



FINAL PLAT  
OF  
ASPEN MEADOWS  
A RE-PLAT OF  
RESERVE I AND A PART OF LOT 1, BLOCK 4  
Aspen Park Village

A PART OF THE W/2 OF SW/4 OF SECTION 3, T-18-N, R-14-E  
AN ADDITION TO THE CITY OF BROKEN ARROW  
TULSA COUNTY, OKLAHOMA

P.U.D. No: 118E

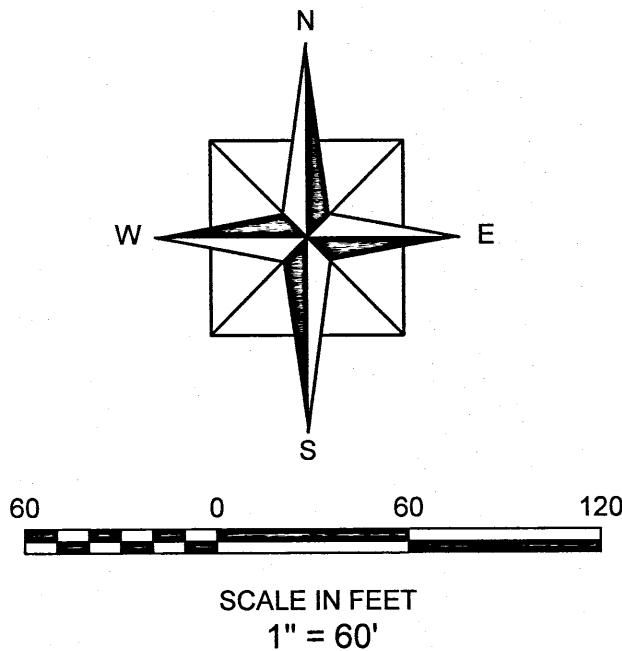


OWNER/DEVELOPER  
**ASPEN MEADOWS LLC**  
A DELAWARE LIMITED LIABILITY COMPANY  
4200 E. SKELLY DRIVE  
TULSA, OKLAHOMA 74135  
PHONE: (918) 492-1983

ENGINEER/SURVEYOR  
**TUTTLE & ASSOCIATES, INC.**

P.O. Box 471313  
TULSA, OKLAHOMA 74147  
PHONE: (918) 663-5567  
CERTIFICATE OF AUTHORITY CA 465  
EXPIRATION 6-30-21

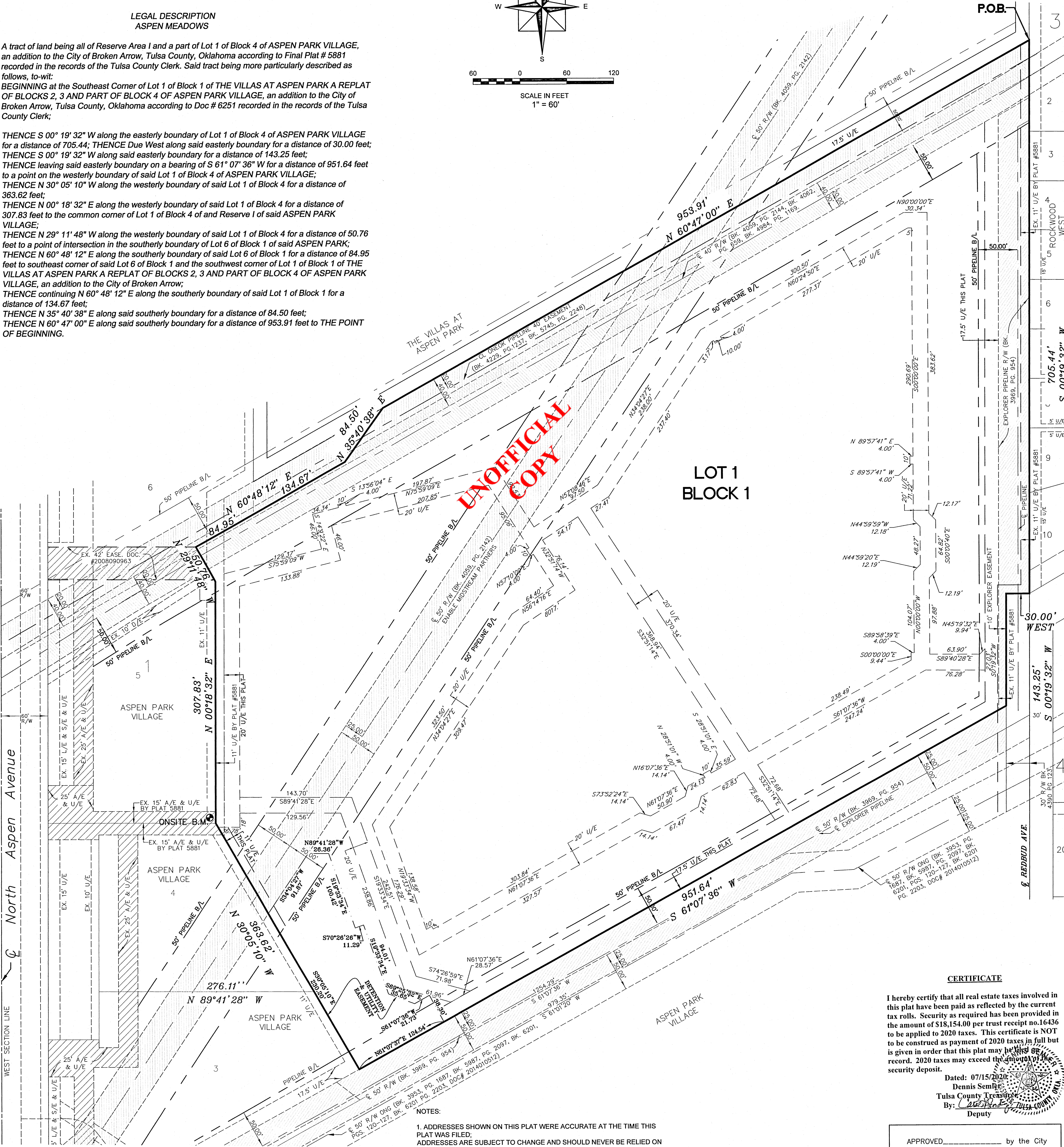
NOTE:  
ADDRESS IS AS FOLLOWS:  
OFFICE/CLUBHOUSE = 2001 W. NORMAN CIRCLE



LEGAL DESCRIPTION  
ASPEN MEADOWS

A tract of land being all of Reserve Area I and a part of Lot 1 of Block 4 of ASPEN PARK VILLAGE, an addition to the City of Broken Arrow, Tulsa County, Oklahoma according to Final Plat # 5881 recorded in the records of the Tulsa County Clerk. Said tract being more particularly described as follows, to-wit:  
BEGINNING at the Southeast Corner of Lot 1 of Block 1 of THE VILLAS AT ASPEN PARK A REPLAT OF BLOCKS 2, 3 AND PART OF BLOCK 4 OF ASPEN PARK VILLAGE, an addition to the City of Broken Arrow, Tulsa County, Oklahoma according to Doc # 6251 recorded in the records of the Tulsa County Clerk;

THENCE S 00° 19' 32" W along the easterly boundary of Lot 1 of Block 4 of ASPEN PARK VILLAGE for a distance of 705.44; THENCE Due West along said easterly boundary for a distance of 30.00 feet; THENCE S 00° 19' 32" W along said easterly boundary for a distance of 143.25 feet; THENCE leaving said easterly boundary on a bearing of S 61° 07' 36" W for a distance of 951.64 feet to a point on the westerly boundary of said Lot 1 of Block 4 of ASPEN PARK VILLAGE; THENCE N 30° 05' 10" W along the westerly boundary of said Lot 1 of Block 4 for a distance of 363.62 feet; THENCE N 00° 18' 32" E along the westerly boundary of said Lot 1 of Block 4 for a distance of 307.83 feet to the common corner of Lot 1 of Block 4 of and Reserve I of said ASPEN PARK VILLAGE; THENCE N 29° 11' 48" W along the westerly boundary of said Lot 1 of Block 4 for a distance of 50.76 feet to a point of intersection in the southerly boundary of Lot 6 of Block 1 of said ASPEN PARK; THENCE N 60° 48' 12" E along the southerly boundary of said Lot 6 of Block 1 for a distance of 84.95 feet to southeast corner of said Lot 6 of Block 1 and the southwest corner of Lot 1 of Block 1 of THE VILLAS AT ASPEN PARK A REPLAT OF BLOCKS 2, 3 AND PART OF BLOCK 4 OF ASPEN PARK VILLAGE, an addition to the City of Broken Arrow; THENCE continuing N 60° 48' 12" E along the southerly boundary of said Lot 1 of Block 1 for a distance of 134.67 feet; THENCE N 35° 40' 38" E along said southerly boundary for a distance of 84.50 feet; THENCE N 60° 47' 00" E along said southerly boundary for a distance of 953.91 feet to THE POINT OF BEGINNING.

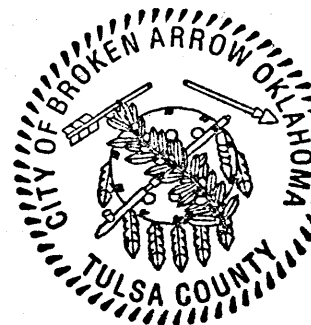


CERTIFICATE

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 \$18,154.00 per trust receipt no.16436 to be applied to 2020 taxes. This certificate is NOT to be construed as payment of 2020 taxes in full but is given in order that this plat may be filed for record. 2020 taxes may exceed the amount of the security deposit.

Dated: 07/15/2020  
Dennis Semler  
Tulsa County Treasurer  
By: [Signature]  
Deputy

APPROVED \_\_\_\_\_ by the City Council of the City of Broken Arrow, Oklahoma.  
Mayor: Craig Thurmond  
Attest: City Clerk: Curtis Green



NOTES:

1. 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 DESCRIPTIONS.
2. BASIS FOR BEARINGS IS: THE NORTH LINE OF THE RECORDED PLAT OF KELLY-MOORE ADDITION IS ASSUMED DUE WEST.
3. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARD FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

B.M.  
RAILROAD SPIKE IN POWER POLE APPROXIMATELY 28 FEET SOUTH OF THE SW CORNER OF LOT 3, BLOCK 1 ASPEN PARK VILLAGE  
ELEVATION=731.57  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

IRON PINS SET AT ALL PROPERTY CORNERS WITH PLASTIC CAPS MARKED WITH LS 1094

CASE NUMBER (PT16-107)  
STORMWATER DETENTION DETERMINATION DD-051520-12

CASE NUMBER PT 16-107  
ASPEN MEADOWS  
PREPARED 07-08-20  
SHEET 1 OF 2

LEGEND  
N NORTH  
S SOUTH  
E EAST  
W WEST  
B/L BUILDING LINE  
U/E UTILITY EASEMENT  
L/E LANDSCAPE EASEMENT  
A/E ACCESS EASEMENT  
MAE MUTUAL ACCESS EASEMENT  
S/E SIDEWALK EASEMENT  
D/E DRAINAGE EASEMENT  
P.O.B. POINT OF BEGINNING

ONSITE B.M. (BENCH MARK)  
TOP RIM SANITARY SEWER MANHOLE  
ELEVATION 734.14 NAVD 1988

① S.E. CORNER LOT 5, BLOCK 1  
ASPEN PARK VILLAGE  
N: 394,756.5674  
E: 2,614,422.1852  
STATE PLANE COORDINATES

② N.E. CORNER LOT 5, BLOCK 1  
ASPEN PARK VILLAGE  
N: 395,084.3338  
E: 2,614,415.9271  
STATE PLANE COORDINATES



