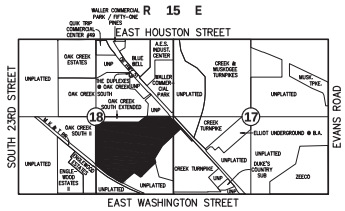
Preliminary Plat

CREEK 51 BUSINESS PARK

PUD 204A

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION EIGHTEEN (18), AND
A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION SEVENTEEN (17),
ALL LYING WITHIN TOWNSHIP EIGHTEEN (18) NORTH, RANGE (15) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA



Location Map
Scale: 1"= 2000'
NORTH

SUBDIVISION CONTAINS:

EIGHT (8) LOTS
IN ONE (1) BLOCK

GROSS SUBDIVISION AREA: 97.208 ACRES

Benchmark 1

MAGNETIC NAIL WITH BRASS TAG MARKED "TANNER 1435" SET IN ASPHALT DRIVEWAY, APPROXIMATELY 21 FEET EAST AND 8 FEET NORTH OF THE MOST EASTERLY PROPERTY CORNER.
N: 385631.57 E: 2635736.61

ELEVATION = 698.37 (NAVD 88)

Benchmark 2

NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 18, MAGNETIC NAIL FOUND IN ASPHALT OF STATE HIGHWAY NO. 51, APPROXIMATELY 140 FEET EAST OF NORTHEASTERLY PROPERTY CORNER.
N: 386018.37 E: 2635468.90

ELEVATION = 705.83 (NAVD 88)

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG	CHORDDIS
1	208.34'	460.00'	25°57'02"	N59°06'05"E	206.57'
2	244.58'	540.00'	25°57'02"	N59°06'05"E	242.49'
3	392.01'	640.00'	35°05'39"	N54°31'46"E	385.91'
4	343.01'	560.00'	35°05'39"	N54°31'46"E	337.67'
5	292.53'	960.00'	17°27'33"	N45°42'43"E	291.40'
6	316.91'	1040.00'	17°27'33"	N45°42'43"E	315.69'
7	334.14'	640.00'	29°54'50"	N39°29'05"E	330.36'
8	292.37'	560.00'	29°54'50"	N39°29'05"E	289.06'
9	17.33'	20.00'	49°38'53"	N49°21'06"E	16.79'
10	17.33'	20.00'	49°38'53"	N0°17'47"W	16.79'
11	354.23'	72.67'	279°17'47"	N65°28'21"W	94.10'

Line Table

LINE	LENGTH	BEARING
L1	138.88'	S 43°41'37" E
L2	125.40'	S 48°16'03" E
L3	37.10'	N 71°23'26" W

LEGEND

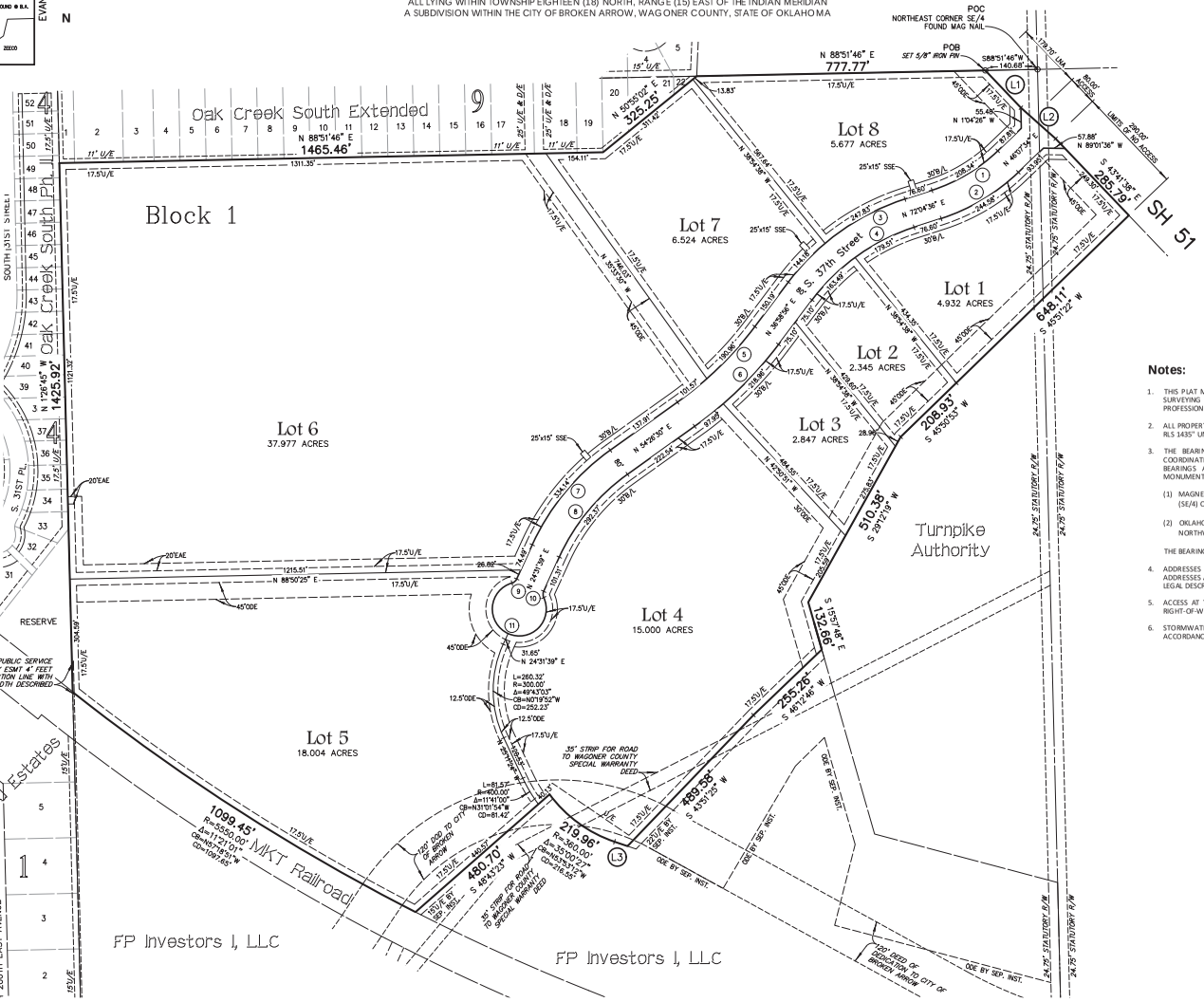
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DD/E	DRAINAGE AND DETENTION EASEMENT
DOD	DEED OF DEDICATION
EAE	EMERGENCY ACCESS EASEMENT
ESM'T	EASEMENT
INST.	INSTRUMENT
IPF	IRON PIN FOUND
LNA	LIMITS OF NO ACCESS
MAG	MAGNETIC
NF	NAIL FOUND
ODE	OVERLAND DRAINAGE EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
RES.	RESERVE
R/W	RIGHT-OF-WAY
SEC	SECTION
SEP	SEPARATE
SSE	SANITARY SEWER EASEMENT
U/E	UTILITY EASEMENT
1234	ADDRESS ASSIGNED

APPROVED _____ by the City Council of the City of Broken Arrow, Oklahoma.

_____
Mayor

_____
Attest: City Clerk

DATE OF PREPARATION: April 16, 2019



NORTH
0 75 150 225
Scale: 1"= 150'
Tanner Consulting

OWNER:
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Phone: (972) 858-1111

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Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
   (1) MAGNETIC NAIL FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 18;
   (2) OKLAHOMA DEPARTMENT OF TRANSPORTATION BRASS CAP FOUND AT THE NORTHWEST CORNER OF SOUTHEAST QUARTER (SE/4) OF SECTION 18;

   THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°51'46" WEST.
4. 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.
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY VIRTUE OF STATE HIGHWAY NO. 51 RIGHT-OF-WAY AS PRESENTLY LOCATED.
6. STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-072817-24

Creek 51 Business Park
CASE NO. PT00-000
SHEET 1 OF 3

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