

Preliminary Plat
Planned Unit Development 259

Muhich Industrial Park

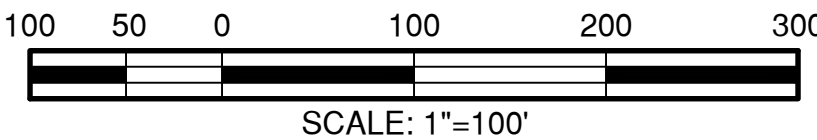
A subdivision in the City of Broken Arrow, being a part of the NE/4 of Section 8, Township 18 North,
Range 15 East of the Indian Meridian, Wagoner County, State of Oklahoma

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918.252.9621

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



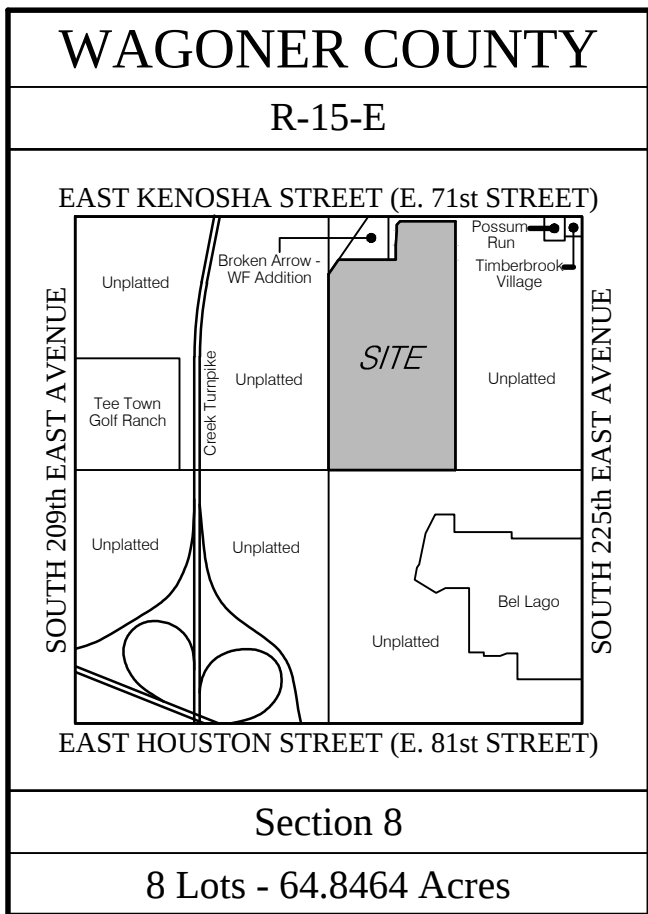
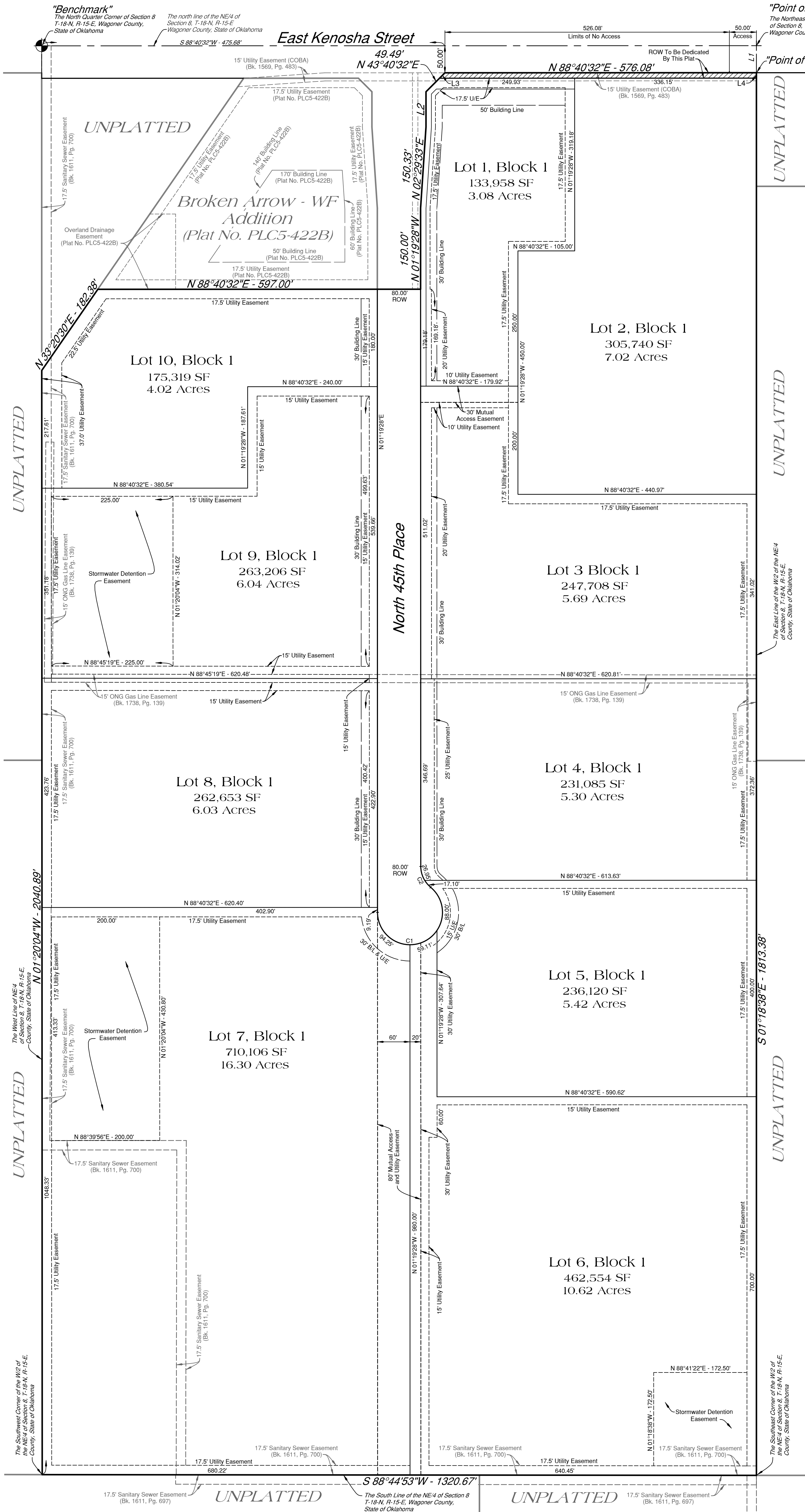
OWNER / DEVELOPER

JM Assets, LP

a Texas Limited Partnership
4203 Spinnaker Cove
Austin, TX 78731
512.657.6789

Dana Patten, County Treasurer

I, the undersigned, the duly qualified and acting county
Treasurer, of Wagoner County, Wagoner, Oklahoma, hereby
certify that according to the _____ tax rolls the taxes on the
above description are paid.



Legend

Bk. = Book
Pg. = Page
BL = Building Line
U/E = Utility Easement
ROW = Right of Way

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for said tract are based on an assumed bearing of N 88°40'32" E along the north line of the NE/4 of Section 8, T-18-N, R-15-E, of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

Top of an Oklahoma Department of Transportation Brass Cap at the N/4 Corner of Section 8, T-18-N, R-15-E, Wagoner County, State of Oklahoma.
Elevation = 636.06 NAVD 1988

Stormwater Detention

Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-11216-17. Stormwater detention for this plat will be provided on 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 the legal description.

Lot	Address
1	xxxx
2	xxxx
3	xxxx
4	xxxx
5	xxxx
6	xxxx
7	xxxx
8	xxxx

Backflow Preventer Valve Table

BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	PROPOSED UPSTREAM MANHOLE TOP OF RIM ELEVATION	PROPOSED DOWNSTREAM MANHOLE TOP OF RIM ELEVATION
BLOCK 1	1	XXXX.XX	X XXX.X	X XXX.X
	2	XXXX.XX	X XXX.X	X XXX.X
	3	XXXX.XX	X XXX.X	X XXX.X
	4	XXXX.XX	X XXX.X	X XXX.X
	5	XXXX.XX	X XXX.X	X XXX.X
	6	XXXX.XX	X XXX.X	X XXX.X
	7	XXXX.XX	X XXX.X	X XXX.X
	8	XXXX.XX	X XXX.X	X XXX.X

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.

* These lots require a backflow preventer valve.

Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 01°18'38"E	50.00'	L3	N 43°40'32"E	14.14'
L2	N 01°19'28"W	65.01'	L4	S 01°19'28"E	10.00'

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	230°28'43"	60.00'	241.36'	S 63°26'10"E	108.54'
C2	50°28'44"	50.00'	44.05'	N 26°33'50"W	42.64'

APPROVED _____ by the City Council of the City of Broken Arrow, Oklahoma
Mayor
Attest: City Clerk

Muhich Industrial Park
PT17-XXX
Date of Preparation: July 6, 2017

Sheet 1 of 2