

WASHINGTON LANE VII

PART OF THE SE/4 OF THE NE/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
PUD 135-C

WASHINGTON STREET
(E. 91st STREET S.)

ELM PLACE
(SOUTH 161ST EAST AVE.)

NEW ORLEANS
(EAST 101ST STREET SOUTH)

Location Map

SCALE: 1"=2000'

60 30 0 60

SCALE: 1"=60'

OWNER:
ARMORY, LLC
DAVE COCOLIN, MANAGER
100TH GARNETT ROAD, SUITE 600
TULSA, OK 74146
PHONE (918) 665-1900
: RECEPT@PARADIGMTULSA.COM

**ENGINEER:
OLSSON ASSOCIATES**
KEVIN VANOVER, P.E. NO. 20876
OK C.A. No. 2483, EXPIRES 06/30/2017
717 SOUTH BOULDER AVENUE, SUITE 600
TULSA, OK 74119
PHONE (918) 376-4294
E-MAIL: KVANOVER@OLSSONASSOCIATES.COM

**SURVEYOR:
BENCHMARK SURVEYING AND
LAND SERVICES, INC.**

<u>PLAT LEGEND</u>	
— — — — —	EXISTING PROPERTY LINE
— — — — —	PROPOSED PROPERTY LINE
— — — — —	PROPOSED EASEMENT LINE
— — — — —	EXISTING EASEMENT LINE
— . . — — —	PROPOSED BUILDING SETBACK LINE
	PROPOSED BLOCK NUMBER

1	PROPOSED BLOCK NUMBER
23	PROPOSED LOT NUMBER (PROPOSED LOT AREA)
10,365 S.F.	
818	LOT ADDRESS
D/E	DRAINAGE EASEMENT
U/E	UTILITY EASEMENT
S/B	BUILDING SETBACK
LNA	LIMITS OF NO ACCESS
	LIMITS OF FLOODWAY
	LIMITS OF 100-YEAR FLOOD P

Effective Date 5/30/10

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

'A' IS ALSO AN OVERLAND DRAINAGE EASEMENT, EASEMENT AND SIDEWALK EASEMENT AS STATED IN S. RESERVE 'B' AND 'C' IS ALSO A LANDSCAPE AND EASEMENT AS STATED IN COVENANTS.

NG SETBACKS MEET THE MINIMUM FRONTAGE
NTS AT THE FRONT SETBACK BUILDING LINE.

CURVE INFORMATION					
RVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	112.32'	08°02'37"	800.00'	112.22'	S 05°19'10" E
C2	82.14'	05°42'18"	825.00'	82.11'	S 04°09'00" E
C3	39.30'	90°04'40"	25.00'	35.38'	S 46°20'11" E
C4	42.75'	97°57'59"	25.00'	37.73'	S 39°38'30" W
C5	39.33'	90°07'51"	25.00'	35.40'	S 46°18'36" E
C6	39.21'	89°52'09"	25.00'	35.32'	S 43°41'24" W
C7	21.03'	48°09'25"	25.00'	20.40'	S 25°19'23" E
C8	162.53'	173°44'06"	50.00'	100.00'	S 43°41'24" W
C9	21.03'	48°11'23"	25.00'	20.41'	S 67°16'50" E
C10	39.21'	89°52'09"	25.00'	35.32'	S 43°41'24" W
C11	39.24'	89°55'20"	25.00'	35.33'	S 43°39'49" W
C12	218.63'	109°28'16"	50.00'	100.00'	S 56°01'59" E
C13	30.77'	70°31'44"	25.00'	20.41'	S 33°58'01" W
C14	39.30'	90°04'40"	50.00'	35.38'	S 46°20'11" E
C15	21.03'	48°11'23"	25.00'	20.41'	S 64°31'48" W
C16	155.70'	178°24'47"	50.00'	100.00'	S 50°21'30" E
C17	21.03'	48°11'07"	25.00'	20.41'	S 14°44'48" W

SHOULD BE NOTED THAT THE FOLLOWING FLOODPLAIN MANAGEMENT REQUIREMENTS
AFFECT BUILDERS AND OWNERS OF LOTS 31 TO 34 OF BLOCK 1 WHERE THE
100-YEAR FLOODPLAIN ENCROACHES ONTO THE RESIDENTIAL LOTS.

TWO ELEVATION CERTIFICATES WILL BE REQUIRED FOR HOME CONSTRUCTION ON EACH OF THE RESIDENTIAL LOTS LISTED ABOVE. THE FIRST ELEVATION CERTIFICATE SHALL SHOW THE PROPOSED FINISH FLOOR AND MINIMUM 28" FREEBOARD REQUIREMENT ABOVE THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION. A SECOND AS-BUILT ELEVATION CERTIFICATE SHALL BE PREPARED AFTER HOME CONSTRUCTION IS COMPLETE AND SHALL SHOW COMPLIANCE WITH THE 28" FREEBOARD COMPLIANCE. THESE ELEVATION CERTIFICATES SHALL BE TURNED INTO DEVELOPMENT SERVICES AND SHALL BE REVIEWED BY THE FLOODPLAIN ADMINISTRATOR

. NO FENCING SHALL BE ALLOWED WITHIN THE 100-YEAR FLOODPLAIN BOUNDARY OF THOSE LOTS WITH THE EXCEPTION OF SPLIT RAIL OR BARB WIRE FENCE PER BROKEN ARROW ZONING ORDINANCE SECTION 5.2 E 3.IV. REQUIREMENTS

ZONING REQUIREMENTS

CURRENT ZONING: PUD 135-C, (R-5)

LAND USE B
MIN. LOT WIDTH: 30.00'
MIN. LOT AREA: 5,400 S.F.

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

City: Clark

Washington Lane VII

PART OF THE SE/4 OF THE NE/4 OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 14 EAST AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
PUD 135-C

CERTIFICATE OF OWNERSHIP

IN WITNESS WHEREOF, ARMORY, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY
HEREBY APPROVES AND EXECUTES THE FOREGOING DEED OF DEDICATION THIS
DAY OF _____, 2017.

ARMORY, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

DAVE COCOLIN, MANAGER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

CERTIFICATION OF THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY

I HEREBY CERTIFY THAT THE ABOVE NOTED SUBDIVISION, WASHINGTON LANE VII, IS APPROVED
FOR THE USE OF PUBLIC WATER SUPPLY AND SANITARY SEWER.

DATED THIS _____ DAY OF _____, 2017.

ENVIRONMENTAL SUPERVISOR OF THE OKLAHOMA
DEPARTMENT OF ENVIRONMENTAL QUALITY.

CERTIFICATE OF TULSA COUNTY TREASURER

I, DENNIS SEMLER, DO HERE NOW STATE THAT THE TAXES HAVE BEEN PAID FOR THE
YEAR 2017 AND PRIOR YEARS FOR THOSE PROPERTIES HEREIN LISTED TO BE
DESIGNATED AS WASHINGTON LANE VII.

DENNIS SEMLER, TULSA COUNTY TREASURER

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND
STATE, ON THIS _____ DAY OF _____, 2017,
PERSONALLY APPEARED DAVE COCOLIN, MANAGER, TO ME KNOWN TO BE THE
IDENTICAL PERSON WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE
WRITTEN.

CERTIFICATE OF TULSA COUNTY CLERK

I, MICHAEL WILLIS, THE COUNTY CLERK OF TULSA COUNTY, DO HERE NOW STATE THAT
THE SUBDIVISION CALLED WASHINGTON LANE VII HAS BEEN FILED INTO TULSA COUNTY
RECORDS.

MICHAEL WILLIS, TULSA COUNTY CLERK

CERTIFICATE OF SURVEY

I, KEVIN M. NEWLUN, A LICENSED LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY
CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED AND PLATTED
THE TRACT OF LAND DESCRIBED ABOVE, AND THAT SAID PLAT DESIGNATED HEREIN AS
"WASHINGTON LANE VII" AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY,
STATE OF OKLAHOMA, IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY WHICH
MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE OKLAHOMA STATE BOARD
OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2017.

KEVIN M. NEWLUN
OKLAHOMA LICENSED LAND SURVEYOR #1289
BENCHMARK SURVEYING AND LAND SERVICES,
INC., C.A. #2235, EX 6-30-18

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
ON THIS _____ DAY OF _____, 2017, PERSONALLY APPEARED
KEVIN M. NEWLUN, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO EXECUTED THE WITHIN
AND FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

WASHINGTON LANE VII
JULY 17, 2017
SHEET 4 OF 4

CASE No. PT13-113
DETENTION DETERMINATION #DD-50803-22