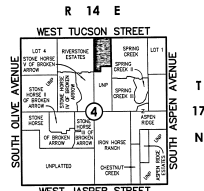


Presley Reserve

BLOCKS 1-2

PART OF GOVERNMENT LOT 2, SECTION FOUR (4),
 TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN
 A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA



Location Map
 Scale: 1" = 2000'

SUBDIVISION CONTAINS:
 FIFTY-SIX (56) LOTS
 WITH TWO (2) RESERVE AREAS
 GROSS SUBDIVISION AREA: 16.630 ACRES

- LEGEND**
- AC ACRES
 - BL BUILDING LINE & UTILITY EASEMENT
 - BU BUILDING LINE & UTILITY EASEMENT
 - CD CHORD DISTANCE
 - CD CHORD DISTANCE
 - DEL DELTA ANGLE
 - DOC DOCUMENT
 - ESM EASEMENT
 - FENCE FENCE EASEMENT
 - FF FINISHED FLOOR ELEVATION
 - GOVT GOVERNMENT
 - IPF IRON PIN FOUND
 - IPF IRON PIN WITH YELLOW CAP
 - UNA LIMITS OF NO ACCESS
 - COE OVERLAND DRAINAGE EASEMENT
 - R.A. RESTRICTED ACCESS (SEE NOTE 6)
 - ROW RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - 1254 ADDRESS ASSIGNED
 - o FOUND MONUMENT
 - SET MONUMENT (SEE NOTE 2)

OWNER:
139BA LLC
 CONTACT: BRIAN GREEN
 EMAIL: BGREEN@139BA.COM
 17211 South 4170 Road
 Claremore, OK 74017
 Phone: (918) 342-0840

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
 DAN E. TANNER, P.L.S. NO. 1435
 OK CA NO. 2661, EXPIRES 6/30/2023
 EMAIL: DAN@TANNERCONSULTING.COM
 5323 South Lewis Avenue
 Tulsa, Oklahoma 74105
 Phone: (918) 745-9929

Benchmark 1 +
 FOUND MAGNETIC NAIL LOCATED
 APPROXIMATELY 36' EAST AND 30' SOUTH
 OF THE NORTHEAST CORNER OF
 RIVERSTONE ESTATES.
 (869935.226, 2642217.413)
 ELEVATION = 688.84 (NAVD 88)

Benchmark 2 +
 CHISEL BOX SET ON TOP OF CURB,
 LOCATED APPROXIMATELY 7' WEST AND
 11' NORTH OF SOUTHEAST CORNER OF
 RIVERSTONE ESTATES.
 (86781.776, 2612468.822)
 ELEVATION = 662.61 (NAVD 88)

Lot Information Table

LOT LABEL	MINIMUM FFE
BLOCK 1 LOT 1	677.05
BLOCK 1 LOT 2	677.05
BLOCK 1 LOT 3	678.20
BLOCK 1 LOT 4	679.15
BLOCK 1 LOT 5	679.50
BLOCK 1 LOT 6	679.75
BLOCK 1 LOT 7	679.75
BLOCK 1 LOT 8	679.75
BLOCK 1 LOT 9	679.50
BLOCK 1 LOT 10	679.75
BLOCK 1 LOT 11	677.80
BLOCK 1 LOT 12	678.20
BLOCK 1 LOT 13	676.70
BLOCK 1 LOT 14	683.50
BLOCK 1 LOT 15	670.05
BLOCK 1 LOT 16	670.80
BLOCK 1 LOT 17	671.90
BLOCK 1 LOT 18	672.30
BLOCK 1 LOT 19	672.35
BLOCK 1 LOT 20	672.35
BLOCK 1 LOT 21	672.35
BLOCK 1 LOT 22	672.35
BLOCK 1 LOT 23	671.15
BLOCK 1 LOT 24	672.35
BLOCK 1 LOT 25	669.40
BLOCK 1 LOT 26	672.35
BLOCK 1 LOT 27	667.25
BLOCK 1 LOT 28	672.35
BLOCK 1 LOT 29	666.85
BLOCK 1 LOT 30	666.85
BLOCK 1 LOT 31	665.90
BLOCK 1 LOT 32	665.90
BLOCK 1 LOT 33	664.75
BLOCK 1 LOT 34	665.30
BLOCK 1 LOT 35	664.75
BLOCK 1 LOT 36	664.20
BLOCK 1 LOT 37	663.60
BLOCK 2 LOT 1	679.60
BLOCK 2 LOT 2	679.60
BLOCK 2 LOT 3	677.15
BLOCK 2 LOT 4	674.25
BLOCK 2 LOT 5	673.85
BLOCK 2 LOT 6	670.15
BLOCK 2 LOT 7	669.15
BLOCK 2 LOT 8	668.25
BLOCK 2 LOT 9	668.25
BLOCK 2 LOT 10	666.25
BLOCK 2 LOT 11	666.60
BLOCK 2 LOT 12	666.60
BLOCK 2 LOT 13	666.60
BLOCK 2 LOT 14	666.60
BLOCK 2 LOT 15	666.70
BLOCK 2 LOT 16	667.05
BLOCK 2 LOT 17	666.65
BLOCK 2 LOT 18	666.65



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 \$26,746.00 per tract receipt no. 17207 to be applied to 2022 taxes. This certificate is NOT to be construed as payment of 2022 taxes in full but is given in order that this plat may be filed on record. 2022 taxes may exceed the amount of the security deposit.

Dated: 07/01/2022
 John M. [Signature]
 Tulsa County Clerk
 By: [Signature]
 Deputy

Curve Table

CURVE	LENGTH	RADIUS	DELTA (A)	CHORD (C)	CHORD BEARING	CHORD (C)
1	39.27	25.00	90°00'00"	N43°19'20"E	35.36	
2	39.27	25.00	90°00'00"	N46°40'40"W	35.36	
3	21.03	25.00	48°11'23"	N63°15'19"W	20.41	
4	24.13	50.00	27°22'46"	N1°40'40"W	66.67	
5	21.03	25.00	48°11'23"	N64°13'38"E	20.41	
6	26.09	25.00	36°52'12"	N00°04'40"W	15.81	
7	142.89	50.00	163°44'13"	N43°19'20"E	58.89	
8	16.09	25.00	36°52'12"	N73°14'34"W	15.81	

- Notes:**
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
 - ALL PROPERTY CORNERS ARE SET OR FOUND 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
 - THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPO), NORTH AMERICAN DATUM 1983 (NAD83). SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (a) FOUND BRASS CAP AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 4;
 - (b) FOUND 1/2" IRON PIN AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE/4) OF SECTION 4;
 - THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°40'37" WEST.
 - ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BROKEN ARROW AND WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
 - ACCESS AT THE TIME OF PLAT WAS PROVIDED BY WEST TUCSON STREET BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT, AND WEST WINSTON STREET, BEING A PUBLIC STREET.
 - ACCESS IS RESTRICTED AND ADDITIONAL SETBACK AND OTHER CITY OF BROKEN ARROW ZONING ORDINANCE RESTRICTIONS APPLY TO LOTS WITH LOT LINES DESIGNATED "RESTRICTED ACCESS" OR "R.A." THIS NOTE IS IN REFERENCE AND SUBORDINATE TO A SIMILAR PROVISION IN THE RESTRICTIVE COVENANTS.
 - STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH PRE-MAILED-OF-DETERMINATION DETERMINATION AND CONSTRUCTION.
 - SUBJECT PROPERTY IS LOCATED WITHIN UNSHADED ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS MAP NUMBER 40345-00-000, EFFECTIVE DATE: OCTOBER 05, 2012.
 - ORIGINEE NATURAL GAS (ONG) EASEMENTS RECORDED IN 8007-4373, PAGE 188 AND 8006210781669 REMAIN IN FULL FORCE AND EFFECT. ONG EASEMENTS PRE DATE THE RIGHT-OF-WAY DEDICATION IN THIS PLAT AND MAY PROHIBIT OR LIMIT CERTAIN USES WITHIN ONG RIGHT-OF-WAY, INCLUDING PAVING, OTHER UTILITY LINES OR PERMANENT STRUCTURES, WITHOUT PRIOR WRITTEN CONSENT FROM ONG.

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

