

FLOOD INFORMATION
 PART OF PROPERTY IS LOCATED WITHIN 100 YEAR FLOOD ZONE.
 ZONE PANEL NO. 40143C0452L, MAP REVISED: OCTOBER 16, 2012.
 ZONE PANEL NO. 40143C0454L, MAP REVISED: OCTOBER 16, 2012.
 ZONE PANEL NO. 40143C0458L, MAP REVISED: SEPTEMBER 30, 2016.

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE - BASE FLOOD DETERMINED. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

BENCHMARK
 BM # 1: SET MAG NAIL IN CONCRETE
 NORTHING: 359970.45
 EASTING: 261498.22
 ELEVATION: 595.11

BM # 2: EXISTING MONUMENT (LS623)
 NORTHING: 359130.39
 EASTING: 261500.64
 ELEVATION: 591.08

LOT SUMMARY
 LOT 1: 5.396 Acres
 LOT 2: 6.064 Acres
 RESERVE AREA: 2.122 Acres
 10' R/W Dedication: 0.115 Acres
 13.697 Acres (Total)

THE RIGHT-OF-WAY AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF BROKEN ARROW FOR PUBLIC USE. THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY FOR UTILITY, DRAINAGE, ACCESS, AND OTHER PURPOSES. ANY EASEMENT DESIGNATED AS A UTILITY EASEMENT IS DEDICATED TO THE CITY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF CITY-OWNED UTILITIES AND UTILITIES INCLUDING CABLE TV, OPERATED BY UTILITY COMPANIES HAVING A FRANCHISE AGREEMENT WITH THE CITY. THE CITY AND CITY FRANCHISED UTILITY COMPANIES SHALL HAVE ACCESS THROUGH AND ALONG DESIGNATED EASEMENTS FOR THEIR PERSONAL AND EQUIPMENT AT ALL TIMES WITH THE AUTHORITY TO CUT DOWN AND KEEP TRIMMED FOR THE DEDICATED EASEMENTS TREES, HEDGES AND SHRUBS THAT MAY INTERFERE WITH OR ENDANGER SUCH UTILITIES. IN THE EVENT THAT FENCING OF INDIVIDUAL LOTS IS DESIRED, GATES THAT PROVIDE FREE INGRESS AND EGRESS TO, AND WITHIN THE DEDICATED EASEMENTS SHALL BE PROVIDED.

COVENANTS
 DEVELOPMENT STANDARDS
 SEE SHEET 2 OF 2

SURVEY DESCRIPTION

PART OF WEST-HALF (W 1/2) OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A MONUMENT (LS623) MARKING THE NORTHWEST CORNER OF SAID SECTION 10; THENCE S01°33'04"E, ALONG THE WEST LINE OF SAID SECTION 10, 1710.43 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID SECTION 10, N88°47'13"E, 78.82 FEET TO A POINT ON THE SOUTH LINE OF LOT 1, AMENDED PLAT OF CROWN IMPERIAL II ADDITION, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA MARKING THE POINT OF BEGINNING; THENCE N88°44'04"E, ALONG THE SOUTH LINE OF SAID LOT 1, AMENDED PLAT OF CROWN IMPERIAL II ADDITION, 87.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, AMENDED PLAT OF CROWN IMPERIAL II ADDITION; THENCE S12°05'37"E, 131.91 FEET TO A POINT; THENCE S55°38'08"E, 374.04 FEET TO THE NORTHWESTERLY CORNER OF LOT 9, INDIAN SPRINGS ESTATES, 5TH ADDITION, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA; THENCE S55°38'08"E, ALONG THE SOUTHWESTERLY LINE OF SAID INDIAN SPRINGS ESTATES, 5TH ADDITION, 410.35 FEET TO A POINT; THENCE S37°32'53"E, CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID INDIAN SPRINGS ESTATES, 5TH ADDITION, 168.30 FEET TO THE SOUTHWESTERLY CORNER OF LOT 17 OF SAID INDIAN SPRINGS ESTATES, 5TH ADDITION, BEING ON THE NORTH LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED, RECORDED IN MAY 14, 1979, BOOK 4399 AT PAGE 708; THENCE LEAVING THE SOUTHWESTERLY LINE OF SAID INDIAN SPRINGS ESTATES, 5TH ADDITION, S89°51'0"W, ALONG THE NORTH LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED, 126.01 FEET TO A SET 1/2" REBAR AT THE NORTHWEST CORNER OF SAID SPECIAL WARRANTY DEED; THENCE LEAVING THE NORTH LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED, S37°32'53"E, ALONG THE WEST LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED, 91.67 FEET TO A SET 1/2" REBAR; THENCE CONTINUING ALONG THE WEST LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED, 58.66 FEET ALONG THE CURVE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF S31°25'48"E, 58.55 FEET TO A SET 1/2" REBAR; THENCE LEAVING THE WEST LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED, S89°48'56"W, 1146.32 FEET TO A SET 1/2" REBAR ON THE EAST RIGHT-OF-WAY LINE OF SOUTH ASPEN AVENUE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH ASPEN AVENUE, THE FOLLOWING COURSES (BEARING AND DISTANCES): N01°33'04"W, 439.50 FEET TO A SET 1/2" REBAR; N02°57'38"E, 405.53 FEET TO A SET 1/2" REBAR; N03°38'32"W, 84.65 TO THE POINT OF BEGINNING, CONTAINING 13.697 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., LS # 1423, JOB # 18-03-33, DATED: JANUARY 11, 2019, REVISED: MARCH 13, 2019, BEARINGS BASED UPON GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM, DATE OF SURVEY: JANUARY 02, 2019.

**PUD-290 & PUD-290A
 RIVERBROOK ADDITION
 BLOCK 1, LOTS 1 AND 2**

BEING A PART OF THE WEST-HALF (W 1/2) OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 14 EAST, CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA.

CERTIFICATE OF SURVEY

I, ANTHONY P. ANDERSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "RIVERBROOK ADDITION, BLOCK 1, LOTS 1 AND 2", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

ANTHONY P. ANDERSON, OK R.P.L.S. #1423

STATE OF ARKANSAS
 COUNTY OF CRAWFORD

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF _____, 2019, BY ANTHONY P. ANDERSON, AS A LICENSED LAND SURVEYOR.

Notary Public
 My Commission Number _____
 My Commission Expires _____

SURVEYOR

ANDERSON SURVEYING, INC.
 P.O. BOX 129
 VAN BUREN, ARKANSAS 72957
 OFFICE: (479) 474-4247
 EMAIL: ANDERSONSURVEYING@COX.NET
 CA 5107 Expires 06/30/2020

PROPERTY OWNER

RIVERBROOK APARTMENTS, LP
 4101 NORTH CLASSEN BOULEVARD
 OKLAHOMA CITY, OKLAHOMA 73118
 (405) 231-4663

ENGINEER

ANDERSON ENGINEERING, INC.
 811 EAST 3RD STREET
 JOPLIN, MISSOURI 64801
 OFFICE: (417) 782-7399
 CA OK-631 Expires 06/30/2020

OWNER'S CERTIFICATE AND DEDICATION

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON, STREETS AND EASEMENTS ARE RELINQUISHED AND DEDICATED TO THE PUBLIC. ALL TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID IN FULL, IN WITNESS, I,

ROLAND CHUPIK, MANAGER
 OF RIVERBROOK APARTMENTS, LP, HAVE HEREUNTO SET
 MY HAND, THIS _____ DAY OF _____, 2019.

ACKNOWLEDGEMENT

STATE OF _____
 COUNTY OF _____
 ON THIS DAY BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DULY COMMISSIONED AND ACTING, APPEARED IN PERSON(S) KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENTS AND ACKNOWLEDGE THAT HE/SHE/IT EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

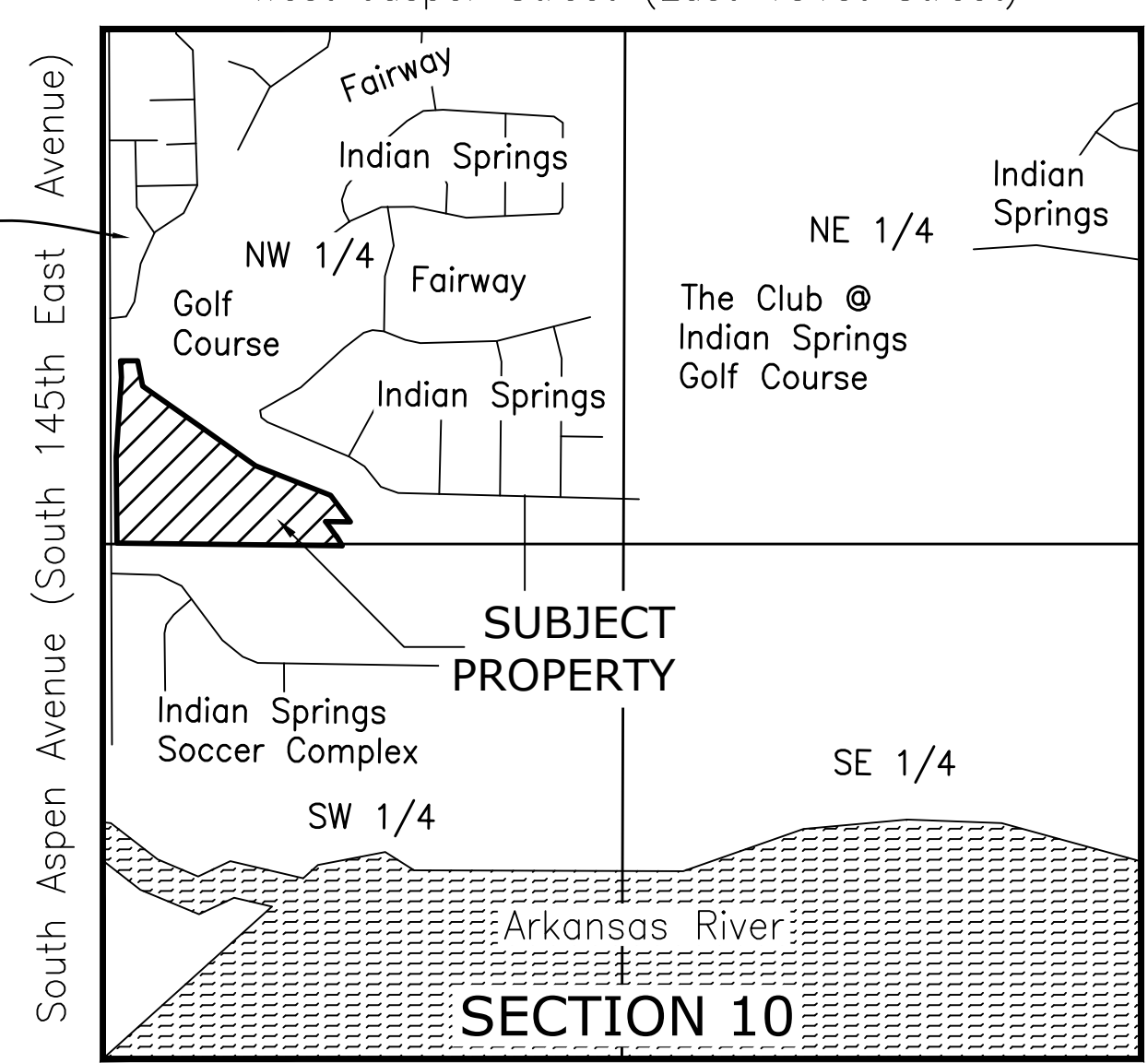
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

DETENTION DETERMINATION
 # DD-020819-04

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF A LEGAL DESCRIPTION.

R 14 E
 West Jasper Street (East 131st Street)



VICINITY MAP
 1" = 1000'

APPROVED

BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA ON _____
 _____ MAYOR
 _____ ATTEST: CITY CLERK

WATER LINE EASEMENT - LINE TABLE

WE#	BEARING	DISTANCE
WE1	N46°34'24"E	8.71'
WE2	N03°08'47"E	165.10'
WE3	N48°08'47"E	11.31'
WE4	S86°51'13"E	57.00'
WE5	S41°51'13"E	21.21'
WE6	S03°08'47"W	71.97'
WE7	S21°13'28"E	14.23'
WE8	S45°35'44"E	44.13'
WE8A	S44°24'16"W	57.83'
WE9	S45°35'44"E	308.51'
WE10	N90°00'00"E	99.48'
WE11	S45°00'00"E	10.14'
WE12	S00°00'00"E	54.33'
WE13	N00°00'00"W	37.75'
WE14	N90°00'00"W	103.22'

RESERVE AREA, OVERLAND DRAINAGE EASEMENT, & UTILITY EASEMENT - LINE TABLE

D/UE#	BEARING	DISTANCE
D/UE1	S56°32'46"E	66.79'
D/UE2	S33°17'12"E	28.98'
D/UE3	S22°07'12"E	66.77'
D/UE4	S43°15'59"E	120.77'
D/UE5	S57°23'56"E	88.52'
D/UE6	S74°03'57"E	116.14'
D/UE7	S42°29'42"E	74.02'
D/UE8	S64°26'49"E	59.53'
D/UE9	S43°33'16"E	124.97'
D/UE10	S68°34'41"E	244.36'
D/UE11	S40°16'40"E	31.31'
D/UE12	S52°19'00"E	83.75'
D/UE13	S77°20'56"E	24.75'
D/UE14	S89°05'58"E	76.58'
D/UE15	S68°52'33"E	13.90'
D/UE16	S58°40'46"E	84.50'
D/UE17	S49°31'41"E	49.35'
D/UE18	S38°26'05"E	30.60'
D/UE19	S16°11'15"E	27.18'
D/UE20	N77°54'23"W	35.65'
D/UE21	S71°33'51"W	55.01'
D/UE22	S90°00'00"W	56.12'
D/UE23	S68°11'55"W	90.32'
D/UE24	N73°55'23"W	75.84'
D/UE25	N64°03'54"W	21.39'
D/UE26	N86°36'31"W	96.03'
D/UE27	S62°59'39"W	69.19'
D/UE28	N70°43'20"W	23.30'
D/UE29	N82°52'30"W	70.26'
D/UE30	S89°59'59"W	70.80'
D/UE31	S54°27'58"W	28.02'
D/UE32	N86°35'27"W	61.10'
D/UE33	N77°56'02"W	281.78'

BASIS OF BEARING
 GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM

LEGEND

- SET REBAR
- EXISTING IRON PIN
- EXISTING SURVEY
- EXISTING RESURFACE
- SET MAIL
- EXISTING MAIL
- EXISTING STONE
- EXISTING MONUMENT
- EXISTING FENCE POST
- EXISTING FENCE
- OVER HEAD POWER LINE
- POWER POLE
- MAN HOLE
- WATER METER
- ELECTRIC/TELEPHONE PEDESTAL
- GAS METER
- ASPHEN CREEK (WITHIN TOP OF BANK)

SCALE
 1" = 60'

ANDERSON SURVEYING INC.
 Arkansas - Oklahoma
 P.O. Box 129
 Van Buren, AR 72957
 (479) 474-4247
 Fax (479) 410-5333
 e-mail: andersonsurveying@cox.net

BROKEN ARROW, TULSA COUNTY, OKLAHOMA
**PUD-290 & PUD-290A
 RIVERBROOK ADDITION, BLOCK 1, LOTS 1 AND 2**
 PART OF THE WEST-HALF (W 1/2) OF SECTION 10, T-17-N, R-14-E

DATE: 11-20-2019
 JOB NO: 18-03-33
 SCALE: 1" = 60'

FOR USE BY: RIVERBROOK APARTMENTS, LP