

FEB 24 2012

BERWICK FAIRWAYS II

A REPLAT OF A PART OF CEDAR RIDGE CLUB ADDITION (PLAT NO. 2895), AN ADDITION TO THE CITY OF BROKEN ARROW IN SECTION 30, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA
 PLANNED UNIT DEVELOPMENT 182

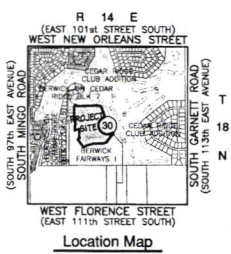
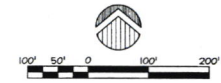
CERTIFICATE
 I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 1,846.00 per tract receipt on file with the Tulsa County Clerk's Office. This certificate is NOT to be construed as payment of 2012 taxes in full but is given in order that this plat may be filed on record. 2012 taxes are to be paid to the amount of the security deposit.

Dated: 18-Dec-2011
 Dennis Samler
 Tulsa County Treasurer
 By: *Chris Steward*
 Deputy

Legend
 B/L BUILDING LINE
 L/C LANDSCAPE CEMENT
 L/W LIMITS OF NO ACCESS
 L/M LIMITS OF MOWING
 L/S LOT SURVEY
 L/A RESTRICTED ACCESS

STATE OF OKLAHOMA
 COUNTY OF TULSA
 I, Earlene Wilson, Tulsa County Clerk, in and for the County and State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of a file instrument now on file in my office.

Dated: 18 Dec 2011
 Earlene Wilson, Tulsa County Clerk
 By: *Chris Steward*
 Deputy



CURVE TABLE			
CURVE NO.	LENGTH (FT)	RADIUS (FT)	DELTA
C1	100.49	200.00	287.4733
C2	20.81	550.00	0210 00'
C3	NOT USED		
C4	44.05	25.00	1007.59 49'
C5	88.42	25.00	450.41 17'
C6	13.08	100.00	7.30 00'
C7	NOT USED		
C8	38.38	25.00	907.14 27'
C9	138.96	675.00	873.26 25'
C10	129.55	625.00	1152.34 14'
C11	33.41	25.00	78.34 49'
C12	209.33	190.00	561.13 37'
C13	828.51	900.00	4172.12 12'
C14	653.27	990.00	4574.05 15'
C15	342.77	140.00	1407.18 50'
C16	33.39	25.00	76.31 41'
C17	198.08	190.00	474.82 25'
C18	35.04	25.00	807.18 5'
C19	39.71	25.00	910.00 43'
C20	334.81	475.00	1329.10 17'
C21	271.03	325.00	474.82 25'
C22	220.74	275.00	459.59 28'
C23	78.30	600.00	728.39 1'
C24	190.95	550.00	214.14 1'
C25	38.38	25.00	821.35 1'
C26	40.03	25.00	914.44 24'
C27	42.85	25.00	987.12 48'
C28	354.53	600.00	3731.17 11'
C29	154.69	50.00	1892.00 25'
C30	42.85	25.00	987.12 48'
C31	104.37	550.00	1075.21 11'
C32	75.89	150.00	289.12 1'
C33	39.08	25.00	927.14 47'
C34	51.54	175.00	1852.26 2'
C35	29.88	125.00	1741.52 1'
C36	334.81	475.00	4930.26 2'
C37	216.00	25.00	4930.26 2'
C38	253.23	52.00	2790.00 53'
C39	190.19	525.00	2074.24 1'
C40	623.19	315.00	1243.28 28'
C41	74.84	365.00	1129.27 1'
C42	36.59	25.00	835.00 59'
C43	219.91	70.00	1800.00 0'
C44	39.27	25.00	900.00 0'
C45	118.06	525.00	1233.24 2'
C46	128.03	675.00	1233.28 2'
C47	83.87	525.00	4023.10 1'

Project Data

OWNERS
 RAND DEVELOPMENT GROUP, L.L.C.
 8058 101st STREET (SULEE F)
 TULSA, OKLAHOMA 74137
 #18282.4300

ENGINEER / SURVEYOR
 COOK & ASSOCIATES ENGINEERING, INC.
 121 EAST COLLETT ROAD
 BROKEN ARROW, OK 74012
 918.258.8445 (PHONE) 918.258.8445 (FAX)
 CA#479 EXPIRES JUNE 30, 2012

(ADS 8817) BENCHMARK
 17 ALUMINUM CAP-FLUSH PIN ARE CONCRETE-STAMPED
 1/4"X1" SET. S.E. OF THE INTERSECTION OF EAST 11TH
 STREET SOUTH & WEST GANNETT ROAD
 (NEAR THE SE CORNER 30-18-14)
 N 372017.210' / E 260433.708'
 ELEVATION=862.679' (MVD 1982)

BASIS OF BEARINGS
 ASSUMED BEARING OF R 011°12'4" ALONG THE WEST
 LINE OF THE WESTERLY CORNER OF SECTION
 18-18-N-14-E OF THE INDIAN BASE AND MERIDIAN
 TULSA COUNTY, STATE OF OKLAHOMA

LAND AREA
 1,301.353 ACES / 28.87 ACES
 73 LOTS / 4 BLOCKS
 RESERVE AREA 'A'

MONUMENTATION
 A 5/8" x 18" FORMED BAR WITH A ORANGE PLASTIC
 CAP STAMPED "44479" TO BE SET AT ALL PLAT
 BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
 A 3/8" x 18" FORMED BAR WITH A ORANGE PLASTIC
 CAP STAMPED "44479" TO BE SET AT ALL LOT
 CORNERS UNLESS NOTED OTHERWISE.

ADDRESSES
 ADDRESSES SHOWN ON THIS PLAN ARE APPROXIMATE AT
 THE TIME THIS PLAN WAS FILED. ADDRESSES ARE
 SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED
 ON IN PLACE OF DEED RECORDATION.

PUBLIC UTILITY NOTES
 STORMWATER DETENTION ACCOMMODATIONS FOR THIS
 SITE ARE PROVIDED BY THE PRIVATE FACILITY
 AS SHOWN IN THE "NO EXCEPTIONS"
 TAKEN ENGINEERING PLAN. NO CONFORMANCE WITH
 FEE-IN-LEAD OF DETENTION DETERMINATION
 E-002-12/02-08

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.



Backflow Preventer Valve Table

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
1	1	673.50	674.83	X111	674.52	YES
1	2	674.50	675.83	X111	674.52	YES
1	3	675.75	677.08	X112	676.65	YES
1	4	674.50	675.83	A13	671.99	YES
1	5	672.75	674.08	A13	671.99	YES
1	6	670.25	671.58	A13	671.99	YES
1	7	669.25	670.58	A12	663.77	YES
1	8	667.75	669.08	A12	663.77	YES
1	9	667.25	668.58	A11	659.39	YES
1	10	666.75	668.08	A10	659.39	YES
1	11	665.25	666.58	A09	658.52	YES
1	12	664.75	666.08	A09	658.52	YES

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
1	13	664.25	665.58	A09	658.52	YES
1	14	663.25	664.58	A08	662.24	YES
1	15	662.75	664.08	A07	660.42	YES
1	16	663.25	664.58	A07	660.42	YES
1	17	661.25	662.58	A07	660.42	YES
1	18	659.75	661.08	A06	656.29	YES
1	19	658.75	658.08	A06	656.29	YES
2	1	672.75	674.08	C08	673.61	YES
2	2	673.25	674.58	C07	673.74	YES
2	3	674.25	675.58	C07	673.74	YES
2	4	674.75	676.08	C06	675.06	YES
2	5	674.25	675.58	C05	675.00	YES
2	6	673.75	675.08	C05	675.00	YES
2	7	672.25	673.58	C05	675.00	YES

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
2	8	671.25	672.58	C04	673.34	YES
2	9	670.75	672.08	C03	672.30	YES
2	10	669.75	671.08	C03	672.30	YES
2	11	669.25	670.58	C02	671.84	YES
2	12	668.25	669.58	C02	671.84	YES
2	13	672.25	673.58	C03	672.30	YES
2	14	673.25	674.58	C03	672.30	YES
2	15	674.25	675.58	C03	672.30	YES
2	16	675.25	676.58	C04	673.34	YES
2	17	676.50	677.83	C05	675.00	YES
2	18	674.25	675.58	J01	675.94	YES
2	19	676.25	677.58	J01	675.94	YES
2	20	675.75	677.08	C07	673.74	YES
2	21	675.25	676.58	C07	673.74	YES

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
2	22	674.75	676.08	C07	673.74	YES
2	23	674.25	675.58	C08	673.61	YES
2	24	674.25	675.58	C08	673.61	YES
3	1	672.25	673.58	B06	672.81	YES
3	2	672.75	674.08	B07	674.89	YES
3	3	673.25	674.58	B07	674.89	YES
3	4	672.75	674.08	B08	672.83	YES
3	5	672.25	673.58	B08	672.83	YES
3	6	671.75	673.08	B08	672.83	YES
3	7	670.75	672.08	I04	670.99	YES
3	8	668.38	669.71	I04	670.99	YES
3	9	666.75	668.08	I04	670.99	YES
3	10	664.75	666.08	I04	670.99	YES
3	11	662.75	664.08	I03	664.90	YES
3	12	665.75	667.08	I03	664.90	YES
3	13	667.50	668.83	I04	670.99	YES
3	14	669.25	670.58	I04	670.99	YES
3	15	671.25	672.58	I04	670.99	YES
3	16	673.25	674.58	B09	674.55	YES
3	17	676.50	677.83	B09	674.55	YES
3	18	677.25	678.58	B08	672.83	YES
3	19	677.75	679.08	B08	672.83	YES

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 \$ 1,846.00 per tract receipt on file with the Tulsa County Clerk's Office. This certificate is NOT to be construed as payment of 2012 taxes in full but is given in order that this plat may be filed on record. 2012 taxes are to be paid to the amount of the security deposit.

Dated: 18-Dec-2011
 Dennis Samler
 Tulsa County Treasurer
 By: *Chris Steward*
 Deputy

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.

APPROVED 3/6/12 by the City of Broken Arrow
 Mayor
Chris Steward
 Deputy

BERWICK FAIRWAYS II
 CASE NO. PT 07 08
 DEV # 07-987
 Sheet 1 of 2
 Date Prepared: 1/02/2012

