



OWNER

LYNN LANE VILLAGE, LLC

2219 E. SKELLY DRIVE
TULSA, OKLAHOMA 74105
PHONE: (918) 749-1636

ENGINEER/SURVEYOR

TUTTLE & ASSOCIATES, INC.

9718 E. 55TH PL.
TULSA, OKLAHOMA 74146
PHONE: (918) 663-5567
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-07

CURVE	RADIUS	DELTA	ARC
C1	400.00	117°25'52"	79.80'
C2	250.00	64°51'17"	28.312'
C3	350.00	60°38'07"	37.040'
C4	125.00	23°21'42"	50.97'
C5	100.00	23°31'01"	41.04'
C6	150.00	24°17'38"	63.60'
C7	25.00	86°26'54"	37.72'
C8	25.00	83°34'36"	36.47'
C9	25.00	90°00'00"	39.27'
C10	25.00	90°00'00"	39.27'
C11	25.00	48°11'23"	21.03'
C12	50.00	27°52'24"	24.119'
C13	25.00	48°11'23"	21.03'
C14	25.00	83°20'43"	36.37'
C15	25.00	48°11'23"	21.03'
C16	50.00	27°52'24"	24.119'
C17	25.00	48°11'23"	21.03'
C18	25.00	78°55'38"	34.44'
C19	25.00	80°03'32"	34.93'
C20	25.00	85°33'47"	37.33'
C21	25.00	84°53'41"	37.04'
C22	25.00	80°44'03"	35.23'
C23	25.00	89°55'55"	39.24'
C24	25.00	90°04'05"	39.30'
C25	35.00	88°49'50"	54.26'

* DENOTES CENTERLINE RADIUS

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 54.00 per trust receipt no. 7965 to be applied to 20 06 taxes. This certificate is NOT to be construed as payment of 2006 taxes in full but is given in order that this plat may be filed on record. 2006 taxes may exceed the amount of the security deposit.

Dated 25 Aug 06
Dennis Semler
Tulsa County Treasurer
By: [Signature]
Deputy

ISURER
2006

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

APPROVED 8-20-06 by the City Council of the City of Broken Arrow, Oklahoma.
Mayor: Richard Carter
Attest: City Clerk: [Signature]
Linda Fugardes

LEGEND

N NORTH
S SOUTH
E EAST
W WEST
B/L BUILDING LINE
U/E UTILITY EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
L.N.A. LIMITS OF NO ACCESS
[19619] STREET ADDRESS



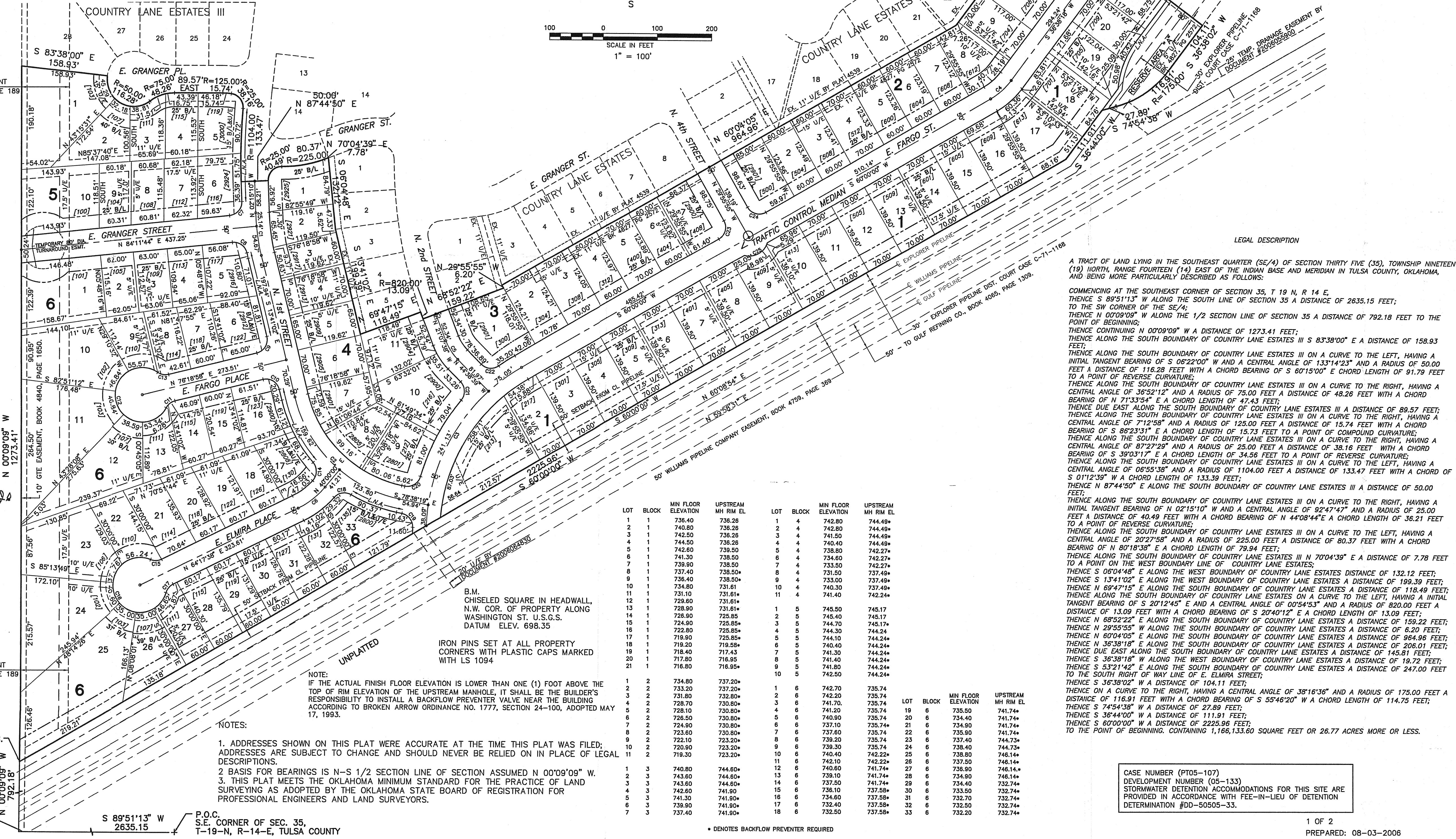
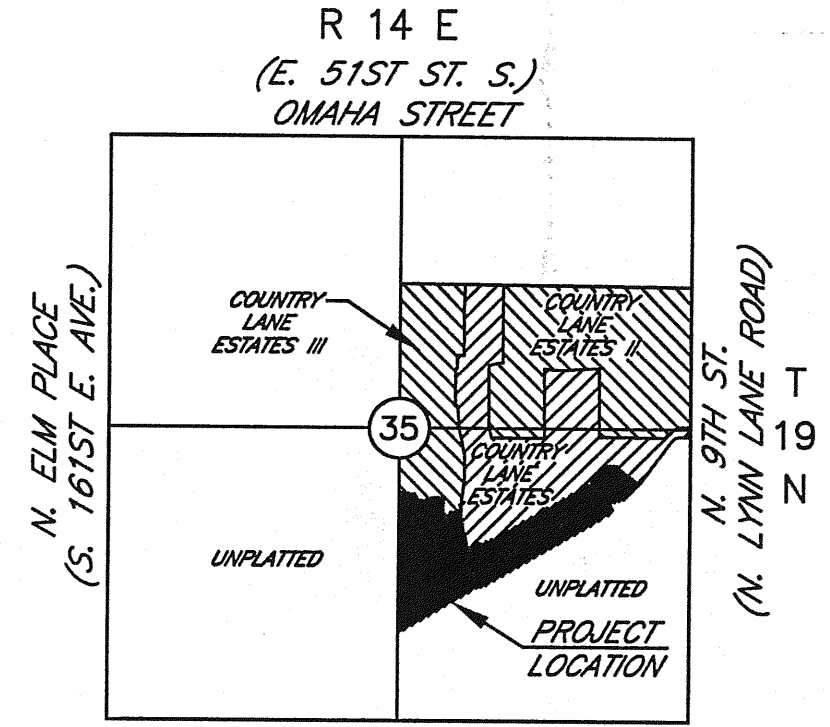
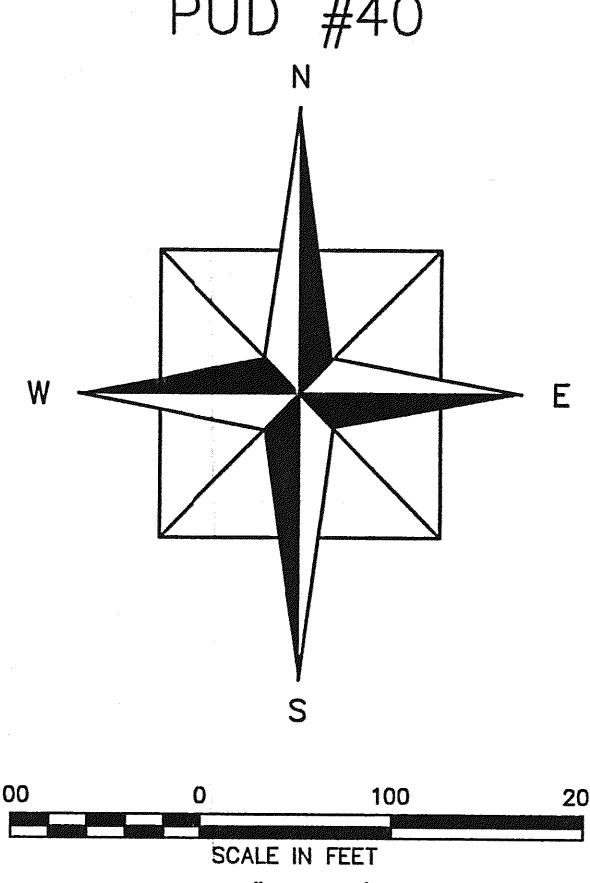
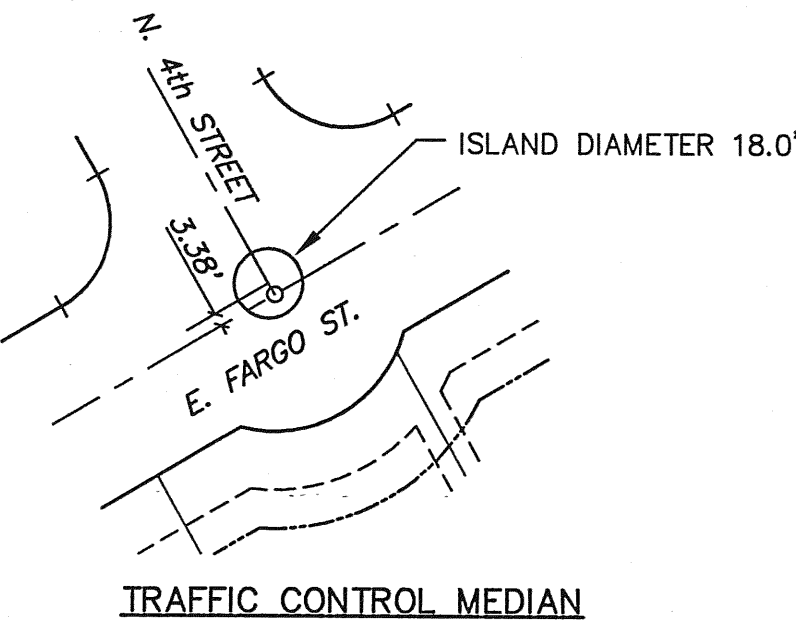
S.W. CORNER, S.E./4, CORNER OF SEC. 35,
T-19-N, R-14-E, TULSA COUNTY

6031

FINAL PLAT
LYNN LANE VILLAGE

AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA
A PART OF THE SE/4 OF SECTION 35, TOWNSHIP 19 NORTH,
RANGE 14 EAST, TULSA COUNTY, OKLAHOMA

PUD #40



LOT	BLOCK	MIN FLOOR ELEVATION	UPSTREAM MH RIM EL.	LOT	BLOCK	MIN FLOOR ELEVATION	UPSTREAM MH RIM EL.
1	1	736.40	736.26	1	4	742.80	744.48
2	1	740.80	736.26	2	4	742.80	744.48
3	1	742.50	736.26	3	4	741.50	744.48
4	1	744.50	736.26	4	4	740.40	744.48
5	1	742.60	739.50	5	4	738.80	742.27
6	1	741.30	738.50	6	4	734.60	742.27
7	1	738.90	738.50	7	4	733.50	742.27
8	1	737.40	738.50	8	4	731.50	737.48
9	1	734.40	738.50	9	4	733.00	737.48
10	1	734.80	731.61	10	4	740.30	737.48
11	1	731.10	731.61	11	4	741.40	742.24
12	1	728.60	731.61				
13	1	728.90	731.61	1	5	745.50	745.17
14	1	728.90	732.85	2	5	745.40	745.17
15	1	724.90	728.85	3	5	744.70	745.17
16	1	722.80	725.85	4	5	744.30	744.24
17	1	718.80	725.85	5	5	744.10	744.24
18	1	718.20	718.58	6	5	740.40	744.24
19	1	718.40	717.43	7	5	741.30	744.24
20	1	717.80	716.95	8	5	741.40	744.24
21	1	716.80	716.95	9	5	741.50	744.24
				10	5	742.50	744.24
1	2	737.20	737.20	1	6	742.70	735.74
2	2	733.20	737.20	2	6	742.20	735.74
3	2	731.80	732.80	3	6	741.70	735.74
4	2	728.70	730.80	4	6	741.20	735.74
5	2	728.10	730.80	5	6	740.90	735.74
6	2	730.80	730.80	6	6	739.70	735.74
7	2	724.90	730.80	7	6	737.60	735.74
8	2	723.60	730.80	8	6	739.20	735.74
9	2	722.10	723.20	9	6	738.70	735.74
10	2	723.20	723.20	10	6	738.30	735.74
11	2	719.30	723.20	11	6	740.40	742.22
				12	6	742.10	742.22
1	3	740.80	744.60	13	6	739.10	741.74
2	3	743.60	744.60	14	6	737.60	741.74
3	3	743.60	744.60	15	6	736.10	735.58
4	3	742.80	741.30	16	6	734.60	737.58
5	3	741.30	741.30	17	6	732.50	732.74
6	3	739.90	741.30	18	6	732.50	732.74
7	3	737.40	741.30				

NOTES:

- 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 DESCRIPTIONS.
- BASIS FOR BEARINGS IS N-S 1/2 SECTION LINE OF SECTION ASSUMED N 00°09'09" W.
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARD FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

NOTE: IF THE ACTUAL FINISH 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. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

B.M. CHISELED SQUARE IN HEADWALL, N.W. COR. OF PROPERTY ALONG WASHINGTON ST. U.S.G.S. DATUM ELEV. 698.35

IRON PINS SET AT ALL PROPERTY CORNERS WITH PLASTIC CAPS MARKED WITH LS 1094

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY FIVE (35), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN IN TULSA COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, T 19 N, R 14 E,
THENCE S 89°51'13" W ALONG THE SOUTH LINE OF SECTION 35 A DISTANCE OF 2635.15 FEET;
TO THE SW CORNER OF THE SE/4;
THENCE N 00°09'09" W ALONG THE 1/2 SECTION LINE OF SECTION 35 A DISTANCE OF 792.18 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING N 00°09'09" W A DISTANCE OF 1273.41 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III A DISTANCE OF 158.93 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF S 08°22'00" W AND A CENTRAL ANGLE OF 133°14'23" AND A RADIUS OF 50.00 FEET A DISTANCE OF 118.28 FEET WITH A CHORD BEARING OF S 60°15'00" E CHORD LENGTH OF 91.79 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°52'12" AND A RADIUS OF 75.00 FEET A DISTANCE OF 48.26 FEET WITH A CHORD BEARING OF N 71°33'54" E A CHORD LENGTH OF 47.43 FEET;
THENCE DUE EAST ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III A DISTANCE OF 89.57 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 7°12'58" AND A RADIUS OF 125.00 FEET A DISTANCE OF 15.74 FEET WITH A CHORD BEARING OF S 82°33'11" E A CHORD LENGTH OF 15.73 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 87°27'29" AND A RADIUS OF 25.00 FEET A DISTANCE OF 38.16 FEET WITH A CHORD BEARING OF S 39°03'17" E A CHORD LENGTH OF 34.56 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°55'38" AND A RADIUS OF 1104.00 FEET A DISTANCE OF 133.47 FEET WITH A CHORD OF S 01°12'39" W A CHORD LENGTH OF 133.39 FEET;
THENCE N 87°44'50" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III A DISTANCE OF 50.00 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE RIGHT, HAVING AN INITIAL TANGENT BEARING OF N 02°15'10" W AND A CENTRAL ANGLE OF 92°47'47" AND A RADIUS OF 25.00 FEET A DISTANCE OF 40.49 FEET WITH A CHORD BEARING OF N 44°08'44" E A CHORD LENGTH OF 36.21 FEET TO A POINT OF REVERSE CURVATURE;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III ON A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°27'58" AND A RADIUS OF 225.00 FEET A DISTANCE OF 80.37 FEET WITH A CHORD BEARING OF N 80°18'38" E A CHORD LENGTH OF 79.94 FEET;
THENCE ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES III A DISTANCE OF 7.78 FEET TO A POINT ON THE WEST BOUNDARY LINE OF COUNTRY LANE ESTATES;
THENCE S 06°04'48" E ALONG THE WEST BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 132.12 FEET;
THENCE S 13°41'02" E ALONG THE WEST BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 199.39 FEET;
THENCE N 89°47'15" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 118.49 FEET;
THENCE N 60°04'05" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 964.98 FEET;
THENCE N 36°38'18" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 206.01 FEET;
THENCE DUE EAST ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 145.81 FEET;
THENCE S 36°38'18" W ALONG THE WEST BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 19.72 FEET;
THENCE S 53°21'42" E ALONG THE SOUTH BOUNDARY OF COUNTRY LANE ESTATES A DISTANCE OF 247.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF E. ELMIRA STREET;
THENCE S 36°38'02" W A DISTANCE OF 104.11 FEET;
THENCE ON A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 38°16'36" AND A RADIUS OF 175.00 FEET A DISTANCE OF 116.91 FEET WITH A CHORD BEARING OF S 55°48'20" W A CHORD LENGTH OF 114.75 FEET;
THENCE S 74°54'38" W A DISTANCE OF 27.89 FEET;
THENCE S 36°44'00" W A DISTANCE OF 111.91 FEET;
THENCE S 60°00'00" W A DISTANCE OF 225.96 FEET;
TO THE POINT OF BEGINNING, CONTAINING 1,166,133.60 SQUARE FEET OR 26.77 ACRES MORE OR LESS.

CASE NUMBER (PT05-107)
DEVELOPMENT NUMBER (05-133)
STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-50505-33.