



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 \$16,137.00 per trust receipt no. 17225 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: 08/03/2022

John M. Fothergill

Tulsa County Treasurer

By: *[Signature]*

Deputy

TULSA COUNTY, OKLA.

OWNER:  
Bricktown East, LLC  
1908 North Willow, Suite #A  
Broken Arrow, Oklahoma 74012  
Phone: (918) 252-2417  
CONTACT: DAVID GIBSON

ENGINEER:  
Wallace Design  
Collective, P.C.  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
A. NICOLE WATTS, P.E. NO. 21511  
OK CA NO. 1460, EXPIRES 6/30/2023  
nicole.watts@wallace.design

SURVEYOR:  
Sisemore & Associates, Inc.  
6660 S. Sheridan Rd.  
Tulsa, Oklahoma  
Phone: (918) 665-3600  
OK CA NO. CA 2421, EXPIRES 6/30/2023

# Bricktown East

## PUD - 318

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

### SUBDIVISION STATISTICS

SUBDIVISION CONTAINS EIGHTY-NINE (89) LOTS IN EIGHT (8) BLOCKS AND TWO (2) RESERVE.

SUBDIVISION CONTAINS 1,024,208.88 SQUARE FEET OR 23.51 ACRES.

### MONUMENTATION

IRON PINS FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

### BENCHMARK

BENCHMARK  
TOP MARK  
N: 394750.304; E: 2612380.237  
ELEVATION: 717.69'

SOUTHWESTERN MOST JOINT INTERSECTION;  
9' WEST OF END OF WEST OAKLAND PLACE AND  
9' NORTH OF SIDEWALK RUNNING ALONG WEST OAKLAND PLACE

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR SAID TRACT IS DUE NORTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOUR (4), 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.

### ADDRESSES

ADDRESS 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 DESCRIPTION.

### NOTES

THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS

ACCESS AT THE TIME OF PLAT WAS PROVIDED BY NORTH ELDER PLACE, A PUBLIC STREET.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION # DD-070112-26R.

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BROKEN ARROW, OKLAHOMA, MAP NO. 40143C0379L DATED 10/16/2012, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED OUTSIDE FLOODPLAIN LIMITS.

ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKFLOW DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE THEREOF SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER.

### LEGAL DESCRIPTION

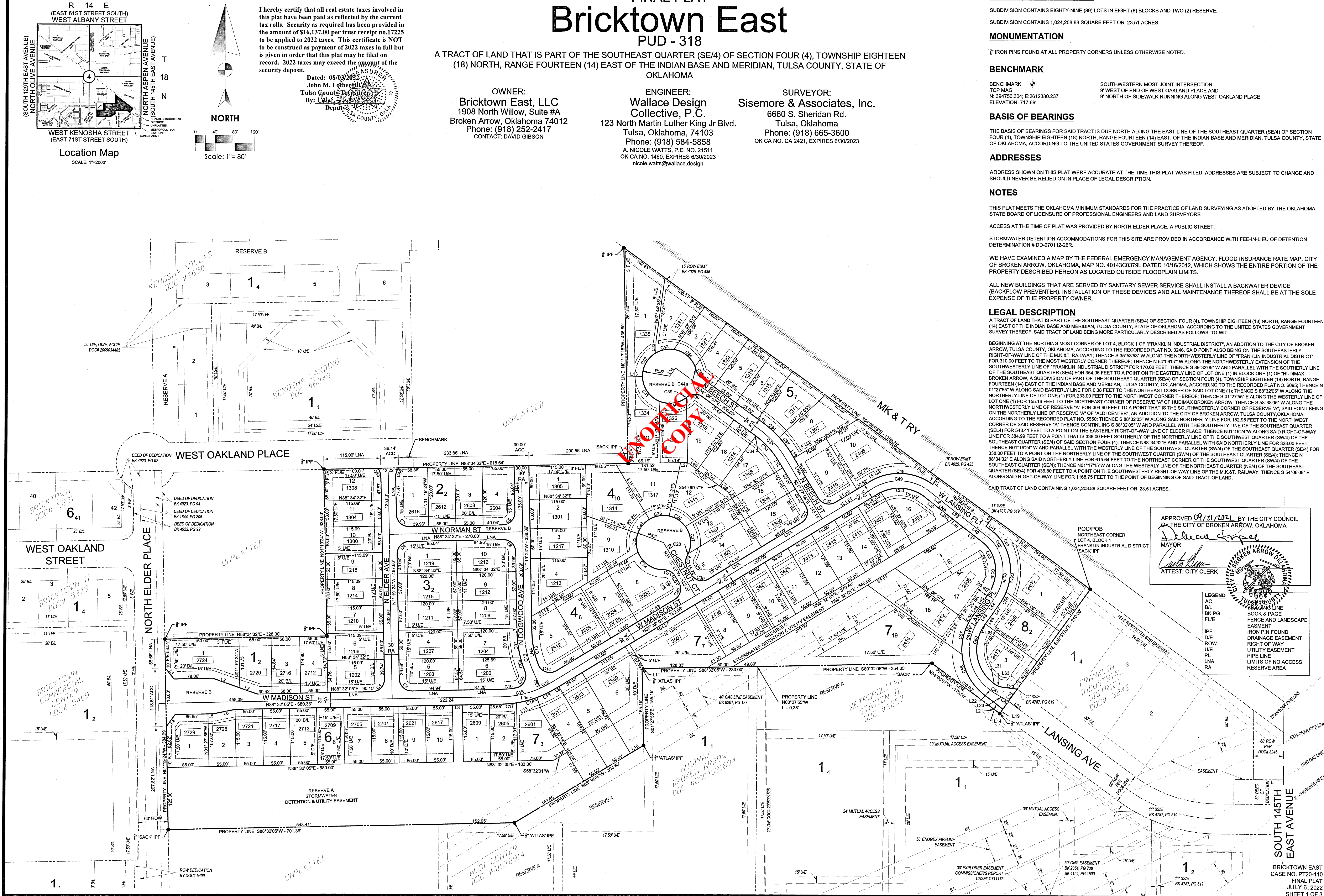
A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHING MOST CORNER OF LOT 4, BLOCK 1 OF "FRANKLIN INDUSTRIAL DISTRICT", AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3246, SAID POINT ALSO BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE M.K.&T. RAILWAY; THENCE S 88°32'05" W ALONG THE NORTHWESTERLY LINE OF "FRANKLIN INDUSTRIAL DISTRICT" FOR 310.00 FEET TO THE MOST WESTERLY CORNER THEREOF; THENCE N 54°06'07" W ALONG THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF "FRANKLIN INDUSTRIAL DISTRICT" FOR 170.00 FEET; THENCE S 89°32'05" W AND PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE/4) FOR 354.05 FEET TO A POINT ON THE EASTERLY LINE OF LOT ONE (1) IN BLOCK ONE (1) OF "HUDIMAX BROKEN ARROW, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 6066; THENCE N 01°27'55" W ALONG SAID EASTERLY LINE FOR 0.38 FEET TO THE NORTHEAST CORNER OF SAID LOT ONE (1); THENCE S 88°32'05" W ALONG THE NORTHERLY LINE OF LOT ONE (1) FOR 233.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 01°27'55" E ALONG THE WESTERLY LINE OF LOT ONE (1) FOR 155.16 FEET TO THE NORTHEAST CORNER OF RESERVE "A" OF HUDIMAX BROKEN ARROW; THENCE S 88°30'05" W ALONG THE NORTHWESTERLY LINE OF RESERVE "A" FOR 304.80 FEET TO A POINT THAT IS THE SOUTHWESTERLY CORNER OF RESERVE "A"; SAID POINT BEING ON THE NORTHERLY LINE OF RESERVE "A" OF "ALDI CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 5550; THENCE S 88°32'05" W ALONG SAID NORTHERLY LINE FOR 152.95 FEET TO THE NORTHWEST CORNER OF SAID RESERVE "A" THENCE CONTINUING S 88°32'05" W AND PARALLEL WITH THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER (SE/4) FOR 548.41 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ELDER PLACE; THENCE N01°19'24" W ALONG SAID RIGHT-OF-WAY LINE FOR 384.98 FEET TO A POINT THAT IS 338.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION FOUR (4); THENCE N88°34'32"E AND PARALLEL WITH SAID NORTHERLY LINE FOR 328.00 FEET; THENCE N01°19'24" W AND PARALLEL WITH THE WESTERLY LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4) FOR 338.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4); THENCE N 88°34'32" E ALONG SAID NORTHERLY LINE FOR 15.54 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF THE SOUTHEAST QUARTER (SE/4); THENCE N01°17'15" W ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER (NE/4) OF THE SOUTHEAST QUARTER (SE/4) FOR 436.80 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE M.K.&T. RAILWAY; THENCE S 54°06'07" E ALONG SAID RIGHT-OF-WAY LINE FOR 1168.75 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINING 1,024,208.88 SQUARE FEET OR 23.51 ACRES.

APPROVED 09/21/2021 BY THE CITY COUNCIL  
OF THE CITY OF BROKEN ARROW, OKLAHOMA  
*[Signature]*  
MAYOR  
*[Signature]*  
ATTEST: CITY CLERK

LEGEND  
AC AC  
BL BL  
BK BK  
FLU FLU  
FENCE AND LANDSCAPE  
EASMENT  
IRON PIN FOUND  
DRAINAGE EASEMENT  
ROW ROW  
PL PL  
LNA LNA  
RA RA





FINAL PLAT

Bricktown East

PUD - 318

A TRACT OF LAND THAT IS PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION FOUR (4), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

CURVE TABLE				
CURVE #	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD DISTANCE (FT)
1	39.21	25.00	N43° 36' 21"E	35.31
2	39.33	25.00	S46° 23' 40"E	35.40
3	39.31	25.00	S46° 22' 26"E	35.39
4	39.23	25.00	N43° 37' 34"E	35.32
5	39.92	23.60	N43° 37' 34"E	35.32
6	39.31	25.00	S46° 22' 26"E	35.39
7	49.57	215.00	N7° 55' 41"W	49.46
8	30.01	215.00	N18° 31' 52"W	29.98
9	44.68	25.00	N28° 40' 06"E	38.97
10	27.99	185.00	N84° 12' 02"E	27.96
11	NOT USED			
12	81.10	200.00	S12° 56' 22"E	80.54
13	66.76	185.00	S11° 39' 39"E	66.40
14	43.40	25.00	S71° 43' 57"E	38.15
15	80.60	200.00	N76° 59' 22"E	80.06
16	24.12	200.00	N61° 59' 20"E	24.11
17	29.44	215.00	N84° 36' 44"E	29.42
18	42.54	215.00	S75° 01' 19"W	42.47
19	40.60	215.00	S63° 56' 38"W	40.54
20	39.27	25.00	N13° 32' 01"E	35.36
21	25.86	25.01	N61° 50' 33"W	24.72
22	67.65	55.00	N56° 13' 43"W	63.47
23	38.15	55.00	N1° 07' 04"W	37.39
24	38.18	55.00	N38° 38' 39"E	37.42
25	41.54	55.00	N80° 10' 11"E	40.56
26	39.85	55.00	S57° 26' 48"E	38.98
27	57.71	55.00	S6° 37' 22"E	55.10
28	4.89	55.00	S25° 59' 06"W	4.89
29	26.18	25.00	S1° 28' 00"E	25.00
30	39.27	25.00	S76° 27' 59"E	35.36
31	39.27	25.00	N13° 32' 01"E	35.36
32	39.27	25.00	S76° 27' 59"E	35.36
33	69.79	185.00	N42° 16' 23"W	69.37
34	3.30	185.00	N53° 35' 27"W	3.30
35	79.01	200.00	S42° 47' 03"E	78.50
36	43.29	215.00	S48° 20' 01"E	43.22

CURVE TABLE				
CURVE #	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD DISTANCE (FT)
37	41.65	215.00	S37° 00' 57"E	41.58
38	33.10	25.00	S87° 58' 07"W	30.73
39	1.85	55.00	S51° 00' 12"W	1.85
40	58.22	55.00	S82° 17' 37"W	55.54
41	63.44	55.00	N34° 20' 02"W	59.98
42	57.95	55.00	N28° 53' 48"E	55.31
43	37.98	55.00	N78° 51' 41"E	37.23
44	57.67	55.00	S51° 19' 09"E	55.06
44a	7.77	55.00	S17° 14' 02"E	7.76
45	17.85	25.00	S33° 38' 41"E	17.48
46	NOT USED			
47	8.27	85.00	N61° 19' 16"E	8.27
48	135.21	115.00	S87° 47' 03"E	127.55
49	117.57	100.00	S87° 47' 03"E	110.92
50	91.62	85.00	S85° 00' 39"E	87.25
51	57.39	97.86	S32° 00' 16"E	56.57
51a	73.34	112.68	S3° 26' 26"W	72.05
52	48.15	82.86	S31° 51' 04"E	47.47
52a	87.55	97.68	S10° 28' 13"W	84.64
53	38.95	67.86	S31° 38' 57"E	38.42
53a	74.31	82.68	S10° 32' 33"W	71.83
55	27.43	112.68	S29° 03' 30"W	27.36
56	15.74	115.00	S31° 58' 39"W	15.73
57	66.88	115.00	S11° 23' 51"W	65.94
58	97.07	115.00	S29° 26' 41"E	94.22
59	NOT USED			
61	156.25	100.00	S8° 51' 52"E	140.83
60	132.81	85.00	S8° 51' 51"E	119.71
62	5.65	100.00	S58° 58' 16"E	5.65
63	13.71	27.00	S68° 10' 09"E	13.56
64	18.80	28.00	S20° 33' 36"E	18.45
65	18.90	28.00	N18° 00' 56"E	18.54

LINE TABLE		
LINE #	LENGTH (FT)	BEARING
L1	28.12	S38° 29' 05"E
L2	58.72	S70° 39' 04"E
L3	36.96	S70° 39' 04"E
L4	30.23	N35° 25' 38"E
L5	10.50	N88° 32' 05"E
L6	45.21	N78° 20' 36"E
L7	9.86	S1° 19' 24"E
L8	20.00	N88° 32' 05"E
L9	9.00	N58° 32' 01"E
L9a	30.00	N20° 38' 45"W
L10	30.75	S58° 38' 05"W
L11	4.28	N88° 32' 05"E
L12	10.11	S31° 27' 59"E
L13	32.48	N88° 42' 45"E
L14	45.95	S53° 37' 35"E
L15	13.88	S54° 53' 07"E
L16	11.00	S31° 27' 59"E
L17	17.50	N35° 53' 53"E
L18	22.30	S35° 53' 53"W
L19	10.82	N35° 53' 53"E
L20	32.44	S82° 42' 40"E
L21	NOT USED	
L22	5.51	N53° 37' 38"W
L23	22.70	S60° 35' 27"E
L24	NOT USED	
L25	49.17	N35° 53' 53"E
L26	NOT USED	
L27	13.87	N88° 34' 32"E
L28	21.70	S54° 06' 07"E
L29	10.13	S31° 27' 59"E
L30	36.56	S24° 33' 20"E
L31	4.07	N53° 37' 38"W
L31a	2.30	N35° 53' 55"E
L32	22.39	N00° 39' 40"E
L33	36.33	N58° 38' 50"E
L34	20.45	S35° 53' 53"W

LINE TABLE		
LINE #	LENGTH (FT)	BEARING
L35	45.94	S51° 42' 50"E
L35A	28.47	S52° 14' 44"W
L36	26.74	S52° 14' 44"E
L37	54.44	S52° 20' 16"E
L38	46.45	S51° 43' 40"E
L39	55.64	S52° 14' 44"E
L40	54.44	S52° 20' 19"E
L41	20.08	S52° 20' 19"E
L42	24.14	S34° 29' 10"W
L43	27.34	S35° 53' 55"W
L44	27.16	S35° 53' 55"W
L45	24.18	S34° 29' 10"W
L46	27.53	S35° 53' 55"W
L47	24.12	S34° 29' 10"W
L48	NOT USED	
L49	25.00	S54° 06' 07"E

LOT AREA				
BLOCK	LOT	AREA (SF)	AREA (ACRE)	FINISHED FLOOR ELEV.
1	1	12,522.99	0.29	713.50
	2	7,328.82	0.17	713.50
	3	6,659.27	0.15	713.50
	4	6,312.67	0.14	713.50
	5	7,314.58	0.17	711.25
	6	6,329.83	0.15	711.75
	7	6,329.83	0.15	712.50
	8	6,214.74	0.14	713.50
	9	6,099.65	0.14	714.25
	10	6,099.42	0.14	714.75
	11	6,099.42	0.14	715.50
	12	7,447.10	0.17	716.50
2	1	7,631.26	0.18	716.50
	2	6,599.99	0.15	716.50
	3	6,599.99	0.15	716.50
	4	7,666.41	0.18	716.50
	1	7,666.41	0.18	714.50
	2	6,839.99	0.16	713.50
	3	6,839.99	0.16	712.75
	4	7,079.99	0.16	712.25
	5	7,618.28	0.17	711.50
	6	8,408.39	0.19	712.50
3	1	7,172.68	0.16	713.25
	2	6,839.99	0.16	713.75
	3	6,839.99	0.16	712.75
	4	7,079.99	0.16	712.25
	5	7,618.28	0.17	711.50
	6	8,408.39	0.19	712.50
	7	7,172.68	0.16	713.25
	8	6,839.99	0.16	713.75
	9	6,839.99	0.16	714.50
	10	7,665.32	0.18	715.25
4	1	7,934.96	0.18	717.25
	2	6,899.96	0.16	716.50
	3	6,899.96	0.16	715.50
	4	9,632.57	0.22	714.50
	5	9,366.89	0.22	713.00
	6	7,560.00	0.17	712.50
	7	7,560.00	0.17	712.50
	8	11,368.95	0.26	712.50
	9	8,735.23	0.20	714.50
	10	11,947.60	0.27	715.50

LOT AREA				
BLOCK	LOT	AREA (SF)	AREA (ACRE)	FINISHED FLOOR ELEV.
4	11	9,490.41	0.22	715.50
	12	9,135.39	0.21	715.50
	13	5,814.53	0.13	713.50
	14	9,498.68	0.22	712.50
	15	7,665.87	0.18	713.50
	16	6,000.00	0.14	714.50
	17	7,410.25	0.17	715.25
	18	6,874.97	0.16	715.75
	19	8,761.87	0.20	716.50
	20	6,776.82	0.16	717.50
	21	10,239.21	0.24	717.50
	1	15,053.07	0.35	720.50
5	2	8,149.15	0.19	720.50
	3	5,659.37	0.13	720.00
	4	6,515.39	0.15	719.00
	5	6,600.00	0.15	718.00
	6	6,600.00	0.15	717.00
	7	8,465.60	0.19	717.00
	8	8,984.12	0.21	716.50
	9	8,996.22	0.21	714.50
	10	1,4449.46	0.33	716.00
	1	8,862.14	0.20	713.50
6	2	6,062.98	0.14	713.50
	3	6,324.98	0.15	713.50
	4	6,324.98	0.15	713.50
	5	6,324.98	0.15	712.75
	6	6,324.98	0.15	712.75
	7	6,324.98	0.15	712.50
	8	6,324.98	0.15	712.50
	9	6,324.98	0.15	712.50
	10	6,324.98	0.15	712.50
	1	6,324.95	0.15	712.50
7	2	6,344.60	0.15	712.50
	3	8,658.29	0.20	712.50
	4	10,415.75	0.24	712.25
	5	10,431.81	0.24	711.75

LOT AREA				
BLOCK	LOT	AREA (SF)	AREA (ACRE)	FINISHED FLOOR ELEV.
7	6	15,555.53	0.36	711.50
	7	15,294.40	0.35	711.75
	8	6,707.91	0.15	712.25
	9	6,707.91	0.15	712.50
	10	6,707.91	0.15	712.50
	11	6,707.91	0.15	712.75
	12	6,707.91	0.15	713.25
	13	6,707.91	0.15	713.75
	14	6,707.91	0.15	714.50
	15	6,706.80	0.15	715.50
	16	8,323.33	0.19	716.50
	17	21,119.70	0.48	722.00
	18	12,408.86	0.28	722.00
	19	41,878.73	0.96	720.00
	1	18,707.90	0.43	722.50
8	2	9,997.25	0.23	723.50
	3	9,474.73	0.22	725.50



