

# Preliminary Plat Washington Lane IV

A PART OF THE NW/4 OF SECTION 24, T-18-N, R-14-E  
AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

**P.U.D. No. 135A**

**ENGINEER**

Independent Design  
Consultants, LLC  
1520 West Dogwood Street  
Rogers, Arkansas 72756  
Phone: (479) 621-7837

**OWNER/DEVELOPER**

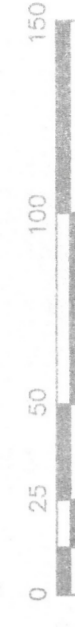
Armory, LLC  
4500 South Garnett Road  
Suite 600  
Tulsa, Oklahoma 74146  
Phone: (918) 665-1900

**SURVEYOR**

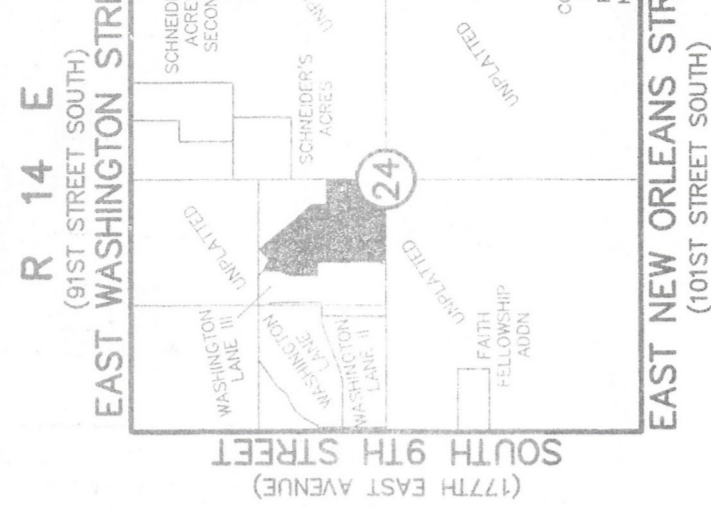
Benchmark Surveying &  
Land Services, Inc.  
P.O. Box 1078  
Owasso, Oklahoma 74055  
Phone: (918) 274-9081



Scale: 1"=50'

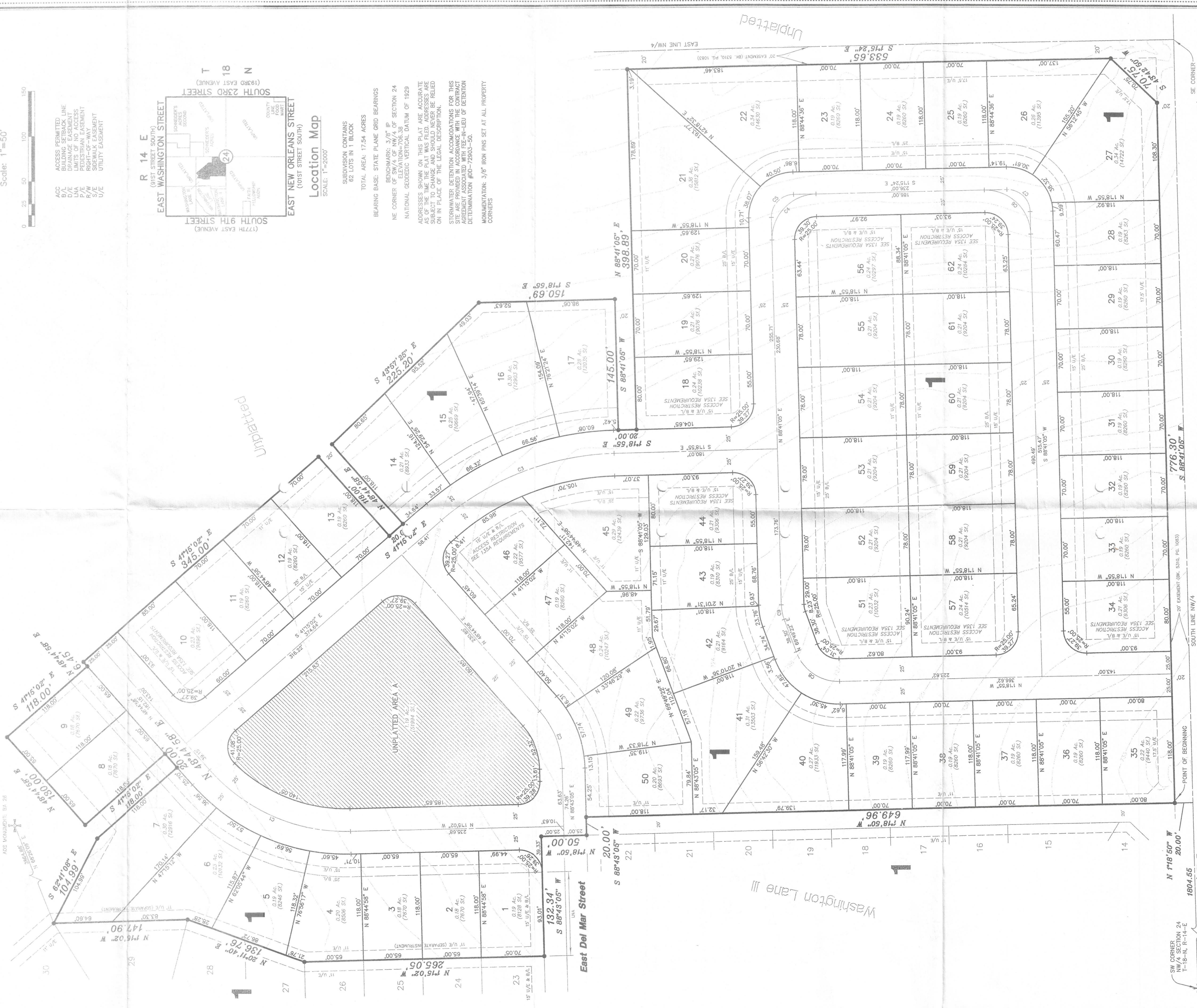


ACC ACCESS PERMITTED  
B/L BUILDING SETBACK LINE  
L/A LIMITS OF ADJACENT  
P/E PEDESTRIAN EASEMENT  
S/W SURFACE WATER  
U/E UTILITY EASEMENT



**Location Map**  
SCALE: 1"=2000'

SUBDIVISION CONTAINS  
62 LOTS IN 1 BLOCK  
TOTAL AREA: 17.54 ACRES  
BEARING BASE: STATE PLANE GRID BEARINGS  
BENCHMARK: 3/8" IP SECTION 24  
NE CORNER OF ELEVATION 706.39  
NATIONAL GEODESIC VERTICAL DATUM OF 1929  
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE  
AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE  
SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED  
ON IN PLACE OF THE LEGAL DESCRIPTION.  
STORMWATER DETENTION ACCOMMODATIONS FOR THIS  
SITE ARE PROVIDED IN ACCORDANCE WITH THE CONTRACT  
DEFINITION ASSOCIATED WITH THE PERMITS. SEE PERMIT  
DEFINITION #P-07-2003-56.  
MONUMENTATION: 3/8" IRON PINS SET AT ALL PROPERTY  
CORNERS

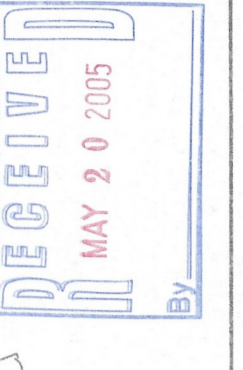


**Legal Description**

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE 1<sup>ST</sup> & M., TULSA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING FROM THE SOUTHWEST CORNER OF SAID NW/4 OF SECTION 24; THENCE N 88°41'05" E ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 1804.55 FEET; THENCE N 11°15'00" W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE N 11°15'00" W A DISTANCE OF 624.96 FEET; THENCE S 88°43'05" W A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST LINE OF WASHINGTON LANE III, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF; THENCE N 11°15'00" W ALONG THE LINE (UNPLATTED AREA A) A DISTANCE OF 130.70 FEET; THENCE N 11°15'00" W A DISTANCE OF 147.80 FEET; THENCE N 88°41'05" E (NO LONGER ALONG SAID EAST LINE OF WASHINGTON LANE III) A DISTANCE OF 104.89 FEET; THENCE S 41°15'02" E A DISTANCE OF 118.00 FEET; THENCE N 48°44'58" E A DISTANCE OF 20.00 FEET; THENCE N 41°15'02" W A DISTANCE OF 118.00 FEET; THENCE S 88°41'05" E A DISTANCE OF 345.00 FEET; THENCE S 48°44'58" E A DISTANCE OF 118.00 FEET; THENCE S 41°15'02" E A DISTANCE OF 20.00 FEET; THENCE N 48°44'58" E A DISTANCE OF 118.00 FEET; THENCE S 88°41'05" E A DISTANCE OF 225.20 FEET; THENCE S 11°15'00" E A DISTANCE OF 150.68 FEET; THENCE S 88°41'05" W A DISTANCE OF 145.00 FEET; THENCE S 43°52'50" W A DISTANCE OF 20.00 FEET; THENCE S 11°15'00" E A DISTANCE OF 20.00 FEET; THENCE S 88°41'05" E A DISTANCE OF 776.30 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT UNPLATTED AREA A.

**Curve Information**

CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	174.53'	50°00'00"	200.00'	168.00'	N 23°44'58" E
C2	69.76'	39°59'07"	100.00'	68.35'	N 65°41'01" E
C3	209.10'	39°58'08"	300.00'	204.89'	S 21°16'58" E
C4	78.59'	90°03'30"	50.00'	70.75'	S 46°17'10" E
C5	39.30'	90°03'30"	25.00'	35.37'	S 46°17'10" E
C6	78.49'	89°58'30"	50.00'	70.67'	S 43°42'50" W
C7	39.24'	89°58'30"	25.00'	35.34'	S 43°42'50" W
C8	62.98'	71°08'17"	50.00'	58.17'	N 34°15'14" E
C9	16.46'	185°14'15"	50.00'	16.39'	N 79°15'14" E



APPROVED:  
Council of the City of Broken Arrow,  
Oklahoma.  
MAYOR  
Attest: City Clerk

**PRELIMINARY PLAT**  
Washington Lane IV  
May 18, 2005  
SHEET 1 OF 1