

Plat No.

STONE RIDGE TOWNE CENTER

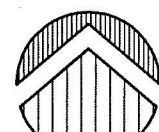
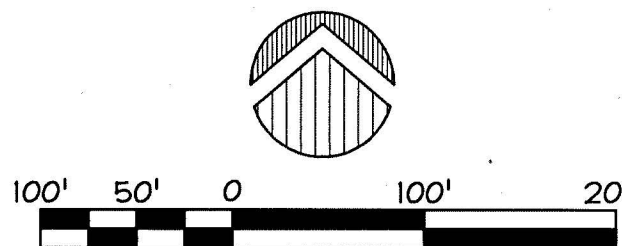
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14 EAST
OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA
PLANNED UNIT DEVELOPMENT 130B

Detention Note

STORMWATER DETENTION ACCOMMODATIONS FOR
THIS SITE ARE IN ACCORDANCE WITH FEE-IN-LIEU
DETENTION DETERMINATION #DD-031308-15.
TOTAL IMPERVIOUS AREA
OF SITE IS 334950 SF

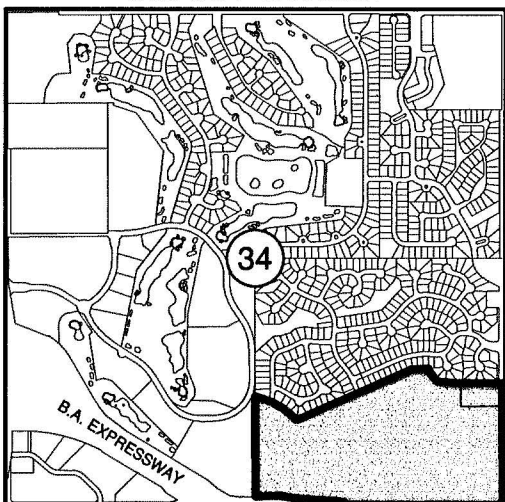
Legend

B/L BUILDING LINE
FL/E LANDSCAPE EASEMENT
LNA LIMITS OF NO ACCESS
R/W RIGHT OF WAY
U/E UTILITY EASEMENT
[1317] ADDRESS



R 14 E

51st STREET SOUTH
OMAHA STREET



ALBANY STREET
61st STREET SOUTH
Location Map

Project Data

OWNERS

BROKEN ARROW DEVELOPMENT, L.L.C.
P.O. BOX 7712
EDMOND, OKLAHOMA 73083-7712
405.834.6999 (VOICE)
CONTACT: MR. MICHAEL FRESCOTT
OR MR. MICHAEL GARRETT
ENGINEER / SURVEYOR
COOK & ASSOCIATES ENGINEERING, INC.
121 EAST COLLEGE
BROKEN ARROW, OK 74012
918.258.9442 (VOICE) 918.258.9488 (FAX)
CA#4479 EXPIRES JUNE 30, 2010

BENCHMARK

3" ALUMINUM CAP-FLUSH-SET IN
CONCRETE-STAMPED
TUL 11", IN THE MEDIAN BETWEEN B.A.
EXPRESSWAY, AND EAST BOUND OFF
RAMP TO S. 161ST E. AVE.
ELEVATION 815.125 (NAVD 1988)

BASIS OF BEARINGS
ASSUMED BEARING OF N 88°40'54" E ALONG
THE SOUTH LINE OF THE SOUTHEAST
QUARTER OF SECTION 34, T-19-N, R-14-E
OF THE INDIAN BASE AND MERIDIAN, TULSA
COUNTY, STATE OF OKLAHOMA

LAND AREA

3008356 SF ± / 69.06 AC ±
6 LOTS / 6 BLOCKS
B RESERVE AREAS

FLOODPLAIN ZONE
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE
UNSHADED "X" AS SHOWN ON F.I.R.M. PANEL
#401430535 H, DATED 9/22/99

MONUMENTATION
A 5/8" x 18" DEFORMED BAR WITH A
ORANGE PLASTIC CAP STAMPED "CA4479" TO
BE SET AT ALL PLAT BOUNDARY CORNERS,
UNLESS NOTED OTHERWISE.

A 3/8" x 18" DEFORMED BAR WITH A
ORANGE PLASTIC CAP STAMPED "CA4479" TO
BE SET AT ALL LOT CORNERS UNLESS NOTED
OTHERWISE.

ADDRESSES

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.

PUBLIC UTILITY NOTES

POTABLE WATER SUPPLY WILL BE
SERVED BY THE CITY OF BROKEN
ARROW, OKLAHOMA. SANITARY SEWER
SERVICE WILL BE SUPPLIED BY
THE CITY OF BROKEN ARROW, OKLAHOMA.

Line Table

NUMBER	BEARING	LENGTH
L1	S22°54'56"W	6.12
L2	N22°54'56"E	6.13
L3	N25°16'14"W	5.00
L4	N47°32'31"E	33.12
L5	S46°28'12"E	35.36
L6	N43°31'48"E	35.36
L7	S88°31'48"W	114.44
L8	N88°31'48"E	30.04
L9	S46°19'06"E	35.36
L10	N43°40'54"E	35.36
L11	N44°53'14"E	35.23
L12	N45°08'48"E	34.46
L13	S25°16'14"E	24.52
L14	S01°19'06"E	131.36
L15	N01°19'06"W	141.00
L16	N17°38'19"E	65.58

NOTE: UNITS FOR LENGTH ARE FEET.

Curve Table

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00	39.27
C2	15°44'26"	100.00	27.47
C3	07°44'43"	811.42	109.69
C4	86°34'26"	25.00	37.77
C5	21°21'35"	751.42	280.13
C6	86°34'13"	25.00	37.77
C7	07°49'54"	811.42	110.91
C8	26°33'44"	140.00	64.90
C9	26°33'44"	200.00	92.72
C10	87°21'43"	160.00	271.89
C11	97°21'43"	100.00	169.93
C12	11°21'09"	39.63	200.00
C13	11°21'09"	140.00	27.74
C14	50°58'47"	355.00	315.87
C15	50°58'47"	295.00	262.48
C16	27°10'45"	620.00	294.11
C17	27°10'45"	680.00	322.57
C18	41°02'52"	945.00	677.02
C19	40°06'19"	1005.00	703.47
C20	83°00'52"	25.00	36.22
C21	25°00'00"	420.00	183.26
C22	82°01'56"	25.00	35.79
C23	1°05'59"21"	480.00	92.07
C24	90°09'05"	270.00	424.83
C25	90°09'05"	330.00	519.24
C26	NA	NA	NA
C27	16°55'45"	790.00	233.42
C28	16°55'45"	710.00	209.78
C29	11°38'57"	790.00	160.62
C30	16°55'45"	710.00	209.78
C31	84°43'12"	25.00	36.97
C32	84°20'36"	25.00	36.80
C33	13°18'02"	153.25	35.58
C34	18°57'26"	62.00	20.51
C35	18°00'00"	5.00	15.71
C36	18°00'00"	8.83	27.75
C37	18°00'00"	11.33	35.60
C38	18°00'00"	6.33	19.90
C39	18°16'26"	101.92	32.51
C40	18°16'26"	114.58	36.54

NOTE: UNITS FOR RADIUS & ARC LENGTH ARE FEET.

Backflow Preventer Valve Table

BLOCK	LOT	PAD ELEVATION	FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION	BFP REQUIRED
1	1	801.93	803.25	C11	802.65	YES
1	1	801.93	803.25	A1	802.00	YES
1	1	798.93	800.25	A1	802.00	YES
2	1	821.93	823.25	E3	822.95	YES
3	1	784.92	786.25	C4	786.70	YES
3	1	791.92	793.25	C5	793.25	YES
3	1	795.92	797.25	C7	798.90	YES
3	1	796.92	798.25	C6	796.65	YES
3	1	800.92	802.25	C9	801.80	YES
3	1	803.93	805.25	C8	802.20	YES

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777 SECTION 24-100 ADOPTED MAY 17, 1993.

STATE OF OKLAHOMA
COUNTY OF TULSA

I, Earlene Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of the original instrument now on file in my office.

Dated the 25th day of September, 2008
EARLENE WILSON, Tulsa County Clerk

Rene Shirel
Deputy

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 \$ 7,661.00 per trust receipt no. 10143 to be applied to 20 08 taxes. This certificate is NOT to be construed as payment of 2008 taxes in full but is given in order that this plat may be filed on record. 20 08 taxes may be paid the amount of the security deposit.

Dated the 25th day of September, 2008
Dennis Semko
Tulsa County Treasurer

By: [Signature]
Deputy

APPROVED 5-20-08 by the City Council of the City of Broken Arrow Oklahoma.

[Signature]
Mayor
Attest: City Clerk [Signature]

STONE RIDGE TOWNE CENTER
CASE NO. PT08404
DEV. #04133

Sheet 1 of 2
Date Prepared: 09/11/08