

SHADOW TRAILS

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, CITY OF BROKEN ARROW, STATE OF OKLAHOMA

Legal Description

A TRACT OF LAND THAT IS PART OF THE NORTH HALF (N/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID SECTION FIVE (5); THENCE S88°45'55"W AND ALONG THE NORTHERLY LINE OF SAID SECTION FIVE (5) FOR A DISTANCE OF 500.02 FEET TO THE POINT OF BEGINNING; THENCE S01°43'36"E FOR A DISTANCE OF 529.88 FEET; THENCE N89°00'28"E FOR A DISTANCE OF 282.33 FEET; THENCE S01°36'19"E FOR A DISTANCE OF 776.85 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID NORTH HALF (N/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION FIVE (5); THENCE S88°45'12"W ALONG SAID SOUTHERLY LINE A DISTANCE OF 2418.61 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTH HALF (N/2) OF THE NORTHEAST QUARTER (NE/4) OF SAID SECTION FIVE (5); THENCE N01°42'51"W AND ALONG SAID WESTERLY LINE FOR A DISTANCE OF 1305.62 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SECTION FIVE (5); THENCE N88°45'55"E ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 2137.63 FEET TO THE POINT OF BEGINNING;

Notes

- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN. CALL "OKIE" (1-800-522-6543) BEFORE DIGGING!!
- THE PROPERTY DESCRIBED HEREON CONTAINS 197 LOTS
- THE PROPERTY DESCRIBED HEREON CONTAINS 14 BLOCKS AND 6 RESERVES
- THE PROPERTY DESCRIBED HEREON CONTAINS 69.15 ACRES
- BEARING BASE: OKLAHOMA STATE PLANE COORDINATE SYSTEM
- FLOOD PLAIN NOTE: THE PROPERTY HEREON LIES IN A 100-YEAR FLOOD ZONE AS PER F.I.R.M. COMMUNITY PANEL NO. 40143C0452L REVISED DATE: OCTOBER 16, 2012. THIS PROPERTY LIES IN ZONE "X".
- THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON NAVD88 GPS DATA.

Benchmark Notes

Benchmark 1
5/8" IRON PIN
ELEV=650.48
N=36687.91
E=2606861.22

Benchmark 2
BRASS CAP
ELEV=664.53
N=36689.18
E=2609498.39

Benchmark 3
5/8" IRON PIN
ELEV=637.98
N=364470.53
E=2607294.03

Benchmark 4
PK NAIL SET
ELEV=629.73
N=364143.98
E=2607278.87

Address Disclaimer Note

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

Engineer

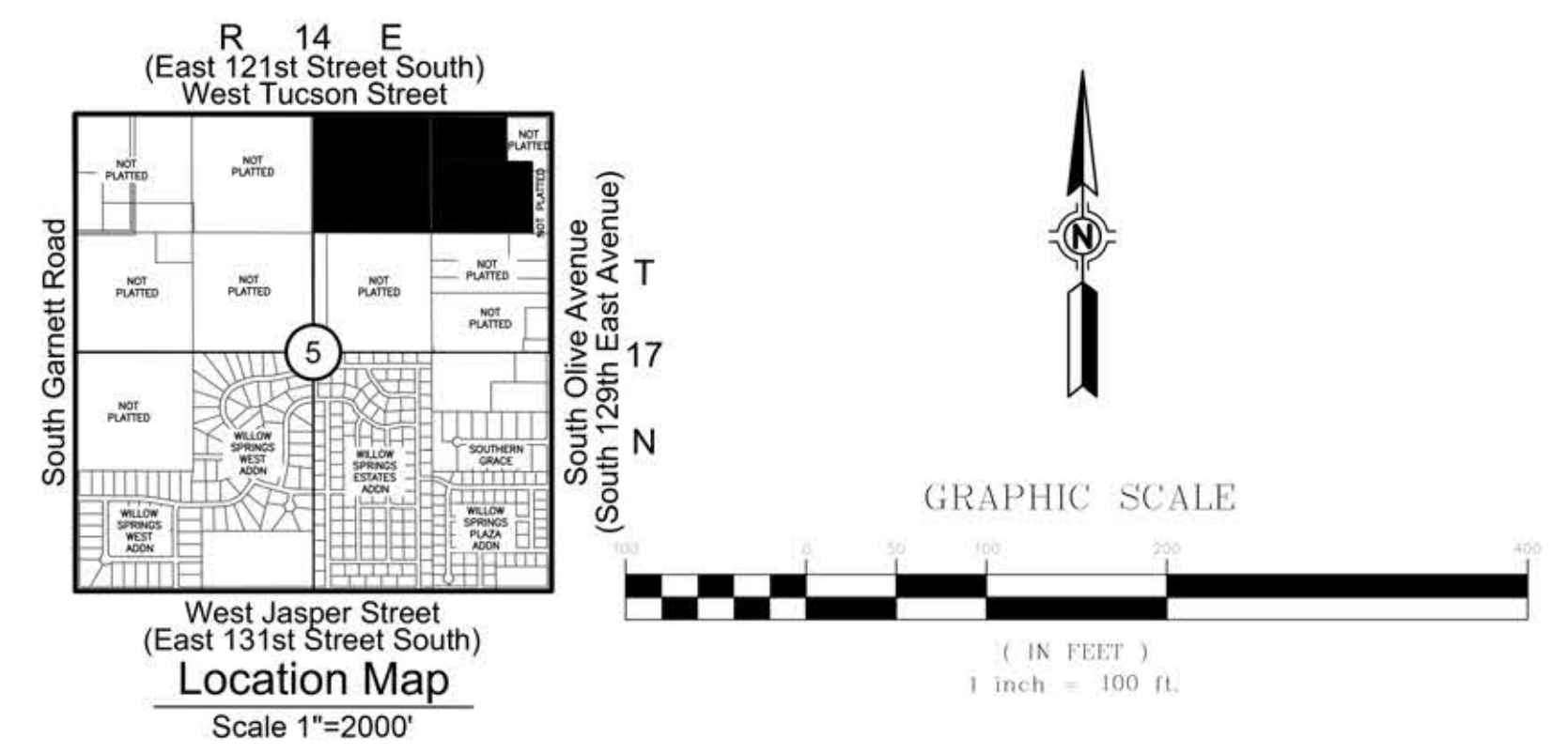
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC
200 EAST BRADY STREET
TULSA, OK 74103
(918) 584-5858
OKLAHOMA CA #1460
EXP DATE 6/30/13

Surveyor

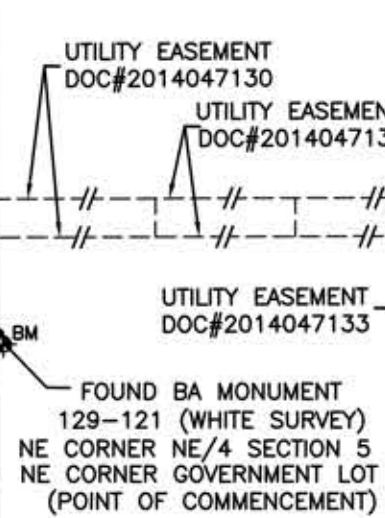
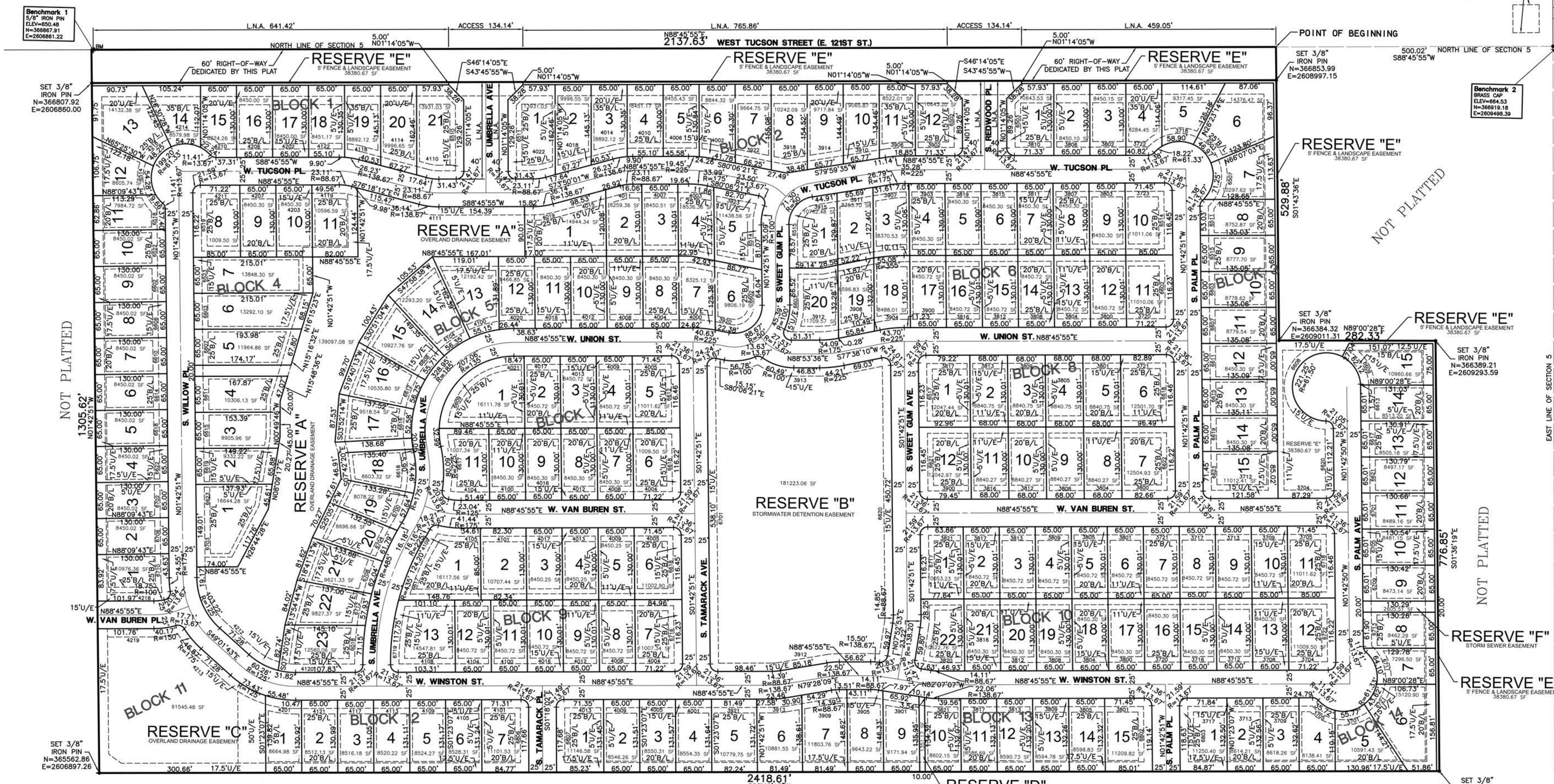
BENNETT SURVEYING, INC.
210 CHOUTEAU AVENUE
CHOUTEAU, OK 74337
TEL: 918-476-7484
RPLS 1556, CA #4502,
EXPIRES 6/30/14
wade@bennettsurveying.com

Owner & Developer

RICK DODSON
8151 AND MEMORIAL LLC
6528 E. 101ST ST D-1 SUITE 409
TULSA, OK, 74133
918-638-3003



Legend
B/L BUILDING SETBACK LINE
LNA LIMITS OF NO ACCESS
U/E UTILITY EASEMENT
R RADIUS OF CURVATURE
SF SQUARE FOOTAGE



EAST LINE OF SECTION 5
SOUTH OLIVE AVENUE (S. 129TH E. AVE)

NOT PLATTED

RESERVE "F"
STORM SEWER EASEMENT

RESERVE "E"
FENCE & LANDSCAPE EASEMENT
38380.67 SF