

PRELIMINARY PLAT CROSSINGS AT LYNN LANE

AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA A PART OF THE SW/4, SECTION 13, T-18-N, R-14-E TULSA COUNTY, OKLAHOMA

LEGEND

- SYMBOLS**
- SIP • SET 3/8" IRON PIN
YELLOW CAP, STAMPED "CTA CA 973"
 - FIP ○ FOUND IRON PIN
 - MAG NAIL
 - POWER POLE
 - EXISTING SIGN
 - EXISTING OIL WELL
 - TREE
 - SS ○ SANITARY SEWER MANHOLE
 - MH ○ MANHOLE
 - STORM SEWER PIPE
 - GM ▲ GAS METER
 - WV ▽ WATER VALVE
 - FH • FIRE HYDRANT ASSEMBLY
 - WM • WATER METER
 - L/E LANDSCAPE EASEMENT
 - U/E UTILITY EASEMENT

LINEWORK

- RIGHT OF WAY LINE
- CURB AND GUTTER
- EASEMENT
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- FLOW LINE/DITCH
- POND/EDGE OF WATER
- SECTION LINE
- PROPERTY LINE
- BARBWIRE
- CHAIN LINK FENCE
- CABLE FENCE
- PIPE FENCE
- LOT LINE
- TREE CANOPY LINE

BENCHMARK

BA 26
OKLAHOMA NORTH ZONE 3501
HORIZONTAL DATUM NAD 83 (1993)
NORTHING: 383229.887
EASTING: 2630291.884
VERTICAL DATUM NAVD 1988
ELEV. 670.307'
DESCRIPTION OF BENCHMARK
5/8" REBAR- 1 1/2" ALUMINUM
CAP- FLUSH-STAMPED "BA26", SET
S.E. OF 91ST ST. AND 193RD E. AVE..

BASIS OF BEARING

THE WEST LINE OF SW/4
S 01°17'35" E

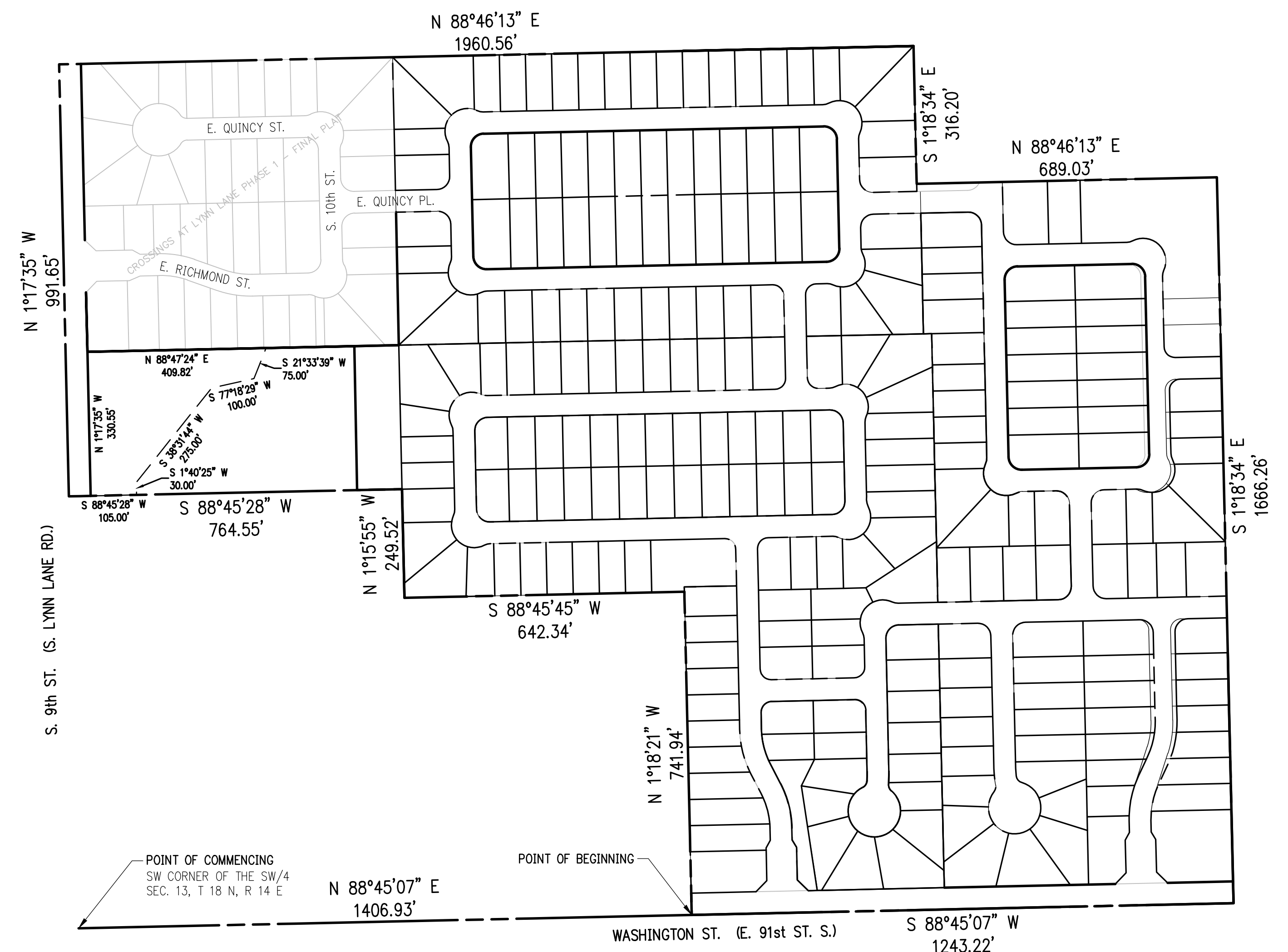
PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE SOUTH HALF (S/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST, TULSA COUNTY, OKLAHOMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4), THENCE N 88°45'07" E ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1406.93 FEET TO THE POINT OF BEGINNING; THENCE N 01°18'21" W A DISTANCE OF 741.94 FEET; THENCE S 88°45'45" W A DISTANCE OF 642.34 FEET; THENCE N 01°15'55" W A DISTANCE OF 249.52 FEET; THENCE S 88°45'28" W A DISTANCE OF 764.55 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE N 01°17'35" W ALONG THE SAID WEST LINE A DISTANCE OF 991.65 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER (S/2 N/2 SW/4); THENCE N 88°46'13" E ALONG THE NORTH LINE OF SAID SOUTH HALF NORTH HALF SOUTHWEST QUARTER (S/2 N/2 SW/4) A DISTANCE OF 1960.56 FEET; THENCE S 01°18'34" E A DISTANCE OF 316.20 FEET; THENCE N 88°46'13" E A DISTANCE OF 689.03 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE S 01°18'34" E ALONG SAID EAST LINE A DISTANCE OF 1666.26 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW/4); THENCE S 88°45'07" W ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER (SW/4) A DISTANCE OF 1243.22 FEET TO THE POINT OF BEGINNING, CONTAINING 87.277 ACRES, MORE OR LESS. SAID TRACT OF LAND IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS OF RECORD.

SITE INFORMATION:	
ADDRESS	91st St S & Lynn Lane
ZONING	RS-3
LOTS	244
BLOCKS	17
AREA	87.277 ACRES
WATER SUPPLY	CITY OF BROKEN ARROW
MINIMUM LOT SF (EA)	7000
FRONT BUILDING SETBACK	25 FT
REAR BUILDING SETBACK	20 FT
SIDE SETBACKS	5 FT
FRONT LOT UTILITY ESMT	15 FT
REAR LOT UTILITY ESMT	11 FT
PROPERTY PERIMETER ESMT	17.5 FT
RESERVE AREA	4.98 ACRES

FLOODPLAIN REFERENCE

FIRM PANEL NO. 40143C0392KL DATED AUGUST 3, 2009 CLASSIFIES THE PROPERTY DESCRIBED HEREON AS ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.



CROSSINGS AT LYNN LANE
E. 9th St. S. (S. LYNN LANE RD.)
&
WASHINGTON ST. (E. 91st ST.)
BROKEN ARROW, OKLAHOMA

Key Plan

No.	Description	Date

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PROJECT NO: 15109900
ISSUE DATE: 07/18/2016
CONTACT: B. WATSON
CHECKED BY:



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LEGEND

SYMBOLS

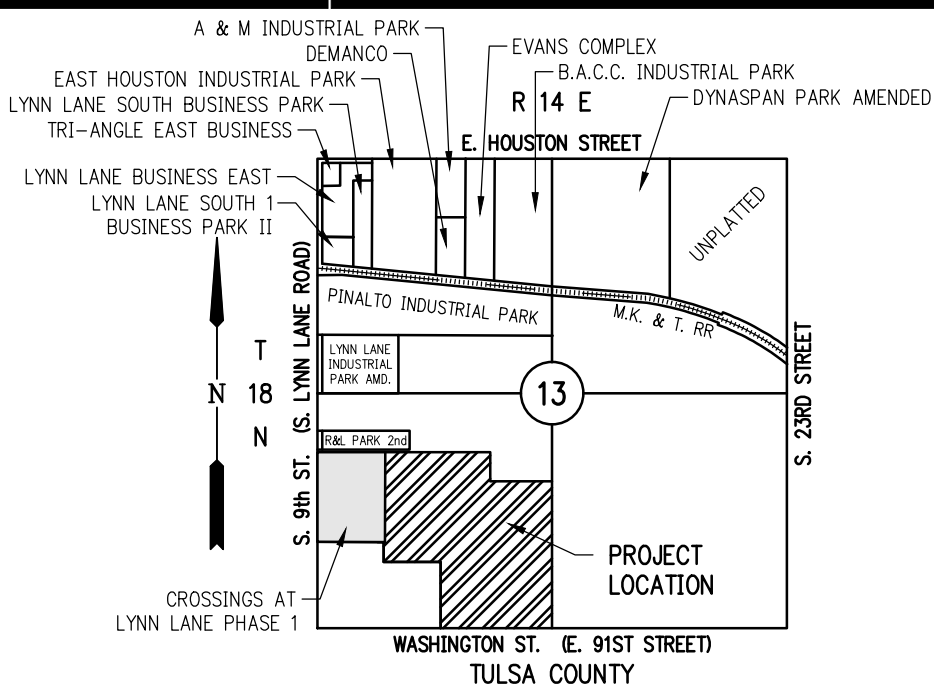
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EDGE OF ASPHALT
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PRELIMINARY PLAT
CROSSINGS AT LYNN LANE

AN ADDITION TO THE CITY OF BROKEN ARROW, OKLAHOMA
A PART OF THE SW/4, SECTION 13, T-18-N, R-14-E
TULSA COUNTY, OKLAHOMA



CURRENT OWNER: DON & MARY COUCH
ENGINEER/SURVEYOR: CRAFTON TULL

BENCHMARK

BA 26
OKLAHOMA NORTH ZONE 3501
HORIZONTAL DATUM NAD 83 (1993)

FLOODPLAIN REFERENCE

FIRM PANEL NO. 40143C0392KL DATED AUGUST 3, 2009 CLASSIFIES THE
PROPERTY DESCRIBED HEREON AS ZONE "X", AN AREA DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

PROPERTY DESCRIPTION

PER COMMITMENT FOR TITLE INSURANCE:
THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (E/2 SE/4 SW/4); AND THE
NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 NW/4 SW/4);

BASIS OF BEARING

THE WEST LINE OF SW/4
S 01°17'35" E

Table with 2 columns: SITE INFORMATION, ADDRESS, ZONING, LOTS, BLOCKS, AREA, WATER SUPPLY, MINIMUM LOT SF (EA), FRONT BUILDING SETBACK, REAR BUILDING SETBACK, SIDE SETBACKS, FRONT LOT UTILITY ESMT, REAR LOT UTILITY ESMT, PROPERTY PERIMETER ESMT, RESERVE AREA.

Crafton Tull logo and contact information: 220 E. 8th Street, Tulsa, Oklahoma 74119

CERTIFICATE OF AUTHORIZATION:
CA 973 (P/L/S) EXPIRES 6/30/2018



CROSSINGS AT LYNN LANE
E. 9th St. S. (S. LYNN LANE RD.)
&
WASHINGTON ST. (E. 91st ST.)
BROKEN ARROW, OKLAHOMA

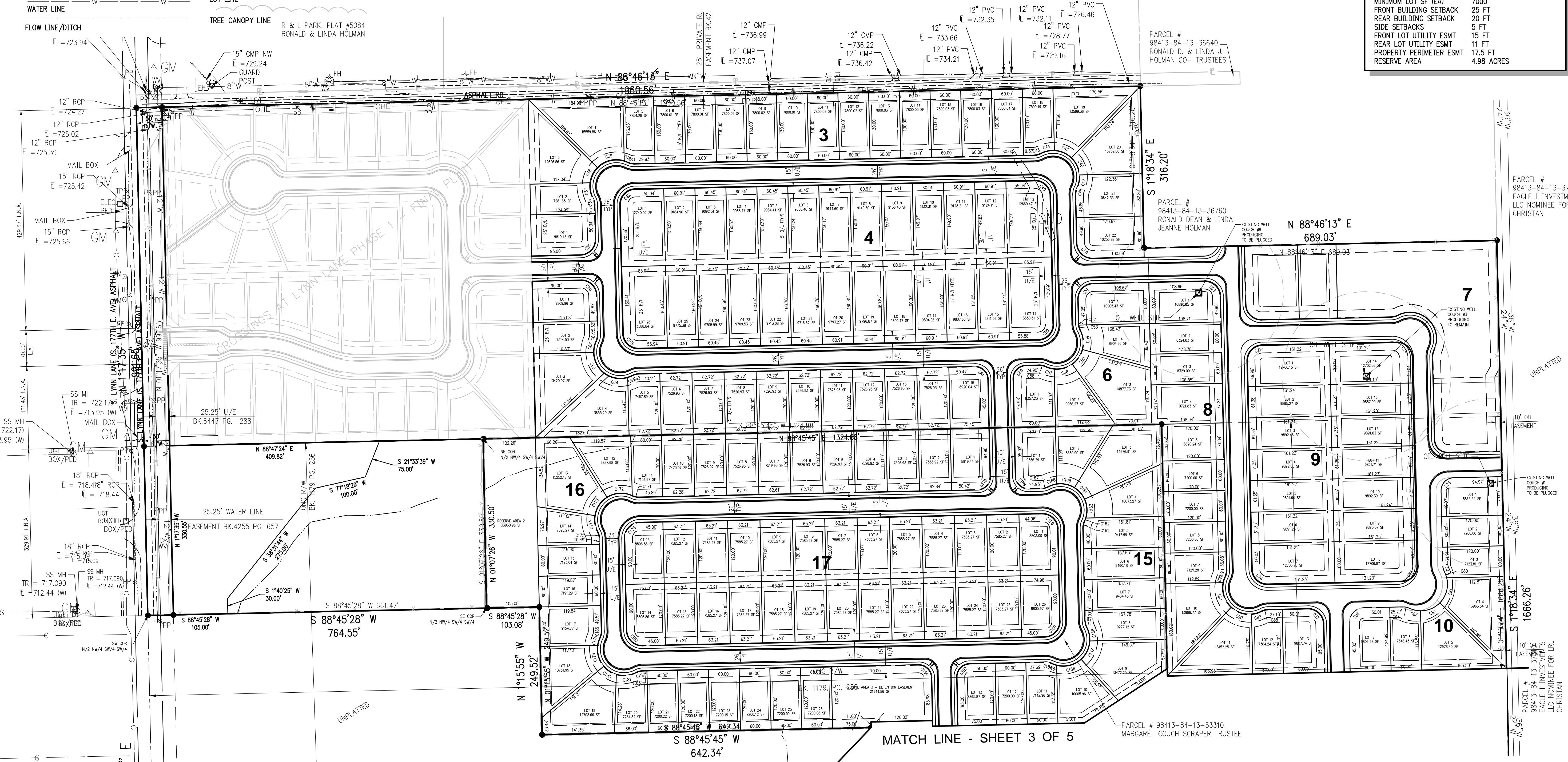
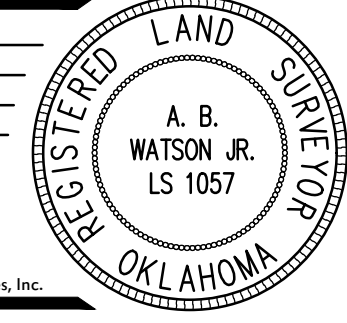


Table with 3 columns: No., Description, Date. For recording purposes.

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PROJECT NO: 15108900
ISSUE DATE: 07/18/2016
CONTACT: B. WATSON
CHECKED BY:



PRELIMINARY PLAT NORTH - 2 OF 5

DETENTION DETERMINATION NUMBER: DD-42116-06
CASE NUMBER: PT15-117

C-102

LEGEND

- SYMBOLS**
- SIP ● SET 3/8" IRON PIN
 - YELLOW CAP, STAMPED "CTA CA 973"
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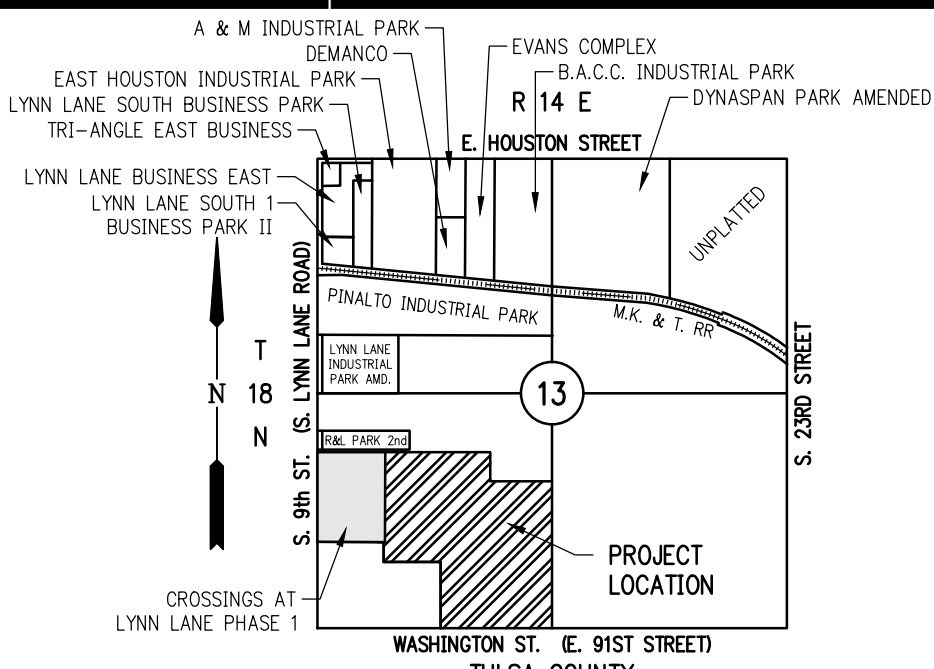
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CURRENT OWNER:
DON & MARY COUCH
56 LAKEVIEW CIRCLE
LAWTON, OK 73507
PH 580.695.1825

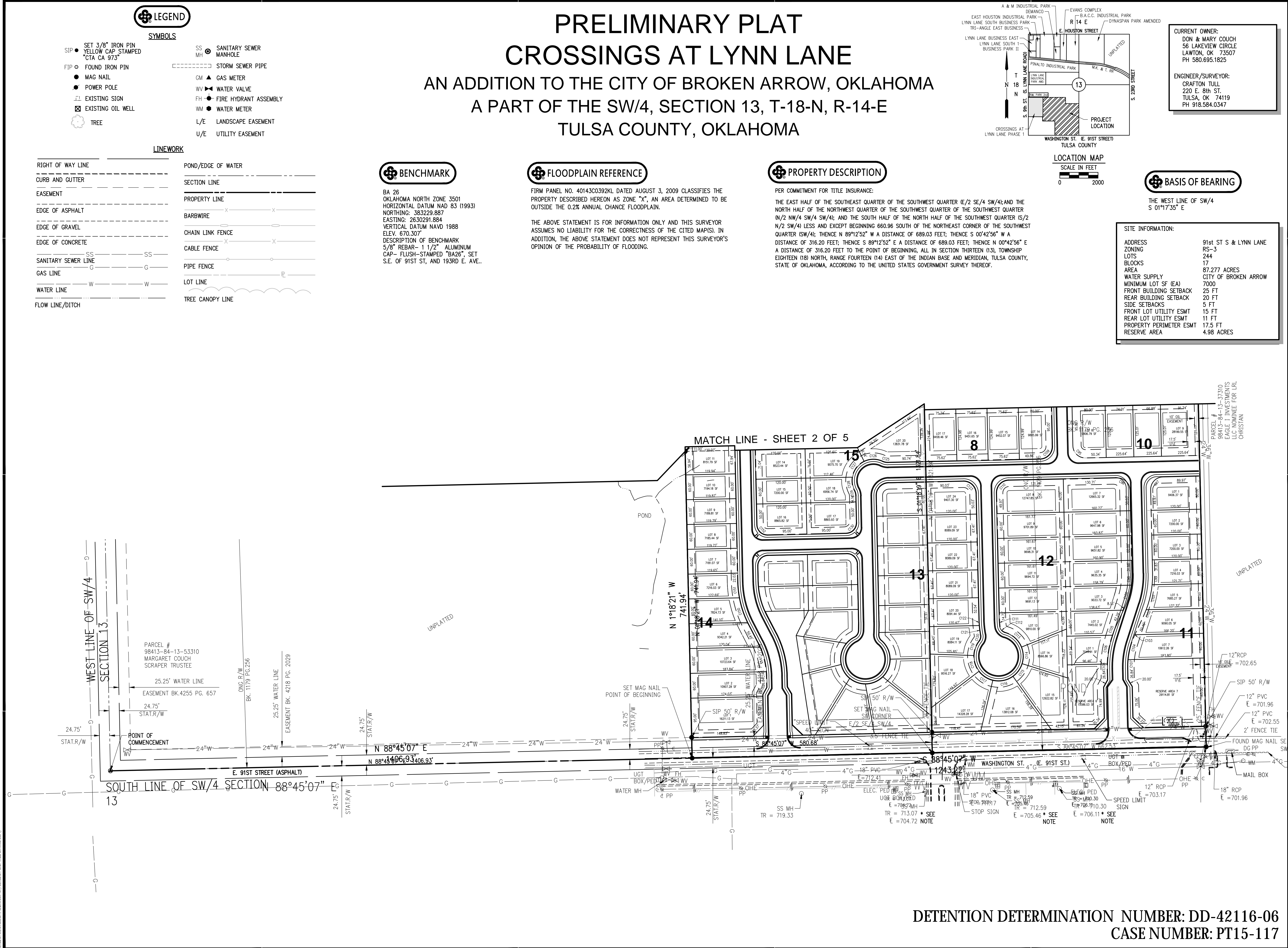
ENGINEER/SURVEYOR:
CRAFTON TULL
220 E. 8th ST.
TULSA, OK 74119
PH 918.584.0347

BASIS OF BEARING

THE WEST LINE OF SW/4
S 01°17'35" E

SITE INFORMATION:

ADDRESS	91st St S & LYNN LANE
ZONING	RS-3
LOTS	244
BLOCKS	17
AREA	87.277 ACRES
WATER SUPPLY	CITY OF BROKEN ARROW
MINIMUM LOT SF (EA)	7000
FRONT BUILDING SETBACK	25 FT
REAR BUILDING SETBACK	20 FT
SIDE SETBACKS	5 FT
FRONT LOT UTILITY ESMT	15 FT
REAR LOT UTILITY ESMT	11 FT
PROPERTY PERIMETER ESMT	17.5 FT
RESERVE AREA	4.98 ACRES



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