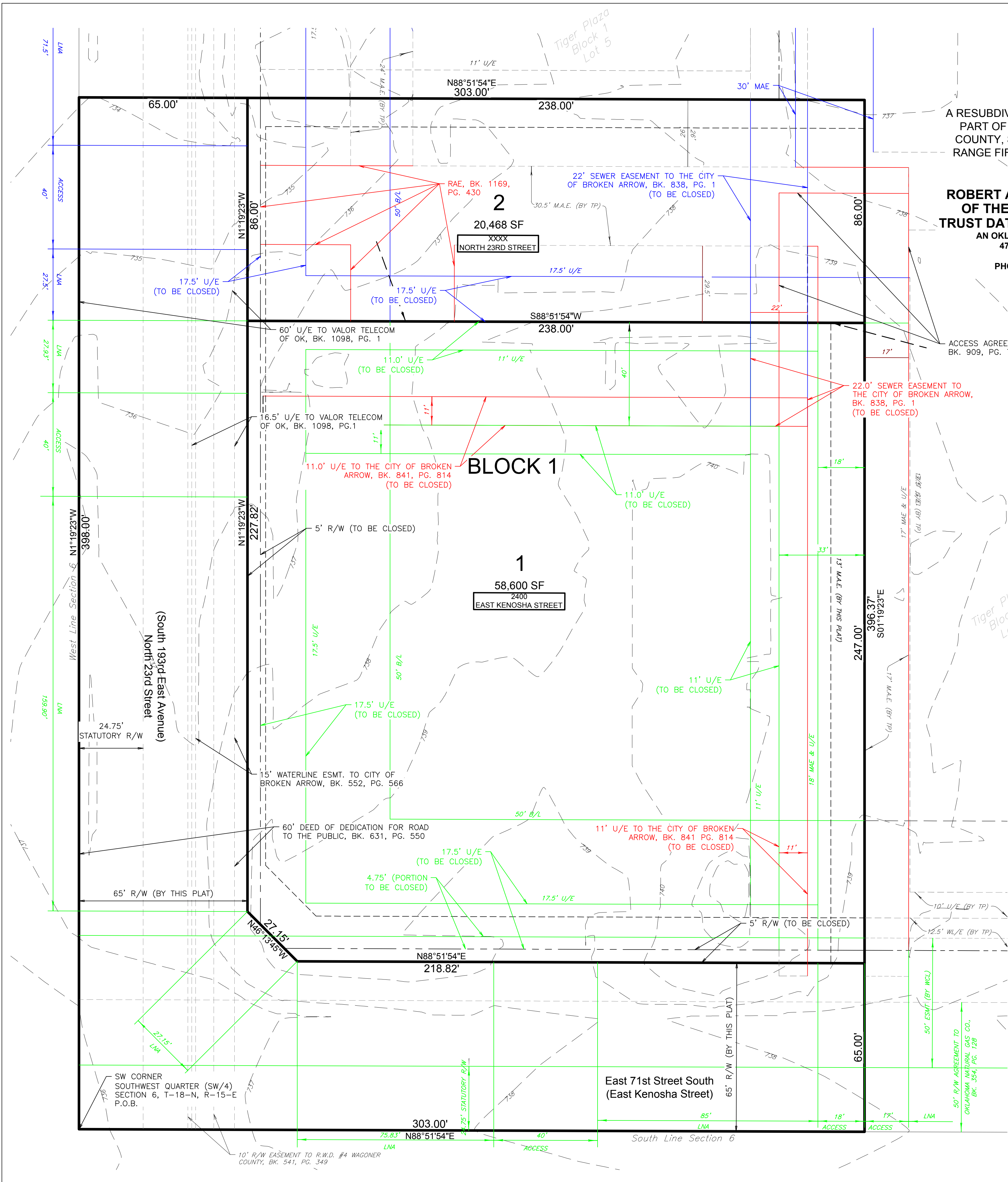


FILE LOCATION: P:\1815\06-07 0033\01-0033 CivilEasement exhibit (color).dwg TAB NAME: Plat With Color Easmt USER: tech12 SAVED: 5/3/2017 7:48 AM PLOTTED: 5/3/2017 9:38 AM



# Preliminary Plat

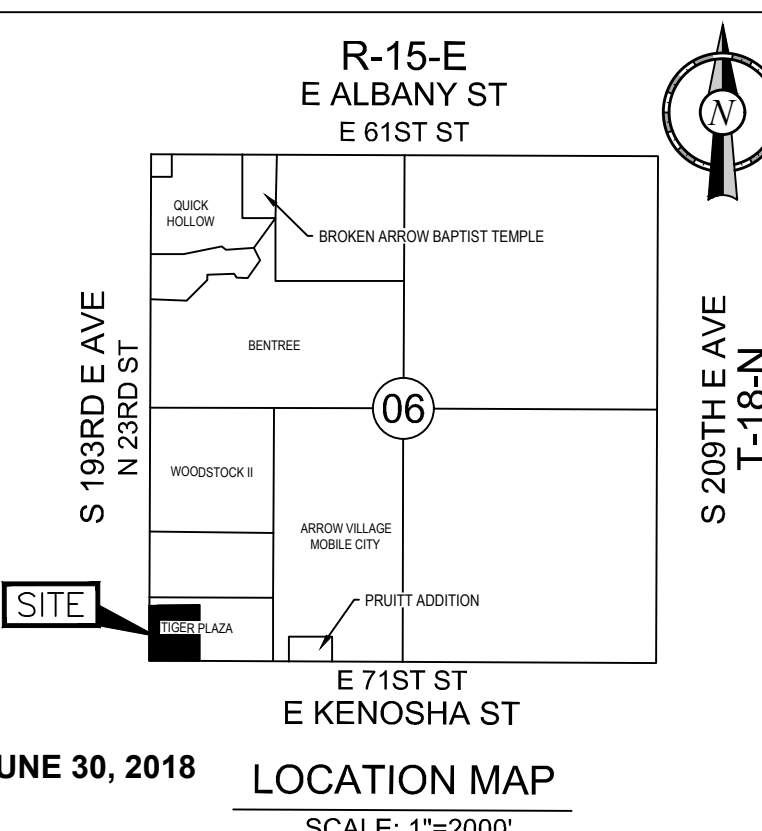
## QuikTrip No. 0033

A RESUBDIVISION OF ALL OF LOT ONE (1), BLOCK ONE (1), AMENDED PLAT OF WAGONER COUNTY LINE PLAZA, AND PART OF LOT TWO (2), BLOCK ONE (1), TIGER PLAZA, ADDITIONS TO THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, AND PART OF THE SW/4 OF SECTION SIX (6), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE I.B.&M., CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA.

**OWNERS:**  
**ROBERT A. SNYDER, TRUSTEE**  
**OF THE JANE E. HAWKINS**  
**TRUST DATED JANUARY 15, 1986**  
AN OKLAHOMA CORPORATION  
4705 S. 129TH E. AVE.  
TULSA, OK 74134  
PHONE: (918) 615-7254

**QUIKTRIP CORPORATION**  
AN OKLAHOMA CORPORATION  
4705 S. 129TH E AVE  
TULSA, OKLAHOMA 74134  
PHONE: (918) 615-7788  
CONTACT: CARLY GOODNIGHT  
EMAIL: CGOODNIG@QUIKTRIP.COM

**ENGINEER/SURVEYOR:**  
**AAB ENGINEERING, LLC**  
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2018  
P.O. BOX 2136  
SAND SPRINGS, OKLAHOMA 74063  
PHONE: (918) 514-4283  
EMAIL: ALAN@AABENG.COM  
CONTACT: ALAN BETCHAN



LEGEND	
B/L.....	BUILDING LINE
LNA.....	LIMITS OF NO ACCESS
U/E.....	UTILITY EASEMENT
M.A.E.....	MUTUAL ACCESS EASEMENT
P.O.C.....	POINT OF COMMENCEMENT
P.O.B.....	POINT OF BEGINNING
SWC.....	SOUTHWEST CORNER
SEC.....	SOUTH EAST CORNER
IPF.....	IRON PIN FOUND
IPS.....	IRON PIN SET WITH CAP 6318
R/W.....	RIGHT OF WAY
C/L.....	CANOPY BUILDING LINE
TP.....	TIGER PLAZA PLAT
WCLP.....	WAGONER COUNTY LINE PLAZA AMENDED PLAT
W/L.E.....	WATERLINE EASEMENT
.....	EASEMENTS AND RESTRICTIONS FOR TIGER PLAZA (TO BE CLOSED)
.....	EASEMENTS AND RESTRICTIONS FOR WAGONER COUNTY LINE PLAZA (TO BE CLOSED)
.....	EASEMENTS AND RESTRICTIONS BY SEPERATE INSTRUMENT (TO BE CLOSED)

SITE DATA	
BENCHMARK	
ADS CONTROL "BA-33" - 5/8" REBAR - 1 1/2" ALUMINUM CAP ELEVATION=732.73' (NAVD 88)	
BASIS OF BEARINGS	
THE BEARING BASE FOR THE SURVEY IS BASED ON THE RECORDED PLATS OF AMENDED PLAT WAGONER COUNTY LINE PLAZA, AND TIGER PLAZA, TOGETHER WITH THE OKLAHOMA STATE PLAN COORDINATE SYSTEM NORTH ZONE.	
LAND AREA	
79,068 SF± / 1.82 ACRES±	
ADDRESSES	
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.	

**STORMWATER DISPOSITION NOTE**  
STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH DETENTION DETERMINATION # \_\_\_\_\_.

FINAL PLAT ENDORSEMENT OF APPROVAL	
Broken Arrow Planning Commission	
Approval Date: _____	_____
_____	BAPC
_____	CITY ENGINEER
Council of the City of Broken Arrow, Oklahoma	
Approval Date: _____	_____
_____	CHAIRMAN
_____	MAYOR
_____	ATTEST: CITY CLERK
_____	CITY ATTORNEY
The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.	

**FLOODPLAIN**  
THE ENTIRE PROPERTY IS NOT LOCATED WITHIN ANY FEDERALLY DESIGNATED FEMA FLOODPLAIN PER FIRM PANEL NUMBER 40145C0095J, DATED SEPTEMBER 30, 2016.

