Seven Oaks South II

A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA
BEING A PART OF THE E/2 NW/4 OF SECTION TWENTY-FIVE (25), TOWNSHIP
18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.

Legend

- B/L ..... BUILDING LINE
- FL/E ..... FENCE AND LANDSCAPE EASEMENT
- LNA ..... LIMITS OF NO ACCESS
- R/W ..... RIGHT OF WAY
- U/E ..... UTILITY EASEMENT
- 1820 ..... STREET ADDRESS
- ② ..... CURVE/LINE TABLE CALLOUT

Basis of Bearings

ASSUMED BEARING OF S 89°53'41" W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN.

Benchmark

3" ALUMINUM CAP-FLUSH-SET IN CONC.-STAMPED "TUL 4", SET WEST OF 23RD STREET AND APPROX. 0.10 MILES NORTH EAST FLORENCE STREET. ELEV. = 633.40 (NGVD 1929)

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8"X 18" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1283" AT ALL CORNERS.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #SD-90707147

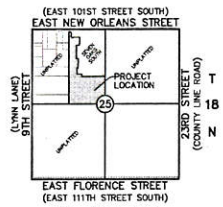
Owner/Developer

SEVEN OAKS SOUTH, LLC
6314 EAST 96TH STREET
TULSA, OKLAHOMA 74137
(918) 261-5200
MR. CHUCK RAMSAY

Engineer/Surveyor

HRAOK, INC.
1913 WEST TACOMA, SUITE-A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 258-3737
FAX: (918) 258-2554
C.A.#3643 EXPIRES JUNE 30, 2009

PLAT No.



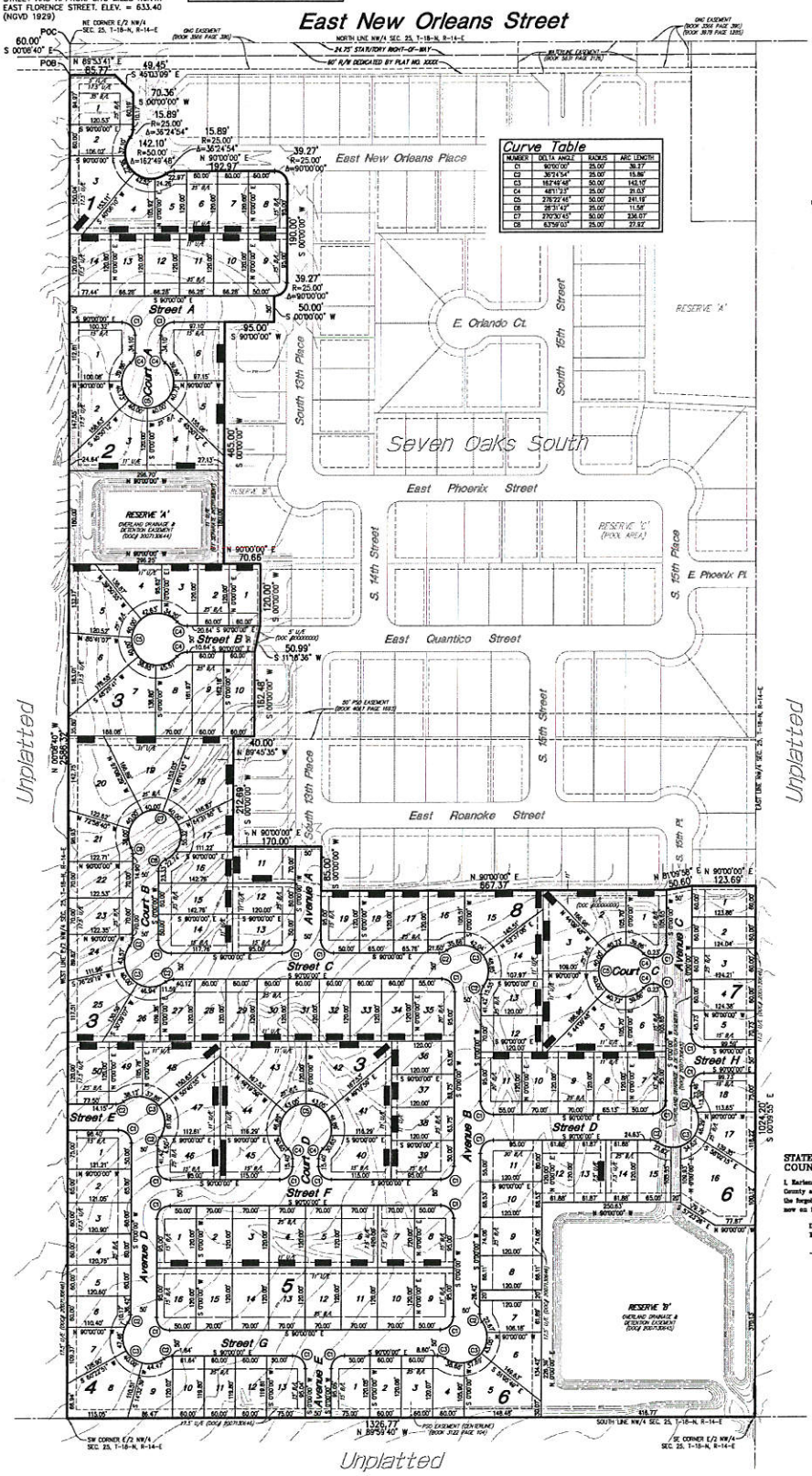
Location Map

SCALE: 1"=2000'

Subdivision Contains One Hundred & Fourty-One (141) Lots in Eight (8) Blocks and Two (2) Reserve Areas

Block 1	14
Block 2	6
Block 3	50
Block 4	13
Block 5	16
Block 6	18
Block 7	5
Block 8	19

42.60 Acres



Curve Table

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00'	39.27'
C2	36°24'54"	25.00'	15.89'
C3	162°49'48"	50.00'	142.10'
C4	48°11'23"	25.00'	21.03'
C5	276°22'45"	50.00'	241.19'
C6	26°31'43"	25.00'	11.58'
C7	270°30'45"	50.00'	236.07'
C8	63°59'03"	25.00'	27.92'

Scale: 1"=100'

0 50 100 200

Notes

ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

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.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BROKEN ARROW.

FINISHED FLOOR ELEVATION SHALL BE 1'-0" ABOVE FINISHED PAD ELEVATION.

Backflow Preventer Valve Table

BLOCK	LOT	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	MANHOLE RIM ELEVATION	BLOCK	LOT	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE	MANHOLE RIM ELEVATION
1	1				4	2			
1	2				4	3			
1	3				4	4			
1	4				4	5			
1	5				4	6			
1	6				4	7			
1	7				4	8			
1	8				4	9			
1	9				4	10			
1	10				4	11			
1	11				4	12			
1	12				4	13			
1	13				5	1			
1	14				5	2			
2	1				5	3			
2	2				5	4			
2	3				5	5			
2	4				5	6			
2	5				5	7			
2	6				5	8			
3	1				5	9			
3	2				5	10			
3	3				5	11			
3	4				5	12			
3	5				5	13			
3	6				5	14			
3	7				5	15			
3	8				5	16			
3	9				6	1			
3	10				6	2			
3	11				6	3			
3	12				6	4			
3	13				6	5			
3	14				6	6			
3	15				6	7			
3	16				6	8			
3	17				6	9			
3	18				6	10			
3	19				6	11			
3	20				6	12			
3	21				6	13			
3	22				6	14			
3	23				6	15			
3	24				6	16			
3	25				6	17			
3	26				6	18			
3	27				7	1			
3	28				7	2			
3	29				7	3			
3	30				7	4			
3	31				7	5			
3	32				8	1			
3	33				8	2			
3	34				8	3			
3	35				8	4			
3	36				8	5			
3	37				8	6			
3	38				8	7			
3	39				8	8			
3	40				8	9			
3	41				8	10			
3	42				8	11			
3	43				8	12			
3	44				8	13			
3	45				8	14			
3	46				8	15			
3	47				8	16			
3	48				8	17			
3	49				8	18			
3	50				8	19			
4	1								

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) 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.

* REQUIRES BACKFLOW PREVENTER VALVE.

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the forgoing is a true and correct copy of a the instrument now on file in my office.

Dated the ____ day of _____, 20___
EARLENE WILSON, Tulsa County Clerk

_____
Deputy

APPROVED _____ by the City Council of the City of Broken Arrow, Oklahoma.

_____
Mayor

_____
Attest: City Clerk

COUNTY TREASURER STAMP