

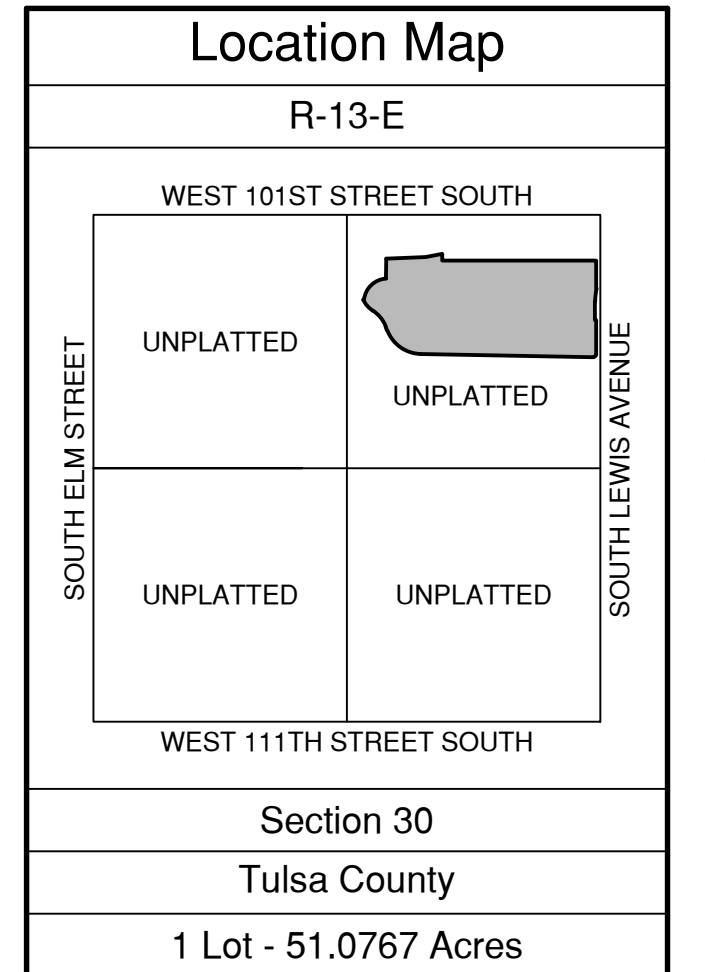
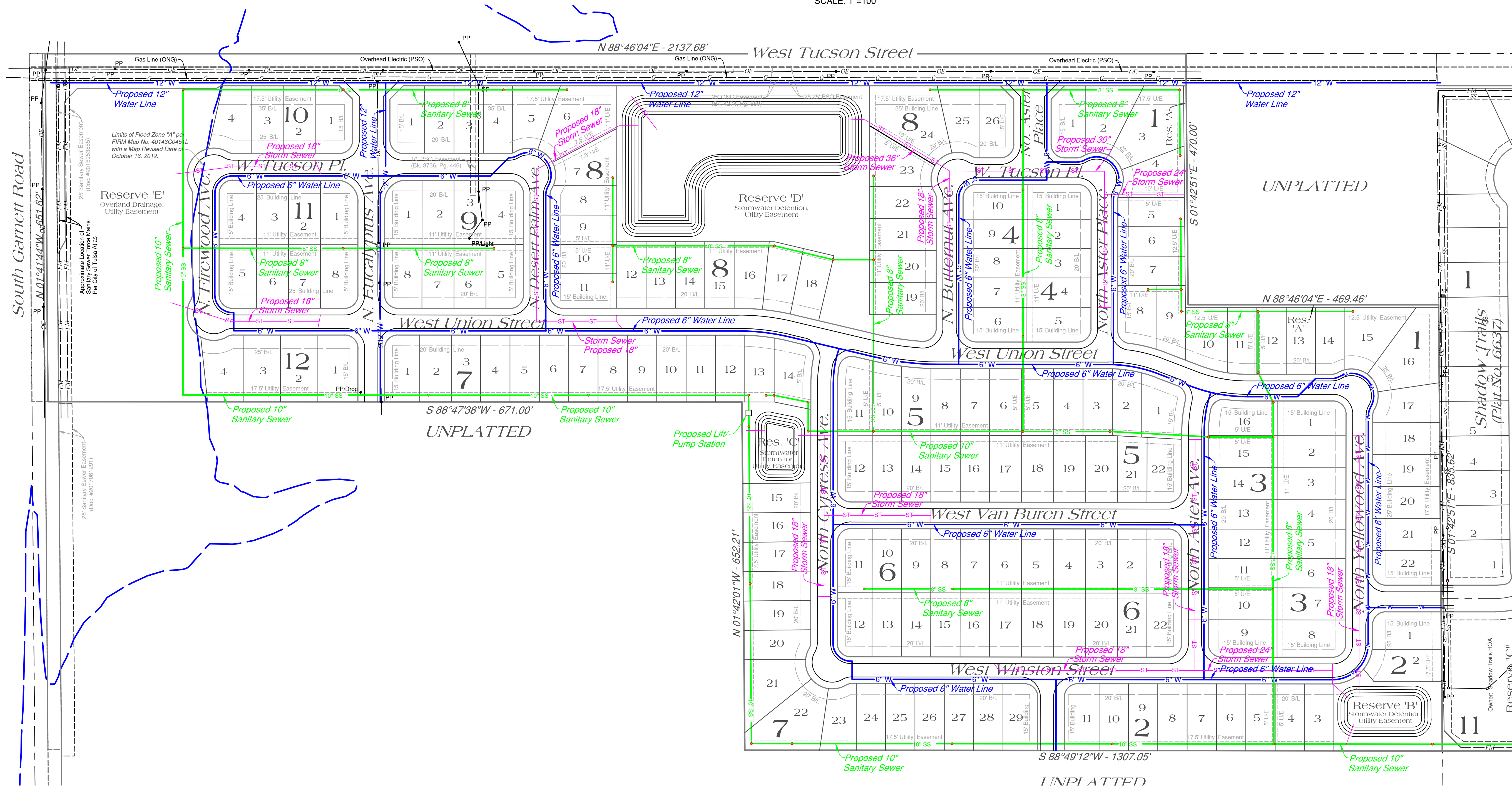
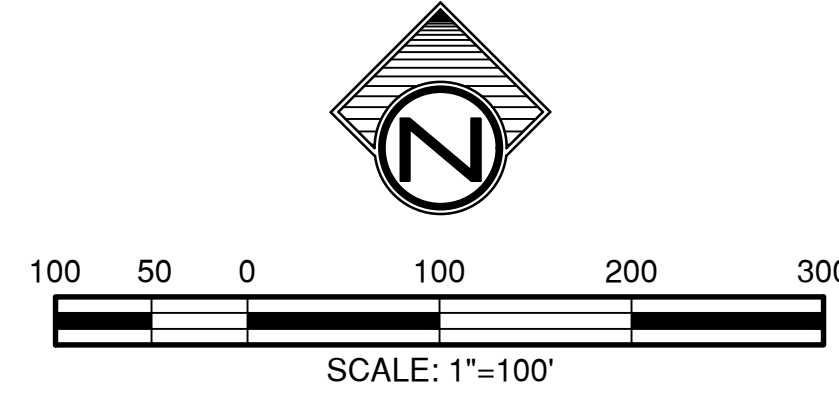
OWNER / DEVELOPER
Elysian Fields Development Company, L.L.C.
an Oklahoma Limited Liability Company
12150 East 96th Street North, Suite 102
Owasso, Oklahoma 74055
918.376.6536

Conceptual Utilities Plan

Elysian Fields

A subdivision in the City of Broken Arrow, being a part of the N/2 of Section 11,
Township 18 North, Range 15 East, Wagoner County, State of Oklahoma

SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
Phone: 918.252.9621
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2021



Legend

	CB = Chord Bearing
	CL = Chord Length
	Doc. = Document

Monument Notes

A 5/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cut-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

A Monument Marker in conformance with the City of Broken Arrow Standard Construction Specification shall be located on the curb adjacent to all lots within 500 feet of all high pressure pipelines. The Markers are to be set after completion of improvements, unless otherwise noted.

Basis of Bearings

The non-astronomic bearings for said tract are based on an assumed bearing of S 89°40'26"E along the north line of the NW/4 of Section 11, T-18-N, R-15-E of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

A chiseled "X" on top of the south curb of East Kinross Street approximately 100 feet west of the centerline of North 88th Place.
Elevation = 691.06 NAVD88

Notes

- Water to be supplied by the City of Broken Arrow.
- Sewage to be received by the City of Broken Arrow.
- No vehicular access is allowed along street frontages with Driveway /Access Limitations and where the setback for the garage is less than 25 feet.
- All wedge shaped lots are a minimum of 60-feet in width at the building line (per PUD 62).

Stormwater Detention

Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-081816-12. Stormwater detention for this plat will be provided adjacent to the site.

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

Mayor

Attest: City Clerk