

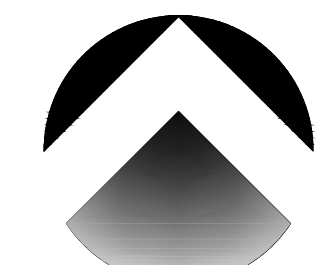
Conceptual Utility Plan

Creek 51 Business Park

Phase I

PUD XXX

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION EIGHTEEN (18), AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION SEVENTEEN (17), ALL LYING WITHIN TOWNSHIP EIGHTEEN (18) NORTH, RANGE (15) EAST OF THE INDIAN BASE AND MERIDIAN A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA



Scale: 1"= 80'
Tanner Consulting

OWNER:

FP Investors I, LLC

A TEXAS LIMITED LIABILITY COMPANY
CONTACT: REX ROBERTSON
Email: rex@forddevelopment.net
16400 Dallas Parkway, Suite 140
Dallas, Texas 75248-1389
Phone: (972) 858-1111

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2019
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

SUBDIVISION CONTAINS:

FOUR (4) LOTS
IN TWO (2) BLOCKS
WITH THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 11.877 ACRES

Notes:

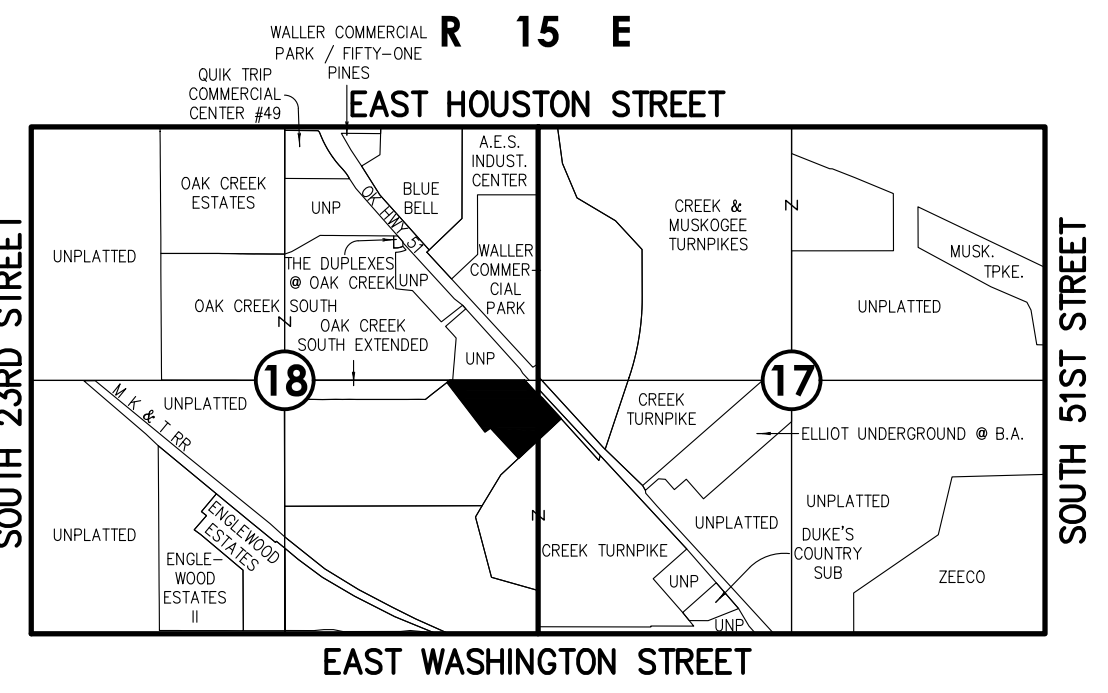
- THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3503), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - (1) MAGNETIC NAIL FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 18;
 - (2) OKLAHOMA DEPARTMENT OF TRANSPORTATION BRASS CAP FOUND AT THE NORTHWEST CORNER OF SOUTHEAST QUARTER (SE/4) OF SECTION 18;
 THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°51'46" WEST.
- ADDRESSES SHOWN ON THIS PLAN ARE ACCURATE AT THE TIME THE PLAN WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAN WAS PROVIDED BY VIRTUE OF STATE HIGHWAY NO. 51 RIGHT-OF-WAY AS PRESENTLY LOCATED.
- STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-072817-24

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

Creek 51 Business Park

Phase I

CASE NO. P700-000
SHEET 1 OF 1



Location Map
Scale: 1"= 2000'

Curve Table

CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORDBRG(CB)	CHORD(CD)
1	208.34	460.00'	25°95'05"	N59°06'73"E	206.57'
2	197.80	540.00'	20°98'72"	N61°34'58"W	196.70'
3	168.50'	460.00'	20°98'72"	N61°34'59"E	167.56'
4	244.578'	540.00'	25°95'05"	N59°04'73"E	242.492'

Lot Area & Address Table

AREA LABEL	AREA(ACRES)	ADDRESS
BLOCK 1 LOT 1	2.065	SOUTH 37TH STREET
BLOCK 1 LOT 2	3.576	SOUTH 37TH STREET
BLOCK 2 LOT 1	2.321	SOUTH 37TH STREET
BLOCK 2 LOT 2	2.353	SOUTH 37TH STREET
RESERVE A	0.019	-
RESERVE B	0.019	-
RESERVE C	0.257	-

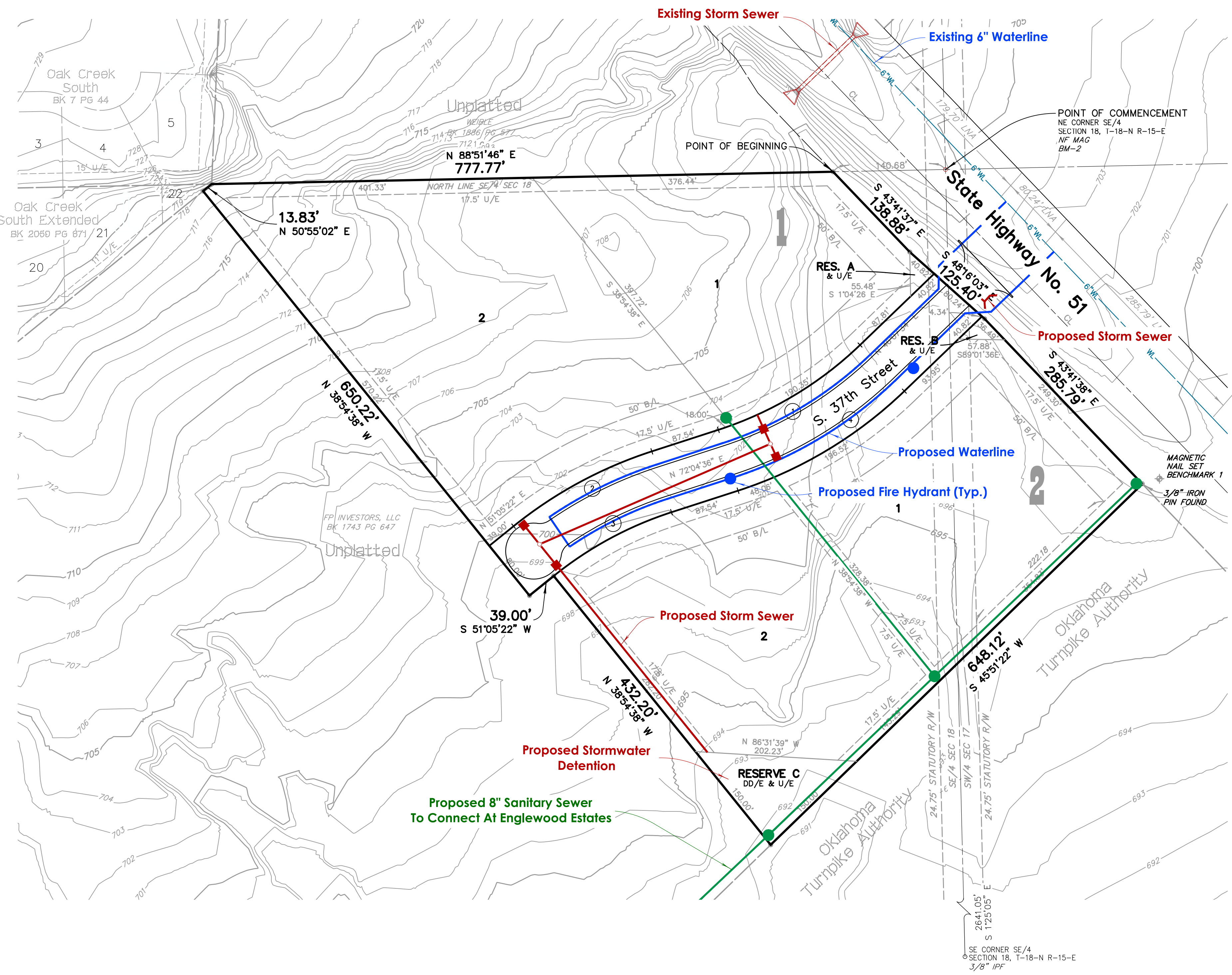
Benchmark 1

MAGNETIC NAIL WITH BRASS TAG MARKED "TANNER 1435" SET IN ASPHALT DRIVEWAY, APPROXIMATELY 21 FEET EAST AND 8 FEET NORTH OF THE MOST EASTERLY PROPERTY CORNER. N: 385631.57 E: 2635736.61
ELEVATION = 698.37 (NAVD 88)

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DD/E	DRAINAGE AND DETENTION EASEMENT
ESMT	EASEMENT
IPF	IRON PIN FOUND
LNA	LIMITS OF NO ACCESS
MAG	MAGNETIC NAIL FOUND
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
SEC	SECTION
U/E	UTILITY EASEMENT
9929	ADDRESS ASSIGNED SET MONUMENT
	FOUND MONUMENT

DATE OF PREPARATION: December 4, 2017



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