

# Preliminary Plat COLLISION WORKS P.U.D. 243

A REPLAT OF "STEELE-MORREL CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3645, AND A PART OF BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #2352

A tract of land in the Northeast quarter (NE/4) of the Northwest Quarter (NW/4) of Section twelve (12), Township Eighteen (18) North, Range Fourteen (14) East.

**SURVEYOR**

GEODECA, LLC  
6028 S. 66th E Ave  
TULSA OK, 74145  
(918) 949-4064  
E-mail: rmuziko@geodeca.com  
CA No. 5524 Renewal: June 30, 2016

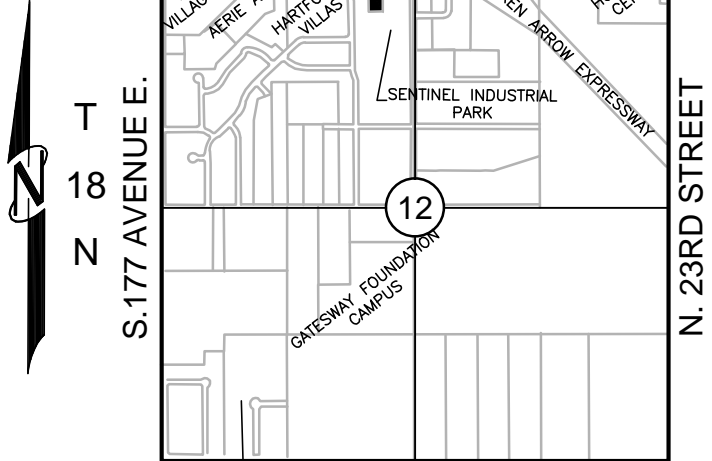
**OWNER**

JIMMY & CHRISTINE HOUSTON  
800 N. 15th Street  
Broken Arrow, Oklahoma 74012  
(918) 207-9367  
E-mail: bguthrie@mcgrawok.com

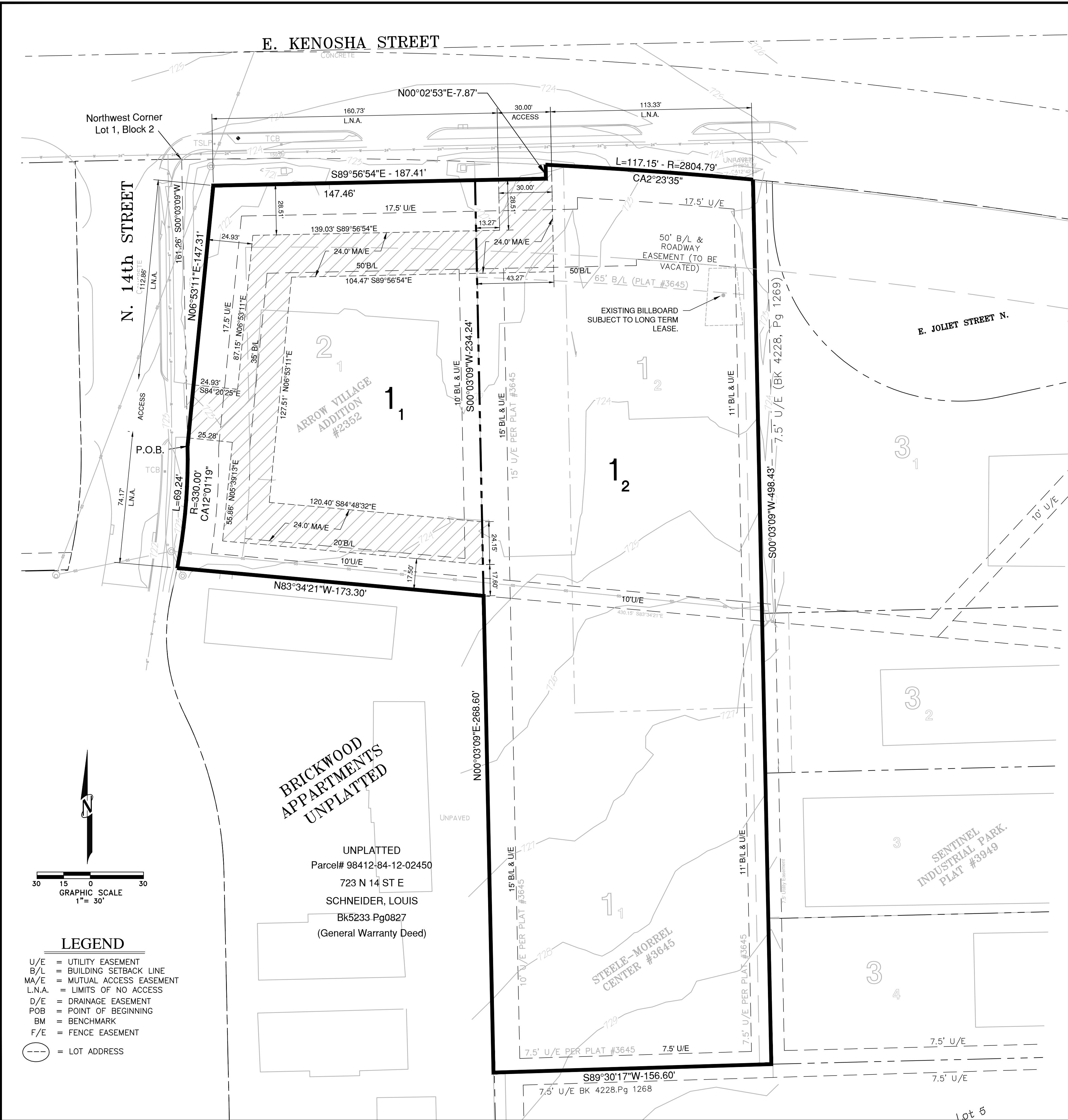
**ENGINEER**

KHOURY ENGINEERING, INC.  
1435 East 41st Street  
Tulsa, Oklahoma 74105  
(918) 712-8768  
E-mail: kenginc@khouryeng.com  
CA No. 3751 Renewal: June 30, 2017

PROJECT SITE  
R 14 E  
E. KENOSHA STREET N.  
E. 71ST STREET S.



Location Map  
SCALE: 1"=2000'



**LEGAL DESCRIPTION—BLOCK 1**

A TRACT OF LAND THAT IS "STEELE-MORREL CENTER", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3645, AND A PART OF BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #2352, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE/4 NW/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF LOT ONE (1), BLOCK (2), OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION" THAT IS 500'03'09"W A DISTANCE OF 161.26 FEET FROM THE NORTHWEST CORNER OF SAID LOT ONE (1), BLOCK (2); THENCE ALONG THE OKLAHOMA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY, N06°53'11"E A DISTANCE OF 147.31 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, S89°56'54"E A DISTANCE OF 187.41 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, N00°02'53"E A DISTANCE OF 7.87 FEET TO A POINT ON THE NORTH LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER"; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 2804.79 FEET, AN ARC LENGTH OF 117.15 FEET, A CENTRAL ANGLE OF 02°23'35", A CHORD BEARING OF S84°39'54"E, AND A CHORD LENGTH OF 117.14 FEET TO THE NORTHWEST CORNER OF LOT ONE (1), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", AN ADDITION TO THE CITY OF BROKEN ARROW, FILED AS PLAT #3949; THENCE ALONG SAID BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK", S00°03'09"W A DISTANCE OF 498.43 FEET TO THE SOUTHWEST CORNER OF LOT FOUR (4), BLOCK THREE (3) OF "SENTINEL INDUSTRIAL PARK"; THENCE ALONG THE NORTHERLY LINE OF LOT FIVE (5), BLOCK THREE (3) AND CONTINUING ALONG THE SOUTHERLY LINE OF BLOCK ONE (1) OF "STEELE-MORREL CENTER", S89°30'17"W A DISTANCE OF 156.60 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER"; THENCE ALONG THE WESTERLY LINE OF LOT ONE (1), BLOCK ONE (1), "STEELE-MORREL CENTER", N00°03'09"E A DISTANCE OF 268.60 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT ONE (1), BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION"; THENCE N83°34'21"W A DISTANCE OF 173.30 FEET TO THE SOUTHWEST CORNER OF LOT ONE (1), BLOCK TWO (2) OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION"; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, AN ARC LENGTH OF 69.24 FEET, A CENTRAL ANGLE OF 12°01'19", A CHORD BEARING OF N06°03'49"E, AND A CHORD LENGTH OF 69.11 FEET TO THE POINT OF BEGINNING.

**EASEMENT NOTE**

ALL EXISTING EASEMENTS WITHIN THIS PLAT WILL BE VACATED BY SEPARATE INSTRUMENT UNLESS NOTED OTHERWISE.

**LOT AREA**

Lot 1	36,013.75 SF/0.826 AC
Lot 2	78,959.49 SF/1.812 AC

**BASIS OF BEARING**

BEARINGS ARE BASED ON THE PLATTED LINES OF "BLOCKS 1,2,&3 ARROW VILLAGE ADDITION" PLAT NO. 2352 (DISTANCE U.S. SURVEY FEET)

**ADDRESSES**

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

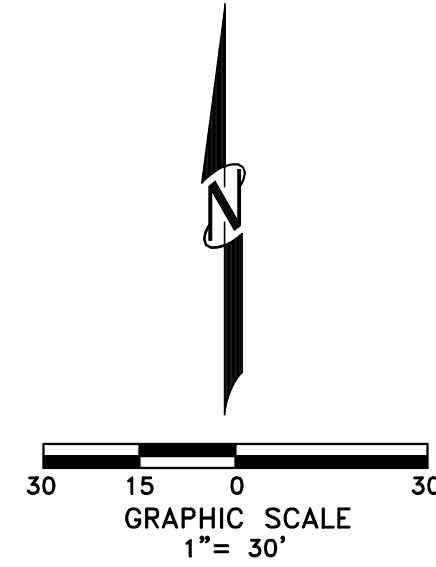
**FLOOD NOTE**

THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 40143C 0392K, AS LAST REVISED AUGUST 3, 2009.

**BENCHMARK**

Benchmark is a 3/8" Rebar with Cap stamped "GEODECA CONTROL"  
Elevation = 724.29  
Vertical Datum NAVD1988  
N: 393715.2728  
E: 2626788.2055

COLLISION WORKS, Tulsa County  
Preliminary Plat - Nov. 09, 2015  
Sheet 1 of 1



**LEGEND**

- U/E = UTILITY EASEMENT
- B/L = BUILDING SETBACK LINE
- MA/E = MUTUAL ACCESS EASEMENT
- L.N.A. = LIMITS OF NO ACCESS
- D/E = DRAINAGE EASEMENT
- POB = POINT OF BEGINNING
- BM = BENCHMARK
- F/E = FENCE EASEMENT
- = LOT ADDRESS

BRICKWOOD APARTMENTS UNPLATTED

UNPLATTED  
Parcel# 98412-84-12-02450  
723 N 14 ST E  
SCHNEIDER, LOUIS  
Bk5233 Pg0827  
(General Warranty Deed)

STEELE-MORREL CENTER #3645

SENTINEL INDUSTRIAL PARK PLAT #3949