

Final Plat - PUD #147

5917 Bristol Ponds

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA; BEING A PART OF THE SE/4 OF SECTION 15, T-18-N, R-14-E, OF THE INDIAN BASE AND MERIDIAN; A RESUBDIVISION OF PART OF 'METROLAND COMMERCIAL CENTER', AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (PLAT #4955) AND PART OF 'VILLAGE PARK', AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (PLAT #5152)

Owner/Developer
 BREEZE PETROLEUM, LLC
 7170 S. BRADEN AVE. #200
 TULSA, OK 74136
 PHONE: (918) 492-5090

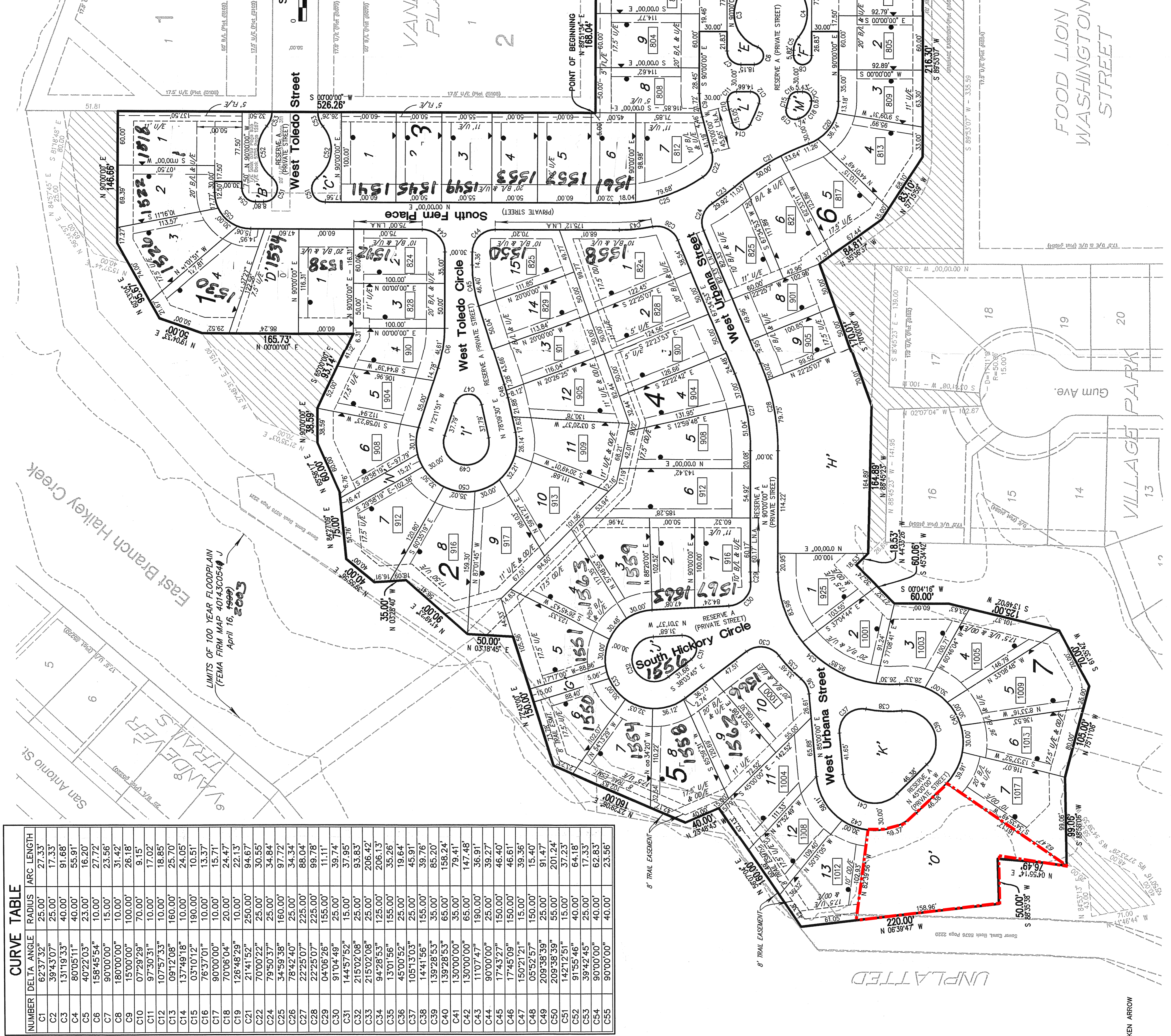
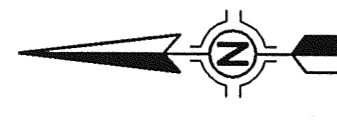
Engineer/Surveyor
 HALL, ROSENBAUM, ALMON & ASSOCIATES, INC
 1913 WEST TACOMA, SUITE-C
 BROKEN ARROW, OKLAHOMA 74012-1472
 PHONE: (918) 258-3737
 FAX: (918) 258-2554
 C.A.#3643 EXPIRES JUNE 30, 2007

Basis of Bearing
 PLATTED BEARING OF S 00°00'00" W
 ALONG THE WEST LINE OF "VANDEVER
 PLAZA II" AND ADDITION TO THE CITY
 OF BROKEN ARROW, TULSA COUNTY,
 STATE OF OKLAHOMA (PLAT NO. 5108)

Notes
 ADDRESSES SHOWN ON THIS PLAT WERE
 ACCURATE AT THE TIME THIS PLAT WAS
 FILED. ADDRESSES ARE SUBJECT TO
 CHANGE AND SHOULD NEVER BE RELIED
 ON IN PLACE OF LEGAL DESCRIPTION.
 ALL PRIVATE STREETS SHOWN HEREON
 ARE DEDICATED AS RESERVE A BY THIS
 PLAT.

ALL WATER AND SANITARY SEWER
 SERVICES WILL BE SUPPLIED AND
 MAINTAINED BY THE CITY OF BROKEN
 ARROW.

Scale: 1"=60'



CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	62.3732°	25.00'	27.33'
C2	39.4307°	25.00'	17.33'
C3	131.1933°	40.00'	91.68'
C4	80.0511°	40.00'	55.91'
C5	40.2203°	10.00'	16.20'
C6	158.4554°	10.00'	27.72'
C7	90.0000°	15.00'	23.56'
C8	180.0000°	10.00'	31.42'
C9	15.0000°	100.00'	26.18'
C10	97.3031°	70.00'	9.15'
C11	107.5733°	10.00'	17.02'
C12	89.1208°	160.00'	18.85'
C13	137.4918°	10.00'	24.05'
C14	63.1012°	190.00'	10.51'
C15	76.3701°	10.00'	13.37'
C16	90.0000°	10.00'	15.71'
C17	70.0604°	20.00'	24.47'
C18	126.9829°	10.00'	22.13'
C19	21.4152°	250.00'	94.67'
C20	70.0022°	25.00'	30.55'
C21	79.5037°	25.00'	34.84'
C22	34.5938°	160.00'	91.72'
C23	78.4240°	25.00'	34.34'
C24	22.2507°	225.00'	88.04'
C25	22.2507°	225.00'	88.04'
C26	40.0626°	155.00'	11.11'
C27	91.0449°	25.00'	39.74'
C28	144.5752°	15.00'	37.95'
C29	215.0208°	25.00'	93.83'
C30	215.0208°	25.00'	206.42'
C31	94.2853°	125.00'	206.13'
C32	13.0156°	155.00'	35.26'
C33	45.0052°	25.00'	19.64'
C34	105.1303°	25.00'	48.91'
C35	14.4156°	155.00'	39.76'
C36	139.2853°	35.00'	85.20'
C37	139.2853°	35.00'	85.20'
C38	130.0000°	65.00'	158.24'
C39	130.0000°	65.00'	158.24'
C40	130.0000°	65.00'	158.24'
C41	130.0000°	65.00'	158.24'
C42	130.0000°	65.00'	158.24'
C43	110.0747°	190.00'	147.48'
C44	90.0000°	25.00'	36.91'
C45	17.4327°	150.00'	39.27'
C46	17.4327°	150.00'	46.40'
C47	17.4509°	150.00'	46.61'
C48	15.0212°	15.00'	39.36'
C49	05.5257°	150.00'	15.40'
C50	209.3839°	55.00'	201.24'
C51	142.1251°	15.00'	37.23'
C52	91.5546°	40.00'	64.18'
C53	39.4245°	25.00'	17.33'
C54	90.0000°	40.00'	62.83'
C55	90.0000°	40.00'	23.56'

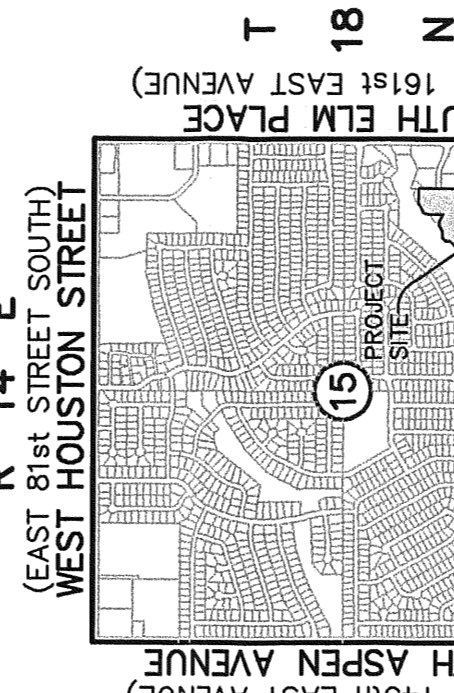
BACKFLOW PREVENTER VALVE TABLE

BLOCK	LOTS	FINISH FLOOR ELEVATION	TOP OF MANHOLE ELEVATION	
1	1	706.50	28	704.50
1	2	706.50	28	704.50
1	3	706.50	28	704.50
1	4	706.50	f	704.10
2	1	706.50	f	704.46
2	2	706.50	f	704.46
2	3	706.50	f	704.46
2	4	706.50	26	704.57
2	5	706.50	26	704.57
2	6	706.50	24	704.70
2	7	706.50	24	704.80
2	8	706.50	15	701.06
2	9	706.50	15	701.06
2	10	706.50	17	703.68
2	11	706.50	17	703.68
2	12	706.50	19	702.78
2	13	706.50	19	702.78
2	14	706.50	19	702.78
2	15	706.50	19	702.78
3	1	709.50*	29	709.49
3	2	709.50*	29	709.49
3	3	709.50*	29	709.49
3	4	707.50*	6	709.00
3	5	706.50*	6	709.00
3	6	706.50	d	705.00
3	7	706.50	d	705.00
3	8	706.00*	22	705.19
3	9	706.00*	21	709.52
3	10	706.00*	21	709.52
3	11	703.50*	19	702.78
4	1	704.80	19	702.78
4	2	704.80	19	702.78
4	3	704.80	19	702.78
4	4	704.50*	18	703.76
4	5	704.50*	18	703.76
4	6	704.50*	18	703.76
5	1	704.00*	6	703.25
5	2	704.00*	6	703.25
5	3	702.00*	16	703.56
5	4	702.00*	16	703.56
5	5	701.50*	16	703.56
5	6	701.50*	EXST.	697.36
5	7	701.50*	EXST.	698.82
5	8	701.50*	13	701.59
5	9	702.50*	13	701.59
5	10	703.60	13	701.59
5	11	701.50*	EXST.	698.67
5	12	701.50*	EXST.	698.67
5	13	701.50*	EXST.	698.67
6	1	706.00*	EXST.	705.73
6	2	706.00*	EXST.	705.73
6	3	706.00*	EXST.	705.73
6	4	706.00*	EXST.	704.84
6	5	705.50	11	703.08
6	6	704.50	11	703.08
6	7	703.50*	b	703.00
6	8	704.50	b	703.00
6	9	704.50	b	703.00
7	1	704.50	9	699.95
7	2	703.50	9	699.95
7	3	702.50	7	695.29
7	4	701.50	7	695.29
7	5	701.50	5	696.97
7	6	701.50	5	696.97
7	7	701.50	4	696.93

* REQUIRES BACKFLOW PREVENTER VALVE.
 IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE IN ACCORDANCE WITH THE CITY OF BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE ON-SITE DETENTION FACILITY AS SHOWN IN THE "NO EXCEPTIONS TAKEN" ENGINEERING PLANS IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-601.05-40.

- Legend**
- B/L BUILDING LINE
 - U/E UTILITY EASEMENT
 - T/E TURNAROUND EASEMENT
 - F/E FENCE & LANDSCAPE EASEMENT
 - M/AE MUTUAL ACCESS EASEMENT
 - O/E OVERLAND DRAINAGE EASEMENT
 - R/W RIGHT OF WAY
 - LMA LIMITS OF NO ACCESS
 - POB POINT OF BEGINNING
 - TRAFIC CONTROL MEDIAN
 - [] STREET ADDRESS
 - [] AREA DEDICATED TO CITY OF BROKEN ARROW
 - [] 10' BUILDING SETBACK LINE
 - [] MANDATORY BUILDING LINE

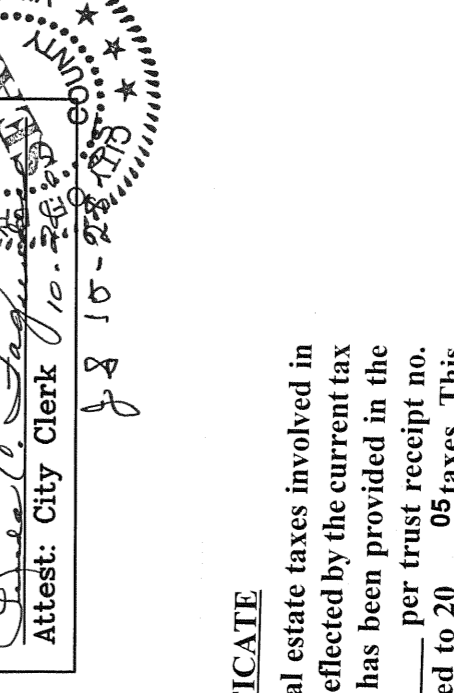


Subdivision Contains Sixty-four (64) Lots in Seven (7) Blocks
 Block 1 contains 4 lots
 Block 2 contains 15 lots
 Block 3 contains 15 lots
 Block 4 contains 6 lots
 Block 5 contains 13 lots
 Block 6 contains 13 lots
 Block 7 contains 7 lots

605,483.28 SF / 13.80 ACRES

APPROVED 11-10-05 by the City Council of the City of Broken Arrow, Oklahoma.
 Mayor: *Richard Carter*
 Attest: City Clerk: *Barbara Wilson*

Dated the 11th day of November, 2005
 BARBARA WILSON, Tulsa County Clerk
 Deputy: *Steph*



CERTIFICATE
 I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 8,557.00 per trust receipt no. 05-0555 to be applied to 2005 taxes. This certificate is NOT to be construed as payment of 2005 taxes in full but only in order that this plat may be filed on record. No fee in excess of the amount of the security provided herein may be collected.

Date: 11/10/05
 Tulsa County Clerk
 By: *Barbara Wilson*

Bristol Ponds
 Case No. P104-130
 Development No. 04-175
 Sheet 1 of 2
 Date Prepared: October 17, 2005