



December 18, 2017

Hillside Crossing - PUD 207 Proposed Amendment – Development Area B

The development parcel is part of Lot 4, Block 2, Hillside Crossings, a development located at the northwest corner of South 9th Street and State Highway 51.

A lot split will be submitted by January 2, 2018 to create two new tracts from Tract B of Lot 4. Please refer to 'Lot Split Exhibit "A" for location of Tract B. The development parcel is "Tract B" and consists of approximately 2.02 acres. A conceptual site plan is provided with Exhibit B that illustrates the proposed lot split.

While the southern most parcel of the proposed lot split will have frontage onto State Highway 51 (Broken Arrow Expressway), it does not have access to the highway. There is an existing mutual access easement along the east boundary of Tract B. As a result, access to Hillside Drive for the southern most parcel will occur via the existing mutual access easement along the east boundary of Tract B.

The following is hereby added to the Access and Circulation section of PUD 207:

1. Tract B shown in Exhibit A is allowed to be split into two tracts. Access to the southern most tract will occur via the existing mutual access easement along the east boundary of Tract B.

All other provisions of the PUD shall remain in effect as previously approved by the City of Broken Arrow.

CITY OF BROKEN ARROW
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Wallace Engineering
Structural Consultants, Inc.
200 East Brady Street
Tulsa, Oklahoma 74103
918.584.5858, Fax 918.584.8689
www.wallacesc.com

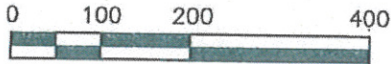
1740190

LOT SPLIT EXHIBIT "A"

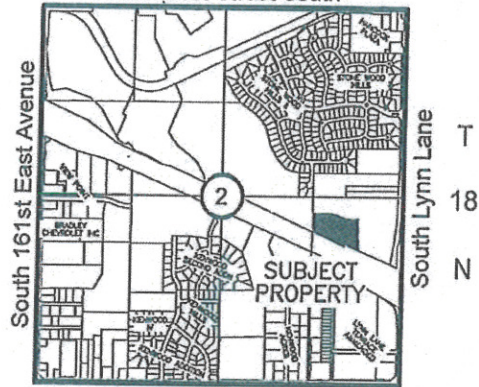
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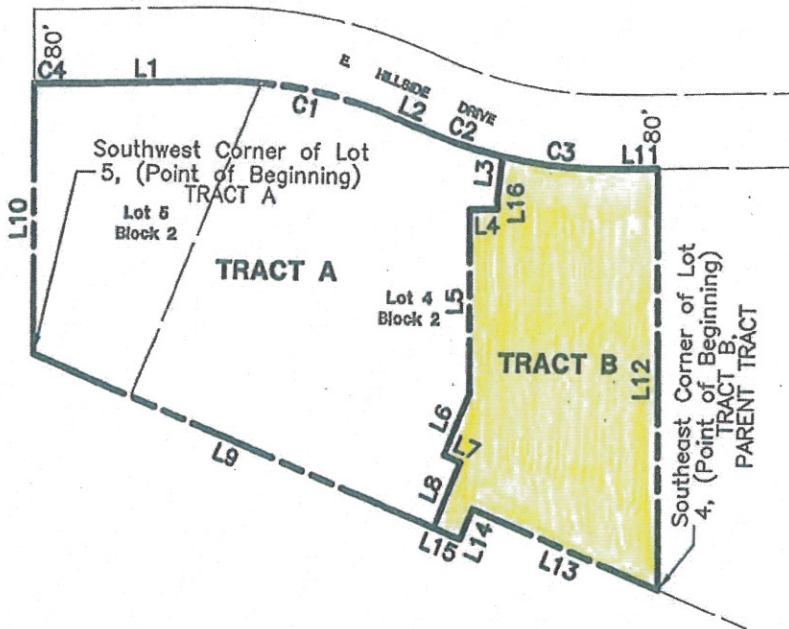
Scale: 1"=200'



R 14 E
East 61st Street South



East 71st Street South
Location Map



Line Table		
Line #	Length	Direction
L1	167.43	N88°35'39"E
L2	19.06	S67°10'06"E
L3	44.24	N05°54'04"E
L4	31.08	S88°35'40"W
L5	198.19	N01°24'20"W
L6	71.39	S21°56'28"W
L7	20.00	S68°03'32"E
L8	76.50	S21°56'28"W
L9	484.07	N68°03'31"W
L10	291.81	N01°15'50"W
L11	42.94	N88°35'39"E
L12	453.29	N01°24'21"W
L13	225.34	N68°03'34"W
L14	35.00	S21°56'28"W
L15	32.12	N68°03'39"W
L16	13.00	S01°24'20"E

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C1	203.05	480.00	201.54	S79°17'13"E
C2	105.33	560.00	105.18	S72°33'24"E
C3	131.56	560.00	131.26	S84°40'38"E
C4	39.27	1040.00	39.27	N89°40'33"E

FILE: 153011 LG-A

Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE WEST LINE OF LOT 5 AS BEING N68°03'33"W.
2. SEE EXHIBIT "A" PAGE 2 THRU 3 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.



P.O. BOX 848, CHOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO.: 4502 EXP. DATE: 6/30/16

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CITY OF BROKEN ARROW



PARENT TRACT
LEGAL DESCRIPTION

A TRACT OF LAND THAT IS ALL OF LOT FOUR (4), AND ALL OF LOT FIVE (5) IN BLOCK TWO (2), HILLSIDE CROSSINGS, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID LOT FOUR (4); THENCE N68°03'34"W AND ALONG THE SOUTH LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF 225.34 FEET; THENCE S21°56'28"W AND ALONG THE SOUTH LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF 35.00 FEET; THENCE N68°03'33"W AND ALONG THE SOUTH LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF 516.19 FEET; TO THE WEST LINE OF SAID LOT FIVE (5) THENCE N01°15'50"W AND ALONG THE WEST LINE OF SAID LOT FIVE (5) FOR A DISTANCE OF 291.81 FEET TO THE NORTH LINE OF SAID LOT FIVE (5) AND THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02°09'49", HAVING A RADIUS OF 1040.00 FEET, A LENGTH OF 39.27 AND WHOSE LONG CHORD BEARS N89°40'33"E FOR A DISTANCE OF 39.27 FEET. THENCE N88°35'39"E AND ALONG THE NORTH LINE OF SAID LOT FIVE (5) FOR A DISTANCE OF 167.43 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24°14'15", HAVING A RADIUS OF 480.00 FEET, A LENGTH OF 203.05 AND WHOSE LONG CHORD BEARS S79°17'13"E FOR A DISTANCE OF 201.54 FEET. THENCE S67°10'06"E AND ALONG THE NORTH LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF 19.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 24°14'15", HAVING A RADIUS OF 560.00 FEET, A LENGTH OF 236.89 AND WHOSE LONG CHORD BEARS S79°17'13"E FOR A DISTANCE OF 235.13 FEET. THENCE N88°35'39"E AND ALONG THE NORTH LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF 42.94 FEET; THENCE S01°24'21"E AND ALONG THE EAST LINE OF SAID LOT FOUR (4) FOR A DISTANCE OF 453.29 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 6.22 ACRES MORE OR LESS.

TRACT A
LEGAL DESCRIPTION

~~A TRACT OF LAND THAT IS PART OF LOT FOUR (4), AND ALL OF LOT FIVE (5) IN BLOCK TWO (2), HILLSIDE CROSSINGS, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:~~

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CITY OF BROKEN ARROW

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Bennett Surveying, Inc.
PO Box 648
Chouteau, OK 74337
918-476-7464

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT FIVE (5) THENCE, N01°15'50"W AND ALONG THE WEST LINE OF SAID LOT FIVE (5) FOR A DISTANCE OF 291.81 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 02°09'49", HAVING A RADIUS OF 1040.00 FEET, A LENGTH OF 39.27 FEET AND WHOSE LONG CHORD BEARS N89°40'33"E FOR A DISTANCE OF 39.27 FEET. THENCE N88°35'39"E AND ALONG THE NORTH LINE OF LOT FOUR (4) FOR A DISTANCE OF 167.43 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24°14'15", HAVING A RADIUS OF 480.00 FEET, A LENGTH OF 203.05 FEET AND WHOSE LONG CHORD BEARS S79°17'13"E FOR A DISTANCE OF 201.54 FEET. THENCE, S67°10'06"E FOR A DISTANCE OF 19.06 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 10°46'37", HAVING A RADIUS OF 560.00 FEET, A LENGTH OF 105.33 FEET AND WHOSE LONG CHORD BEARS S72°33'24"E FOR A DISTANCE OF 105.18 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE S05°54'04"W FOR A DISTANCE OF 44.24 FEET; THENCE S01°24'20"E FOR A DISTANCE OF 13.00 FEET; THENCE S88°35'40"W FOR A DISTANCE OF 31.08 FEET; THENCE S01°24'20"E FOR A DISTANCE OF 198.19 FEET; THENCE S21°56'28"W FOR A DISTANCE OF 71.39 FEET; THENCE S68°03'32"E FOR A DISTANCE OF 20.00 FEET; THENCE S21°56'28"W FOR A DISTANCE OF 76.50 FEET; THENCE N68°03'31"W AND ALONG THE SOUTH LINE OF LOTS FOUR (4) AND FIVE (5) A DISTANCE OF 484.07 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 4.20 ACRES MORE OR LESS.

TRACT B
LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT FOUR (4), IN BLOCK TWO (2), HILLSIDE CROSSINGS, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT FOUR (4); THENCE, N68°03'34"W AND ALONG THE SOUTH LINE OF LOT FOUR (4) FOR A DISTANCE OF 225.34 FEET; THENCE S21°56'28"W AND ALONG THE SOUTH LINE OF LOT FOUR (4) FOR A DISTANCE OF 35.00 FEET; THENCE N68°03'39"W AND ALONG THE SOUTH LINE OF LOT FOUR (4) FOR A DISTANCE OF 32.12 FEET; THENCE N21°56'28"E FOR A DISTANCE OF 76.50 FEET; THENCE N68°03'32"W FOR A DISTANCE OF 20.00 FEET; THENCE N21°56'28"E FOR A DISTANCE OF 71.39 FEET; THENCE N01°24'20"W FOR A DISTANCE OF 198.19 FEET; THENCE N88°35'40"E FOR A DISTANCE OF 31.08 FEET; THENCE N01°24'20"W FOR A DISTANCE OF 13.00 FEET; THENCE N05°54'04"E FOR A DISTANCE OF 44.24 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 13°27'19", HAVING A RADIUS OF 560.00 FEET, A LENGTH OF 131.56 AND WHOSE LONG CHORD BEARS

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Cherokee, OK 74337
918-476-7454

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S84°40'38"E FOR A DISTANCE OF 131.26 FEET; THENCE N88°35'39"E AND ALONG THE NORTH LINE OF LOT FOUR (4) FOR A DISTANCE OF 42.94 FEET; THENCE S01°24'21"E AND ALONG THE EAST LINE OF LOT FOUR (4) FOR A DISTANCE OF 453.29 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 2.02 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON NOVEMBER 17, 2015 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE WEST LINE OF SAID LOT FOUR (4) AS BEING N68°03'33"W.

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE UTILITY EASEMENT HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LOT SPLIT DESCRIBED, AND THAT THE SURVEY OF THE LOT SPLIT MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

WITNESS MY HAND AND SEAL THIS 17TH DAY OF NOVEMBER, 2015.



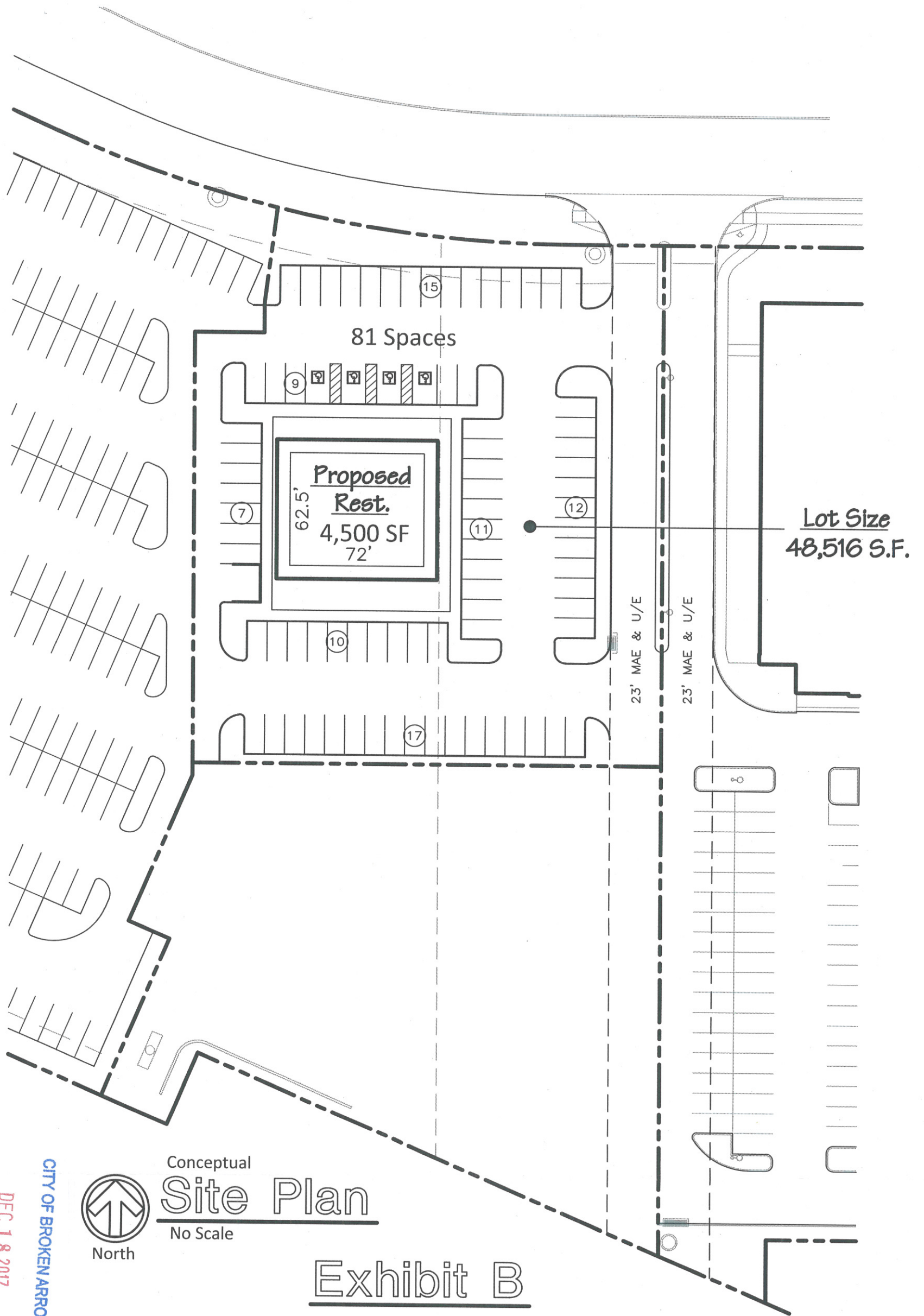
Cliff Bennett

CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2016

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CITY OF BROKEN ARROW



North

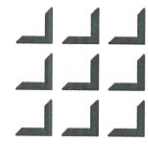
Conceptual
Site Plan

No Scale

Exhibit B

Date: 12-18-17

Site Development Plan For:
Hillside Crossings Shopping Center
Broken Arrow, Oklahoma



White Design Group, P.C.

Architectural and Interiors Consulting

5801 EAST 41ST STREET, SUITE 712, TULSA, OKLAHOMA 74135