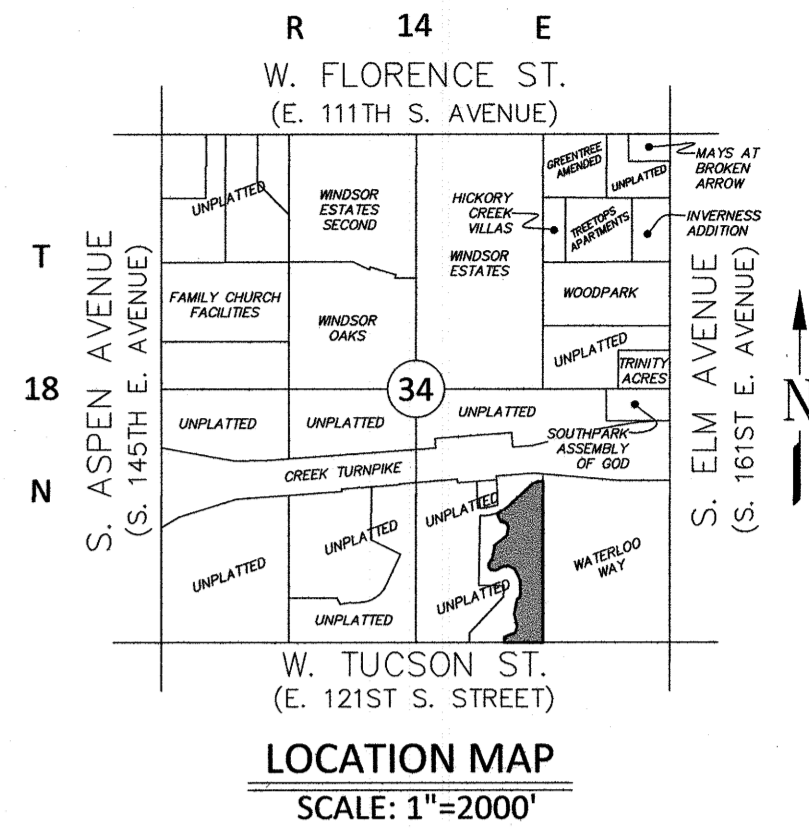
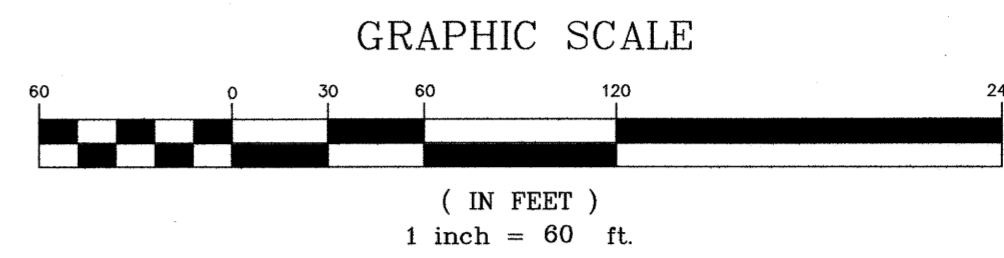
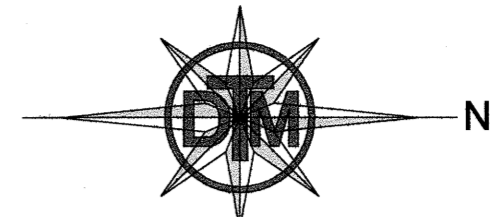


CONDITIONAL FINAL PLAT PUD-220B THE RESERVE AT ASPEN CREEK

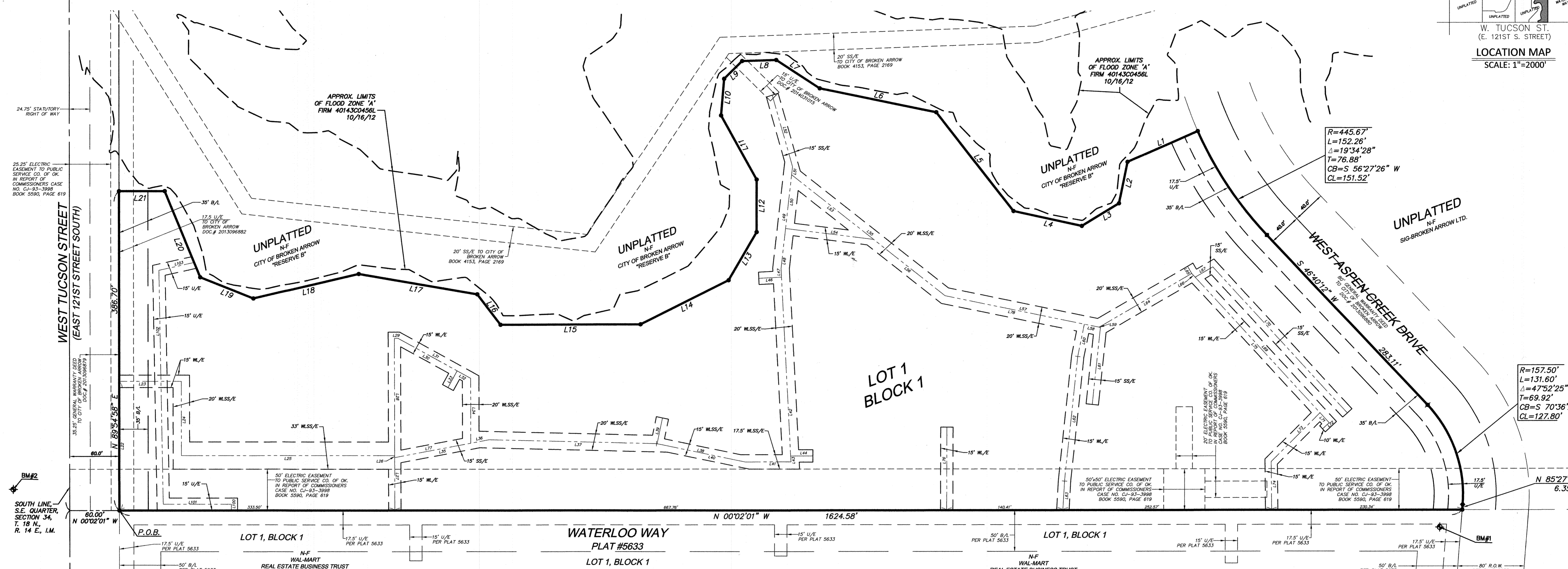
A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE I.M.,
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA



OWNER / DEVELOPER
THE RESERVE AT ASPEN CREEK LLC
610 TOWSON AVENUE
FORT SMITH, ARKANSAS 72902
PHONE: 478-783-5191
CONTACT: RICK GRIFFIN
EMAIL: rick.griffin@gpfsm.com

ENGINEER
SMC CONSULTING ENGINEERS, P.C.
815 W. MAIN STREET
OKLAHOMA CITY, OKLAHOMA 73106
PHONE: 405-232-7715
CAM 6391 / EXPIRES 6-30-16
CONTACT: MUHAMMAD A. KHAN, P.E.
EMAIL: muhammad.khan@smcok.com

SURVEYOR
DODSON-THOMPSON-MANSFIELD, PLLC
20 N.E. 38TH STREET
OKLAHOMA CITY, OKLAHOMA 73105
PHONE: 405-801-7402
CAM 6391 / EXPIRES 6-30-16
CONTACT: RANDALL A. MANSFIELD
EMAIL: randy@dtm-ok.com



Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S 23°45'20" E	92.63	L21	S 00°05'02" E	55.42	L41	N 00°02'00" W	55.19	L61	N 83°56'17" W	93.87
L2	S 78°22'35" E	51.39	L22	S 89°54'48" W	156.33	L42	S 87°04'21" W	234.65	L62	S 83°56'17" E	151.67
L3	S 31°18'02" E	52.67	L23	N 00°01'38" W	75.28	L43	S 87°04'21" W	7.26	L63	N 86°54'08" W	35.47
L4	S 12°19'30" W	84.61	L24	N 89°54'58" E	89.83	L44	N 00°02'00" W	26.92	L64	S 30°07'14" E	129.53
L5	S 52°04'29" W	151.98	L25	S 00°02'00" E	258.15	L45	NOT USED		L65	S 59°52'46" W	10.00
L6	S 11°35'14" W	144.08	L26	S 89°51'04" W	2.29	L46	S 02°55'39" W	27.50	L66	S 47°24'48" W	6.14
L7	S 33°12'06" W	62.87	L27	N 89°51'04" E	66.50	L47	S 87°04'21" W	10.52	L67	S 30°07'14" E	24.63
L8	S 01°43'12" E	41.31	L28	N 89°51'04" E	142.08	L48	S 83°36'06" E	48.75	L68	NOT USED	
L9	S 44°47'14" E	30.71	L29	S 00°08'56" E	4.37	L49	N 83°36'06" W	124.17	L69	S 47°24'48" W	239.67
L10	S 85°14'36" E	44.51	L30	N 28°52'18" E	81.71	L50	S 83°36'06" E	65.42	L70	S 47°24'48" W	240.28
L11	N 60°58'20" E	88.96	L31	N 28°52'18" E	100.38	L51	S 83°36'06" E	10.01	L71	N 47°24'48" E	16.32
L12	S 90°00'00" E	63.61	L32	N 28°52'18" E	18.68	L52	S 74°10'22" W	90.23	L72	N 42°35'12" W	10.88
L13	S 59°50'25" E	67.58	L33	N 61°07'42" W	23.03	L53	N 38°16'43" E	126.30	L73	N 44°58'02" W	83.57
L14	S 26°36'45" E	119.18	L34	N 89°58'01" E	78.43	L54	S 07°05'13" W	107.26	L74	N 89°24'04" E	58.56
L15	S 00°12'34" E	169.19	L35	N 10°45'50" W	116.10	L55	N 38°16'43" E	236.49	L75	N 47°24'48" E	223.35
L16	S 52°35'12" W	46.46	L36	N 10°45'50" W	22.51	L56	N 38°16'43" E	110.18	L76	S 89°51'58" E	100.54
L17	S 09°43'46" W	145.45	L37	S 01°20'22" W	202.54	L57	N 11°33'40" E	190.23	L77	N 10°45'50" W	93.59
L18	S 13°08'50" W	130.87	L38	N 11°38'15" E	109.07	L58	N 11°33'40" E	18.18	L78	N 11°33'40" E	172.05
L19	S 21°39'03" W	69.32	L39	S 78°21'45" E	31.87	L59	N 11°33'40" E	1.71			
L20	S 67°32'06" W	112.78	L40	N 11°38'15" E	109.85	L60	N 78°26'20" W	39.94			

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34;

THENCE SOUTH 89°54'58" WEST AND ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE4) OF SAID SECTION 34 A DISTANCE OF 1319.83 FEET;

THENCE NORTH 00°02'01" WEST A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF WATERLOO WAY, AN ADDITION TO THE CITY OF BROKEN ARROW (PLAT NO. 5633);

THENCE CONTINUING NORTH 00°02'01" WEST AND ALONG THE WEST LINE OF SAID WATERLOO WAY A DISTANCE OF 1624.58 FEET;

THENCE NORTH 85°27'23" WEST A DISTANCE OF 6.35 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 157.50 FEET, AN ARC DISTANCE OF 131.60 FEET, A CENTRAL ANGLE OF 19°34'28"; A CHORD BEARING OF SOUTH 56°27'26" WEST AND A CHORD DISTANCE OF 151.52 FEET;

THENCE SOUTH 46°40'12" WEST A DISTANCE OF 283.11 FEET;

THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 445.67 FEET, AN ARC DISTANCE OF 152.26 FEET, A CENTRAL ANGLE OF 19°34'28"; A CHORD BEARING OF SOUTH 56°27'26" WEST AND A CHORD DISTANCE OF 151.52 FEET;

THENCE SOUTH 01°15'24" EAST A DISTANCE OF 41.91 FEET;

THENCE SOUTH 44°47'14" EAST A DISTANCE OF 30.71 FEET;

THENCE SOUTH 85°14'36" EAST A DISTANCE OF 44.51 FEET;

THENCE NORTH 60°58'20" EAST A DISTANCE OF 88.96 FEET;

THENCE SOUTH 01°15'24" EAST A DISTANCE OF 189.10 FEET;

THENCE SOUTH 09°00'00" EAST A DISTANCE OF 63.61 FEET;

THENCE SOUTH 59°50'25" EAST A DISTANCE OF 67.58 FEET;

THENCE SOUTH 26°36'45" EAST A DISTANCE OF 119.18 FEET;

THENCE SOUTH 00°12'34" EAST A DISTANCE OF 169.19 FEET;

THENCE SOUTH 52°35'12" WEST A DISTANCE OF 46.46 FEET;

THENCE SOUTH 09°43'46" WEST A DISTANCE OF 145.45 FEET;

THENCE SOUTH 13°08'50" WEST A DISTANCE OF 130.87 FEET;

THENCE SOUTH 21°39'03" WEST A DISTANCE OF 69.32 FEET;

THENCE SOUTH 67°32'06" WEST A DISTANCE OF 112.78 FEET;

THENCE SOUTH 00°00'00" EAST A DISTANCE OF 60.00 FEET, TO A POINT THAT IS 80.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE4);

THENCE NORTH 89°54'58" EAST A DISTANCE OF 386.70 FEET TO THE POINT OF BEGINNING.

LEGEND

P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
R.O.W. - RIGHT OF WAY
I.P. - IRON PIN
U/E - UTILITY EASEMENT
B/L - BUILDING SETBACK LINE
SS/E - SANITARY SEWER EASEMENT
WL/E - WATER LINE EASEMENT
WLS/E - WATERLINE & SANITARY SEWER EASEMENT
SS - SANITARY SEWER
WL - WATERLINE
FH - FIRE HYDRANT
WV - WATER VALVE
WM - WATER METER
OE - OVERHEAD ELECTRIC
PP - POWER POLE
TBD - TO BE DETERMINED
BM - BENCHMARK
N-F - NOW-FORMERLY

AREAS

GROSS 531,752 SQ. FT. 12.2073 ACRES
LOT 1 531,752 SQ. FT. 12.2073 ACRES
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK

ADDRESS

1100 WEST TUCSON STREET
BROKEN ARROW, OKLAHOMA, 74011

ADDRESS SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF A LEGAL DESCRIPTION.

NOTES:

- EASEMENTS SHOWN HEREON BY SPECIFIC RECORDING INFORMATION ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE NOT DEDICATED TO ANY PART OF THIS PLAT.
- 1/2" IRON PIN WITH CA 6391 CAP OR MAG NAIL WITH CA 6391 TAG SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- BASIS OF BEARING

THE BEARING OF SOUTH 89°54'58" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE4) OF SECTION 34, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN AS DESCRIBED IN THE DEED OF RECORD WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION # _____

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

Mayor _____

Attest: City Clerk _____

CASE NO: PT15-107
DEVELOPMENT NO: PUD 220B
DATE OF PREPARATION: MAY 25, 2015

Sheet : 1 of 2

