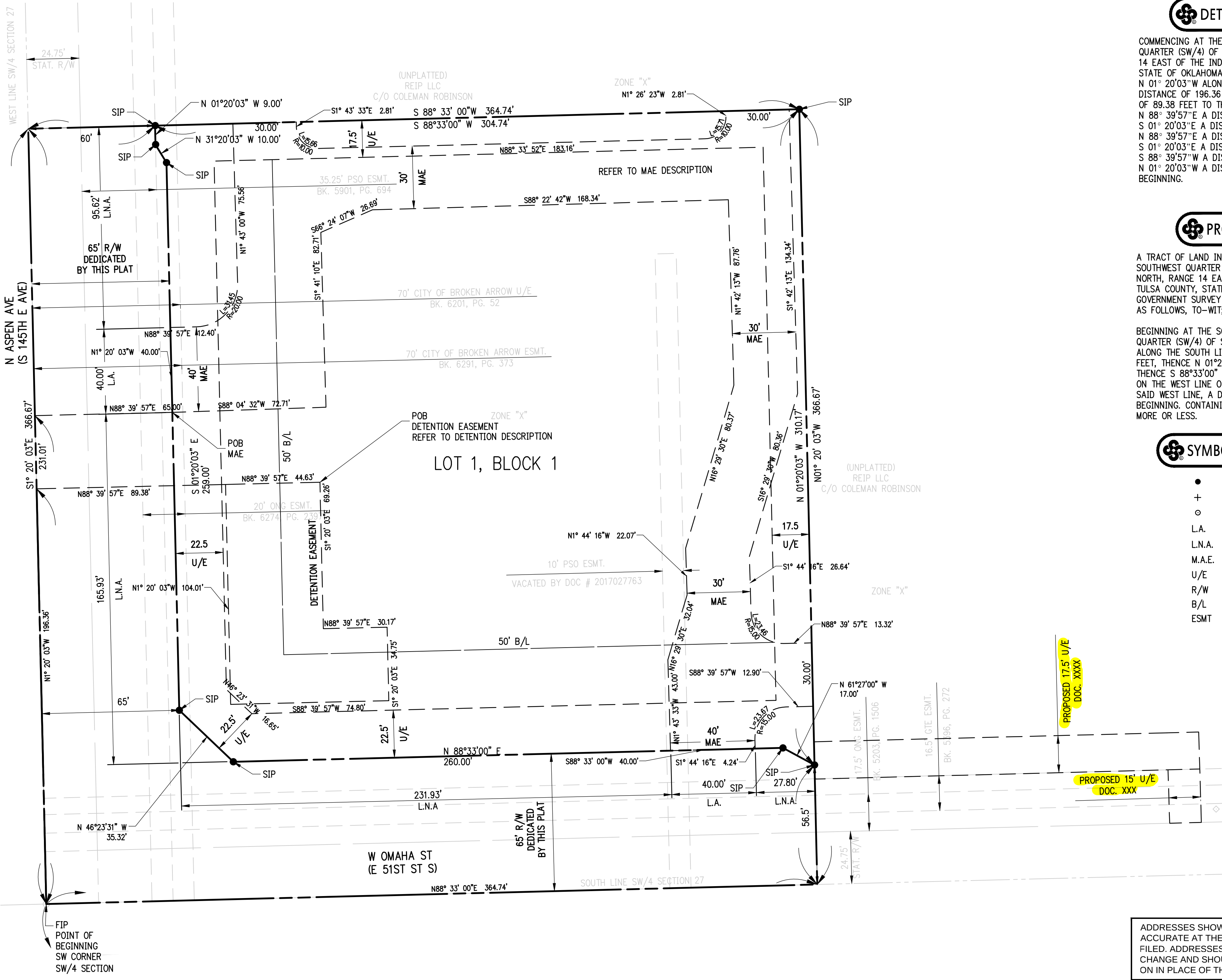
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS
OTHERWISE NOTED.

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.



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

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.