

NINETY ONE - PHASE 3

AN ADDITION TO THE CITY OF BROKEN ARROW,
TULSA COUNTY, OKLAHOMA
A PART OF THE SW/4, SECTION 13, T18N, R14E, I.M.

CURRENT OWNER:
BA 91, LLC
DAVID FRYE
4058 N. COLLEGE SUITE 300 BOX 9
FAYETTEVILLE, AR 72703
479-455-9090

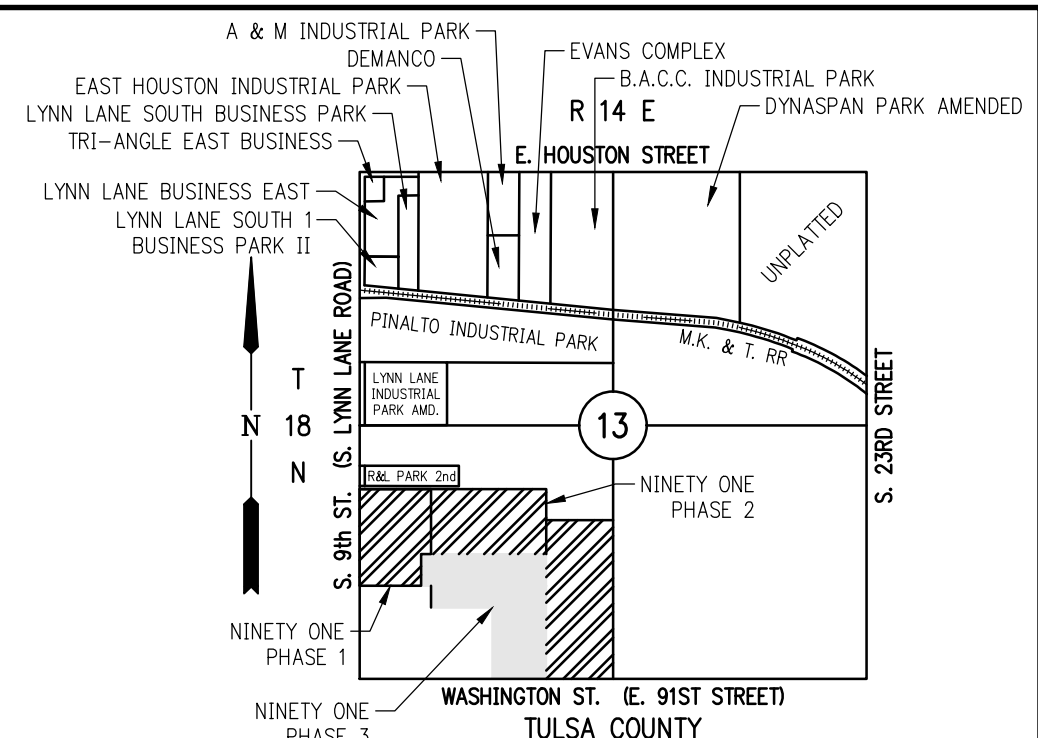
ENGINEER/SURVEYOR:
CRAFTON TULL
220 E. 8th ST.
TULSA, OK 74119
PH 918.584.0347

CERTIFICATION OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2018

SITE INFORMATION:

ADDRESS: 91st ST S & LYNN LANE
ZONING: RS-3
LOTS: 68
BLOCKS: 4
AREA: 26.28 ACRES
CITY OF BROKEN ARROW

WATER SUPPLY: 7000
MINIMUM LOT SF (EA): 7000
MINIMUM FRONT BUILDING SETBACK: 25 FT
MINIMUM REAR BUILDING SETBACK: 20 FT
MINIMUM SIDE SETBACKS: 5 FT
MINIMUM FRONT LOT UTILITY ESMT: 15 FT
MINIMUM REAR LOT UTILITY ESMT: 11 FT
MINIMUM PROPERTY PERIMETER ESMT: 17.5 FT



LOCATION MAP
SCALE IN FEET
0 2000



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	61.87'	183.00'	019°22'18"	S14° 15' 04"E	61.58'
C2	11.00'	183.09'	003°26'27"	S25° 39' 33"E	10.99'
C3	5.20'	231.60'	001°17'16"	S26° 44' 24"E	5.20'
C5	62.97'	233.00'	015°29'04"	S18° 21' 28"E	62.78'
C6	38.14'	233.01'	009°22'39"	S05° 55' 35"E	38.09'
C7	39.27'	25.00'	090°00'00"	S46° 14' 15"E	35.36'
C8	14.08'	31.00'	026°01'23"	N75° 45' 04"E	13.96'
C9	39.84'	52.00'	043°53'40"	N84° 41' 12"E	38.87'
C10	29.98'	50.60'	033°56'39"	S56° 37' 25"E	29.54'
C11	44.27'	47.07'	053°52'41"	S14° 57' 53"E	42.65'
C12	14.72'	28.60'	029°29'06"	S13° 20' 31"W	14.56'
C13	14.08'	31.00'	026°01'23"	S14° 46' 26"W	13.96'
C14	14.08'	31.00'	026°01'23"	S14° 41' 56"E	13.96'
C15	17.44'	52.00'	019°13'01"	S17° 39' 07"E	17.36'
C16	20.53'	52.00'	022°37'12"	S03° 15' 59"W	20.40'
C17	39.41'	52.00'	043°25'15"	S36° 17' 12"W	38.47'
C18	51.54'	52.00'	056°47'18"	S86° 23' 29"W	49.46'
C19	14.08'	31.00'	026°01'23"	N78° 13' 34"W	13.96'
C20	39.29'	25.00'	090°03'20"	S43° 44' 05"W	35.37'
C21	39.25'	25.00'	089°56'44"	N46° 15' 56"W	35.34'
C22	14.06'	31.00'	025°58'59"	S75° 46' 16"W	13.94'
C23	17.28'	52.00'	019°02'05"	S72° 17' 49"W	17.20'
C24	36.15'	52.00'	039°49'54"	N78° 16' 07"W	35.43'
C25	32.79'	52.00'	036°07'27"	N40° 17' 18"W	32.25'
C26	42.65'	52.00'	046°59'29"	N01° 16' 13"E	41.46'
C27	9.61'	31.00'	017°45'54"	N15° 53' 00"E	9.57'
C28	4.46'	31.00'	008°14'20"	N02° 52' 54"E	4.45'
C29	8.59'	24.26'	020°17'44"	N22° 28' 44"W	8.55'
C30	34.38'	52.00'	037°52'57"	N08° 18' 00"W	33.76'
C31	37.58'	52.00'	041°24'12"	N31° 20' 35"E	36.76'
C32	47.55'	52.00'	052°23'44"	N78° 14' 33"E	45.91'
C33	9.35'	52.02'	010°18'01"	S70° 24' 30"E	9.34'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C34	14.06'	31.00'	025°58'59"	S78° 14' 46"E	13.94'
C35	39.27'	25.00'	090°00'00"	N43° 45' 45"E	35.36'
C36	39.27'	25.00'	090°00'38"	N46° 14' 34"W	35.36'
C37	39.27'	25.00'	089°59'22"	S43° 45' 26"W	35.35'
C38	14.07'	31.00'	026°00'46"	S14° 14' 38"E	13.95'
C39	33.12'	52.00'	036°29'15"	S09° 00' 24"E	32.56'
C40	49.77'	52.00'	054°50'11"	S36° 39' 20"W	47.89'
C41	46.01'	52.00'	050°41'28"	S89° 25' 09"W	44.52'
C42	14.07'	31.00'	026°00'46"	N78° 14' 30"W	13.95'
C43	47.12'	30.00'	089°59'22"	S43° 45' 26"W	42.42'
C44	26.30'	425.00'	003°32'42"	S00° 32' 06"W	26.29'
C45	4.67'	425.00'	000°37'45"	S02° 37' 19"W	4.67'
C46	16.41'	18.00'	052°13'30"	S23° 10' 33"E	15.84'
C47	47.12'	30.00'	049°01'40"	S24° 46' 28"E	49.79'
C48	49.44'	60.04'	047°10'37"	S23° 20' 08"W	48.05'
C49	44.80'	60.05'	042°44'45"	S68° 20' 36"W	43.77'
C50	41.30'	60.00'	039°26'15"	N70° 33' 23"W	40.49'
C51	40.56'	60.00'	038°44'05"	N31° 28' 14"W	39.79'
C52	54.43'	60.00'	051°58'36"	N13° 53' 07"E	52.58'
C53	24.79'	60.00'	023°40'32"	N51° 42' 40"E	24.62'
C54	19.36'	18.00'	061°37'30"	N32° 44' 11"E	18.44'
C55	39.27'	25.00'	090°00'38"	N46° 14' 34"W	35.36'
C56	39.27'	25.00'	089°59'22"	S43° 45' 26"W	35.35'
C57	12.10'	183.00'	003°47'13"	S03° 07' 51"E	12.09'
C58	62.00'	183.00'	019°24'38"	S14° 43' 47"E	61.70'
C59	9.41'	182.87'	002°56'50"	S25° 54' 25"E	9.41'
C60	106.52'	233.00'	026°11'35"	S14° 17' 00"E	105.59'
C61	47.12'	30.00'	090°00'00"	N46° 14' 15"W	42.43'
C62	47.12'	30.00'	090°00'00"	N43° 45' 45"E	42.43'
C63	47.08'	30.00'	089°54'43"	S46° 12' 21"E	42.39'
C64	47.12'	30.00'	090°00'00"	S43° 45' 45"W	42.43'

PARCEL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	35.37'	S43° 46' 58"W
L2	5.06'	S01° 11' 13"E
L3	20.00'	S28° 48' 47"W
L4	37.63'	S01° 40' 16"E
L5	7.63'	N88° 45' 45"E
L6	14.14'	S01° 14' 15"E
L7	36.54'	N25° 55' 35"W
L8	26.84'	N01° 11' 13"W
L9	20.00'	S31° 11' 13"E
L10	35.34'	S46° 13' 03"E
L11	21.27'	N88° 45' 07"E
L12	20.79'	N01° 15' 56"W
L13	10.07'	N01° 15' 00"W

FLOODPLAIN REFERENCE

FIRM PANEL NO. 40143C0392KL DATED AUGUST 3, 2009 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

BENCHMARK

BA 26
OKLAHOMA NORTH ZONE 3501
HORIZONTAL DATUM NAD 83 (1993)
NORTHING: 383229.887
EASTING: 2630291.884
VERTICAL DATUM NAVD 1988
ELEV. 670.307'
DESCRIPTION OF BENCHMARK
5/8" REBAR - 1 1/2" ALUMINUM
CAP - FLUSH-STAMPED "BA26" SET
S.E. OF 91ST ST. AND 193RD E. AVE.

BASIS OF BEARING

THE WEST LINE OF THE SW/4 OF SECTION 13, T18N, R14E, I.M. N 01°17'35" W

PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA. BEARINGS BASED UPON THE STATE PLANE COORDINATES AND EVIDENCE FOUND IN THE FIELD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF (E/2) OF THE SOUTHEAST QUARTER (SE/4) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 14 EAST, I.M., THENCE S 88°45'07" W ALONG THE SOUTH LINE OF SAID SW/4 A DISTANCE OF 580.68 FEET, THENCE N 01°18'21" W A DISTANCE OF 741.94 FEET, THENCE S 88°45'45" W A DISTANCE OF 642.34 FEET, THENCE N 01°15'55" W A DISTANCE OF 249.52 FEET, THENCE S 88°45'28" W A DISTANCE OF 103.08 FEET TO THE SOUTHEAST CORNER OF RESERVE AREA "A" OF NINETY ONE-PHASE I, A RE-PLAT OF THE CROSSING AT LYNN LANE, AN ADDITION TO THE CITY OF BROKEN ARROW, THENCE N 01°07'26" W ALONG SAID PHASE I A DISTANCE OF 330.50 FEET TO THE NORTHEAST CORNER OF SAID RESERVE, THENCE N 88°45'45" E A DISTANCE OF 102.26 FEET TO THE SOUTHWEST CORNER OF NINETY ONE-PHASE II, AN ADDITION TO THE CITY OF BROKEN ARROW, THENCE CONTINUING N 88°45'45" E ALONG THE SOUTH LINE OF SAID PHASE II A DISTANCE OF 1,222.63 FEET FOR A TOTAL DISTANCE OF 1,324.89 FEET, THENCE S 01°18'19" E A DISTANCE OF 1,321.84 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE SOUTH 50.00 FEET FOR ROADWAY DEDICATION, CONTAINING 26.28 ACRES, MORE OR LESS.

SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

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

LINEWORK LEGEND

- RIGHT OF WAY LINE (R/W)
- EASEMENT
- SECTION LINE
- PERIMETER PROPERTY LINE
- LOT LINE
- BUILDING SET BACK

APPROVED _____ by the City Council of the City of Broken Arrow, Oklahoma
Mayor
Attest: City Clerk

LEGEND

- SYMBOLS**
- U/E UTILITY EASEMENT
 - F/E FENCE EASEMENT
 - T.A.E. TEMPORARY ACCESS EASEMENT
 - B.L. BUILDING LINE SETBACK
 - L.A. LIMITS OF ACCESS
 - L.N.A. LIMITS OF NO ACCESS
 - R/W RIGHT OF WAY
 - (737.70) BUILDING PAD ELEVATION
 - D/E DRAINAGE EASEMENT
 - (1113) STREET ADDRESS
 - 3/8" IRON PIN W/YELLOW CAP STAMPED "CTA CA 973" TO BE SET AT PROPERTY CORNERS

DETERMINATION NUMBER: DD-42116-06

CASE NO. XXXX-XXXX-X

