



Scale: 1" = 60'
Tanner Consulting

Benchmark 1

FOUND 3/8" IRON PIN IN ASPHALT AT THE
NORTHWEST CORNER OF SECTION 28
(377497.21N, 2609265.04E)

ELEVATION = 685.42' (NAVD 88)

POINT OF COMMENCEMENT
NORTHWEST CORNER NW/4 NW/4
SECTION 28, T-18-N, R-14-E
FOUND 3/8" IRON PIN
(BENCHMARK 1)

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2027
EMAIL: DAN@TANNERCONSULTING.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

Conditional Final Plat

PUD-001815-2024

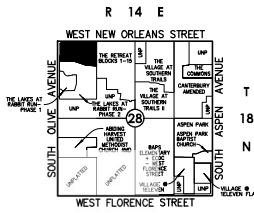
Southern Trails ON OLIVE

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 NW/4)
OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:
Perkins Development Corporation

AN OKLAHOMA CORPORATION
MARK PERKINS - PRESIDENT
1420 South Harvard Avenue
Tulsa, OK 74112
Phone: (918) 812-8325

- LEGEND
- B/L BUILDING LINE
 - B/LP BUILDING LINE & UTILITY EASEMENT
 - B/P BUILDING LINE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - CL CENTERLINE
 - DL DELTA ANGLE
 - DOC DOCUMENT
 - DOCV DOCUMENT
 - GOVT GOVERNMENT
 - LNA LIMITS OF NO ACCESS
 - MAL MUTUAL ACCESS EASEMENT
 - ODE OVERLAND DRAINAGE EASEMENT
 - RES RESERVE
 - R/W RIGHT-OF-WAY
 - U/E UTILITY EASEMENT
 - AD ADDRESS ASSIGNED
 - FO FOUND MONUMENT
 - SET MONUMENT (SEE NOTE 2)



Location Map

Scale: 1" = 2000'

SUBDIVISION CONTAINS:

THREE (3) LOTS

IN ONE (1) BLOCK

GROSS SUBDIVISION AREA: 20.489 ACRES

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS FOUND OR ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" OR "TANNER CA2661" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (E801), NORTH AMERICAN DATUM 1983 (NAD83). SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(A) FOUND 3/4" IRON PIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 28;
(B) FOUND 5/8" IRON PIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 28;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°43'49" EAST.
- ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE CITY OF BROKEN ARROW AND WERE 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.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY WEST NEW ORLEANS STREET AND BY SOUTH OLIVE AVENUE, BOTH BEING PUBLIC STREETS.
- STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION ROD-020325-03.
- ALL LOTS REQUIRE BACKFLOW PREVENTION PER BROKEN ARROW CITY ORDINANCE.

E09 Identify the utility provider for water and sanitary

E04 Show the additional ODE for the convergence of the two 30' ODE's and the two inlets.

E03 Show a perimeter 11' U/E

South Olive Avenue (S. 129th E. Ave.)

West New Orleans Street (E. 101st St. S.)

E07 Based on the conceptual design add address place holders for the future buildings for lot 1

E06 Add the lot area in square feet (typ)

E02 The easement doesn't cover the sanitary manhole.

E05 Recommend a private storm sewer easement

E01 Include sidewalk easement on the 15' U/E 1.144 ACRES

E08 Based on the design review for the Enclave add address place holders for the future buildings for lot 3. All buildings may need a primary address with a unit number or unit address. This will need to be addressed during the final plat phase.

E10 Add a sidewalk easement outside of the MAE

E11 The engineering plans show a utility easement is needed.

DATE OF PREPARATION: January 12, 2026

APPROVED _____ by the City Council of the City of Broken Arrow, Oklahoma.
Mayer
Attest: City Clerk

Southern Trails on Olive
PROJECT # PR-000089-2022
SHEET 1 OF 3