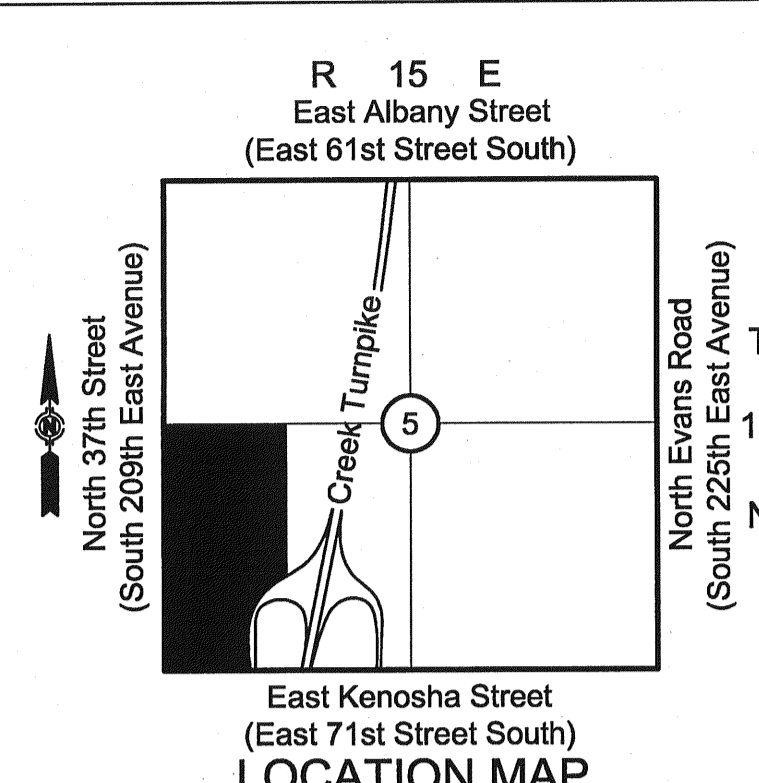
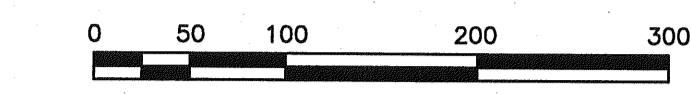


# NORTHEAST CROSSROADS

PUD No. 175 & PUD No. 175A

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2, SW/4) OF SECTION FIVE (5), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF

Scale: 1"=100'



**Legal Description**  
 A TRACT OF LAND THAT IS PART OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2, SW/4) OF SECTION FIVE (5), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST OF THE INDIAN BASE AND MERIDIAN, WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER (W/2, SW/4); THENCE NORTH 01°24'32" WEST ALONG THE WEST LINE OF SECTION FIVE (5) FOR A DISTANCE OF 2640.75 FEET; THENCE NORTH 88°42'13" EAST ALONG THE QUARTER SECTION LINE FOR A DISTANCE OF 1321.78 FEET; THENCE SOUTH 01°25'15" EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER (W/2, SW/4) FOR A DISTANCE OF 1404.17 FEET TO THE TURNPIKE RIGHT-OF-WAY; THENCE SOUTH 50°01'36" WEST ALONG THE TURNPIKE RIGHT-OF-WAY FOR A DISTANCE OF 579.40 FEET; THENCE SOUTH 12°23'09" WEST ALONG THE TURNPIKE RIGHT-OF-WAY FOR A DISTANCE OF 400.19 FEET; THENCE SOUTH 01°22'21" EAST ALONG THE TURNPIKE RIGHT-OF-WAY FOR A DISTANCE OF 485.25 FEET; THENCE SOUTH 88°40'23" WEST ALONG THE SOUTH LINE OF SECTION FIVE (5) FOR A DISTANCE OF 773.30 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 67.67 ACRES, MORE OR LESS.  
 EIGHT (8) LOTS IN FOUR (4) BLOCKS, AND TEN (10) RESERVES

**MONUMENTATION NOTE:** ALL INTERIOR MONUMENTATION SET AS 5/8" IRON PIN WITH PLASTIC CAP EMBOSSED "BENNETT CA 4502".

**Owner**  
 TWO T'S BROKEN ARROW, LLC  
 450 SOUTH COLTRANE  
 EDMOND, OKLAHOMA 73034  
 PHONE: 405.752.7522

**Engineer**  
 HOLLIS ALLEN, JR., P.E.  
 BSW INTERNATIONAL SURVEYING, INC.  
 ONE WEST THIRD STREET, SUITE 800  
 TULSA, OK 74103  
 PHONE: 918.295.4221

**Surveyor**  
 BENNETT SURVEYING, INC.  
 P.O. BOX 848  
 CHOUTEAU OK 74337  
 CA #4502, EXPIRES 6/30/08  
 www.bennettsurveying.com  
 PHONE: 918.476.7484

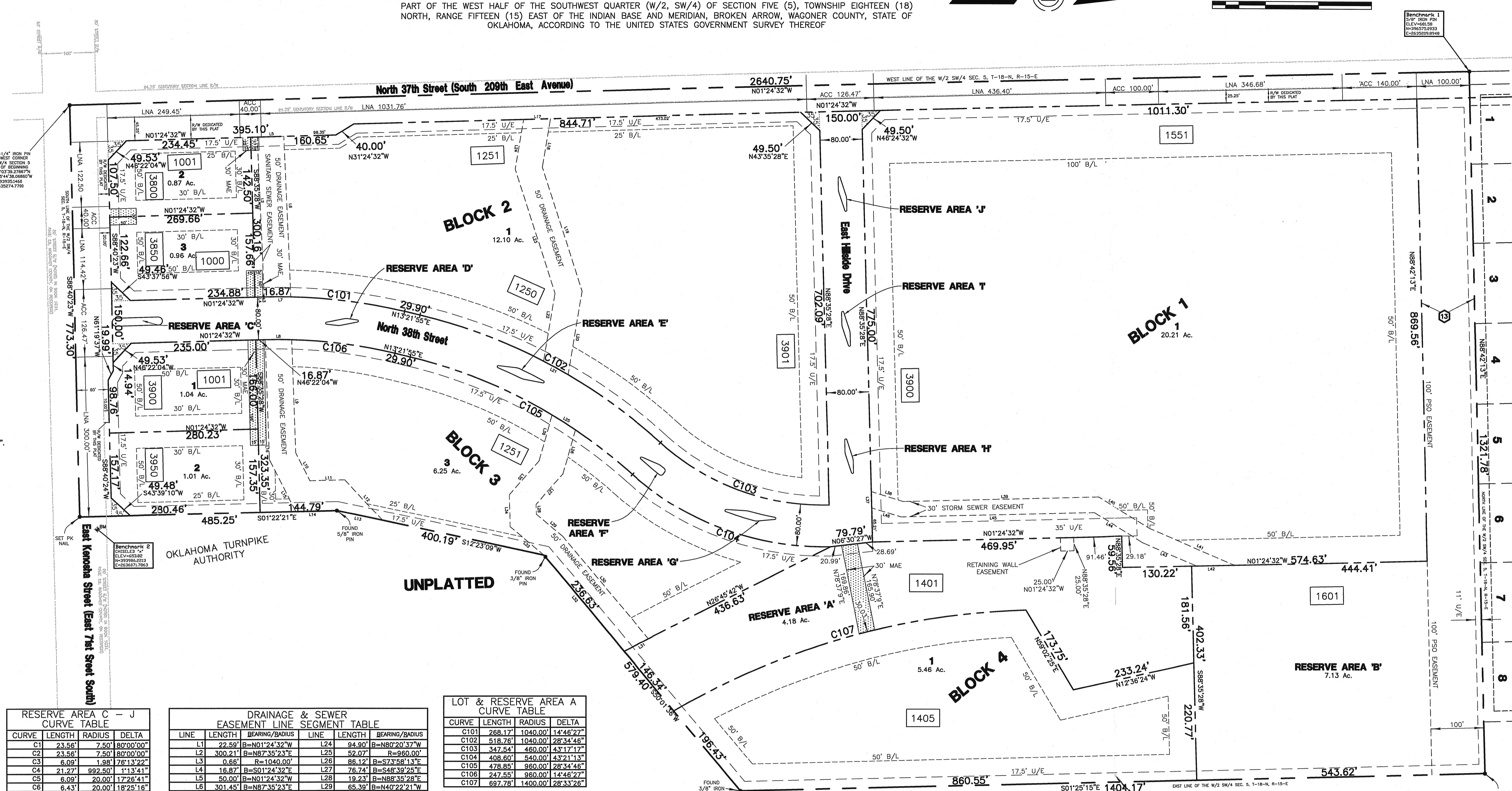
**Notes**  
 13. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT TO PUBLIC SERVICE COMPANY OF OKLAHOMA, DATED SEPTEMBER 2, 1965, FILED SEPTEMBER 22, 1965, RECORDED IN BOOK 345, PAGE 510. (AFFECTS AS SHOWN)

**Miscellaneous Notes**  
 1. THE BEARING BASE FOR THIS SURVEY IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.  
 2. HORIZONTAL DATUM FOR THIS SURVEY IS NAD83(1993), VERTICAL DATUM IS NAVD 1929.  
 3. STORM WATER DETENTION DETERMINATION NO. DD-92807-52.  
 4. WATER SUPPLY SOURCE: WAGONER COUNTY RURAL WATER DISTRICT NO. 4  
 5. SANITARY SEWAGE DISPOSAL THROUGH THE CITY OF BROKEN ARROW, OKLAHOMA.  
 6. ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED UPON IN PLACE OF THE LEGAL DESCRIPTION.

**48 HOURS BEFORE YOU DIG!**  
 CALL OKLE 1-800-522-6543  
 UTILITIES LOCATION SHOWN ON PLAN AND PROFILE WERE OBTAINED FROM INFORMATION PROVIDED BY UTILITY SYSTEM OWNER IN CONJUNCTION WITH EXISTING PHYSICAL FEATURES ASSESS AT THE TIME OF THE TOPOGRAPHIC SURVEY. LOCATIONS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION

**Legend**  
 ACC ACCESS  
 AC. ACRES  
 B/L BUILDING LIMIT  
 BM BENCHMARK  
 LNA LIMITS OF NO ACCESS  
 U/E UTILITY EASEMENT  
 R/W RIGHT-OF-WAY  
 MAE MUTUAL ACCESS EASEMENT  
 AREA OF MUTUAL ACCESS EASEMENT  
 1001 ADDRESS

**Flood Note**  
 THIS PROPERTY DOES NOT LIE IN A 100-YEAR FLOOD ZONE AS PER F.I.R.M. COMMUNITY PANEL NO. 450143C0553H AND 40143C0551H REVISED DATE: SEPTEMBER 22, 1999 THIS PROPERTY LIES IN ZONE X.



**RESERVE AREA C - J CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C1	23.56'	7.50'	80°00'00"
C2	23.56'	7.50'	80°00'00"
C3	6.09'	1.98'	76°13'22"
C4	21.27'	892.50'	11°33'41"
C5	6.09'	20.00'	17°26'41"
C6	6.43'	20.00'	18°25'16"
C7	18.76'	1017.27'	1°03'23"
C8	5.60'	2.00'	60°31'21"
C9	5.72'	2.00'	63°46'42"
C10	48.35'	892.50'	2°47'28"
C11	6.43'	20.00'	18°25'11"
C12	50.95'	1007.50'	2°33'51"
C13	5.23'	20.00'	14°58'53"
C14	5.68'	2.00'	62°42'50"
C15	5.65'	2.00'	61°50'37"
C16	39.19'	507.50'	4°25'30"
C17	5.29'	20.00'	15°09'29"
C18	9.40'	492.50'	0°58'37"
C19	7.90'	500.34'	0°50'34"
C20	7.80'	5.00'	89°25'27"
C21	5.66'	2.00'	62°01'29"
C22	56.14'	507.50'	6°20'15"
C23	4.63'	20.00'	13°15'53"
C24	50.82'	492.50'	5°34'48"
C25	7.03'	20.00'	20°08'41"
C26	5.73'	2.00'	64°08'27"
C27	5.70'	2.00'	63°18'03"
C28	5.70'	2.00'	63°18'03"
C29	5.83'	20.00'	16°41'57"
C30	5.83'	20.00'	16°41'57"
C31	5.83'	20.00'	16°41'57"
C32	5.83'	20.00'	16°41'57"
C33	5.70'	2.00'	63°18'03"
C34	5.70'	2.00'	63°18'03"
C35	5.70'	2.00'	63°18'03"
C36	5.83'	20.00'	16°41'57"
C37	5.83'	20.00'	16°41'57"
C38	5.70'	2.00'	63°18'03"

**DRAINAGE & SEWER EASEMENT LINE SEGMENT TABLE**

LINE	LENGTH	BEARING/RADIUS	LINE	LENGTH	BEARING/RADIUS
L1	22.59'	B=N01°24'32"W	L24	84.80'	B=N80°20'37"W
L2	300.21'	B=N87°35'23"E	L25	52.07'	R=960.00'
L3	0.66'	R=1040.00'	L26	86.12'	B=S73°58'13"E
L4	16.87'	B=S01°24'32"W	L27	76.74'	B=S48°39'25"E
L5	50.00'	B=N01°24'32"W	L28	19.23'	B=N88°35'28"E
L6	301.45'	B=N87°35'23"E	L29	65.39'	B=N42°22'21"W
L7	50.05'	R=1040.00'	L30	252.56'	B=N50°01'36"E
L8	50.04'	R=960.00'	L31	51.36'	B=S26°45'42"E
L9	210.96'	B=N87°56'58"E	L32	236.63'	B=S50°01'36"W
L10	59.10'	B=N83°06'13"E	L33	83.84'	B=S40°22'21"W
L11	65.87'	B=N01°24'32"W	L34	61.77'	B=S83°35'28"W
L12	105.33'	B=N47°08'42"E	L35	85.08'	B=N48°39'26"W
L13	86.67'	B=S12°23'09"W	L36	89.42'	B=N73°58'13"E
L14	77.33'	B=S01°22'21"E	L37	31.69'	B=S88°35'28"W
L15	110.27'	B=S63°06'13"W	L38	62.97'	B=N17°23'48"E
L16	223.87'	B=S87°56'58"W	L39	367.77'	B=N01°24'32"W
L17	80.95'	B=N01°24'32"W	L40	114.82'	B=N31°53'00"E
L18	92.47'	B=S80°20'37"E	L41	174.13'	B=N32°33'39"E
L19	244.73'	B=N72°12'34"E	L42	71.42'	B=S01°24'32"E
L20	157.70'	B=S80°20'42"E	L43	102.34'	B=S22°25'39"W
L21	52.66'	R=1040.00'	L44	108.07'	B=S31°53'00"E
L22	128.37'	B=N80°20'42"W	L45	363.77'	B=S01°24'32"W
L23	244.73'	B=S72°12'34"W	L46	57.72'	B=S01°23'48"W

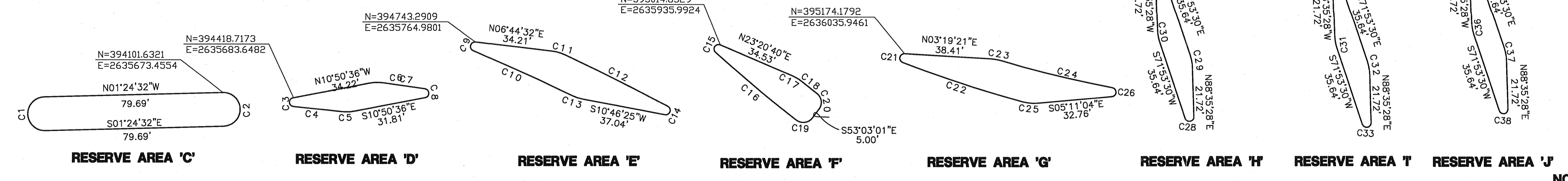
**LOT & RESERVE AREA A CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA
C101	268.17'	1040.00'	14°48'27"
C102	515.76'	1040.00'	28°34'45"
C103	347.54'	450.00'	43°17'12"
C104	408.60'	540.00'	43°21'13"
C105	478.85'	960.00'	28°34'46"
C106	247.55'	960.00'	14°46'27"
C107	697.78'	1400.00'	28°33'26"

**BACKFLOW PREVENTER TABLE**

BLOCK	LOT NO.	MINIMUM ALLOWABLE FINISHED FLOOR ELEV. W/O BACKFLOW PREVENTER	UPSTREAM MANHOLE	TOP OF RIM ELEVATION	PROPOSED PAD ELEVATION	BACKFLOW PREVENTER VALVE REQUIRED (YES OR NO)
1	1	660.98'	N/A	659.98'	665.00'	NO
2	2					
2	3					
3	2					
3	3					
4	1					

WHEN INDIVIDUAL LOTS ARE CONSTRUCTED, NEED FOR BACKFLOW PREVENTER VALVES SHALL BE RE-EVALUATED. IF THE ABOVE FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1985.



**PLAT NO.**  
 PLC 4-335 A  
 APPROVED 12-17-07 BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA  
 Mayor: *Wade McCallister*  
 Attest: *Mary E. Boyer*  
 City Clerk

CASE NO. P07-107  
 DEVELOPMENT NO. 07-134  
**NORTHEAST CROSSROADS**  
 12/12/2007  
 FINAL PLAT - SHEET 1 OF 3

Certified True Copy  
 CAROLYN KUSLER, COUNTY CLERK  
 Wagoner County, Okla.  
 By: *Ryan Sheets* DEPUTY

Add Address to ATE 01/10/08 Gp



