

# PRELIMINARY PLAT ALFA LAVAL PUD - 268

A Replat of the amended plat of "Lynn Lane Industrial Park", An Addition to the City of Broken Arrow, Filed as plat #5005, in Tulsa County, Oklahoma, and a Tract of land in the South Half (S/2) of the Northwest Quarter (NW/4) of Section Thirteen (13), Township Eighteen (18) North, Range Fourteen (14) East, City of Broken Arrow, Tulsa County, State of Oklahoma.

CURVE DATA					
CURVE #	RADIUS	DELTA	LENGTH	CH BEARING	CH LENGTH
C-1	28.00'	90°0'0"	43.98'	S46°14'26"E	39.60'
C-2	29.00'	90°0'0"	45.55'	S46°14'26"E	41.01'
C-3	55.00'	95°0'0"	91.19'	S43°44'26"E	81.10'

**PROPERTY OWNER**

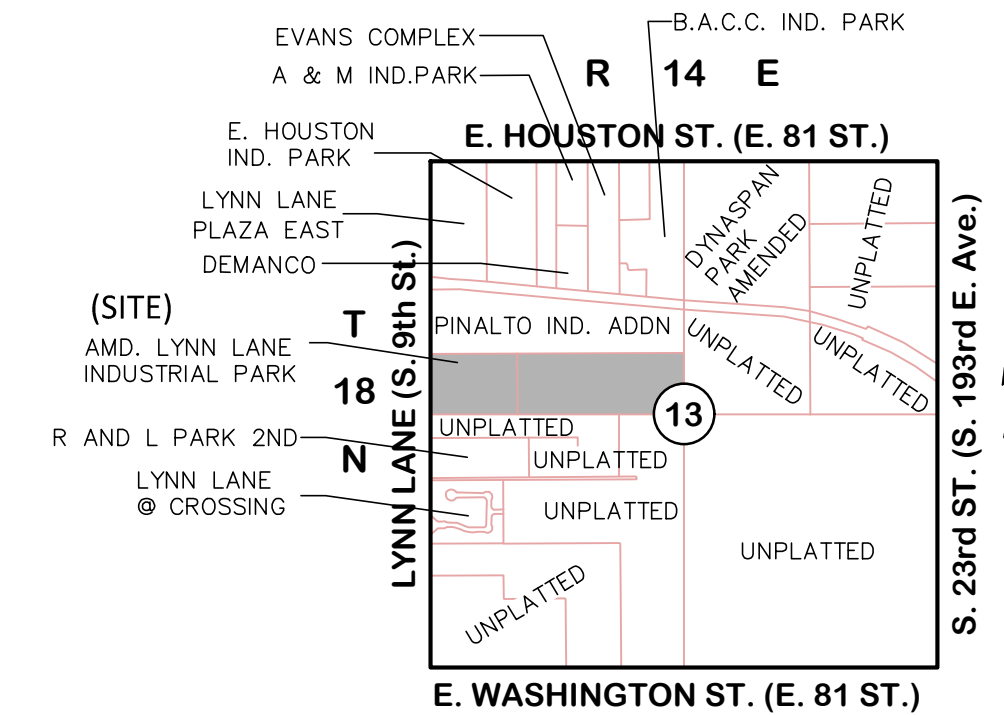
ALFA LAVAL, INC.  
5400 International Trade Drive  
Richmond, VA 23231  
Contact: Seifi Hasanali, PH (630) 217-3566  
seifi.hasanali@alfalaval.com

**SURVEYOR**

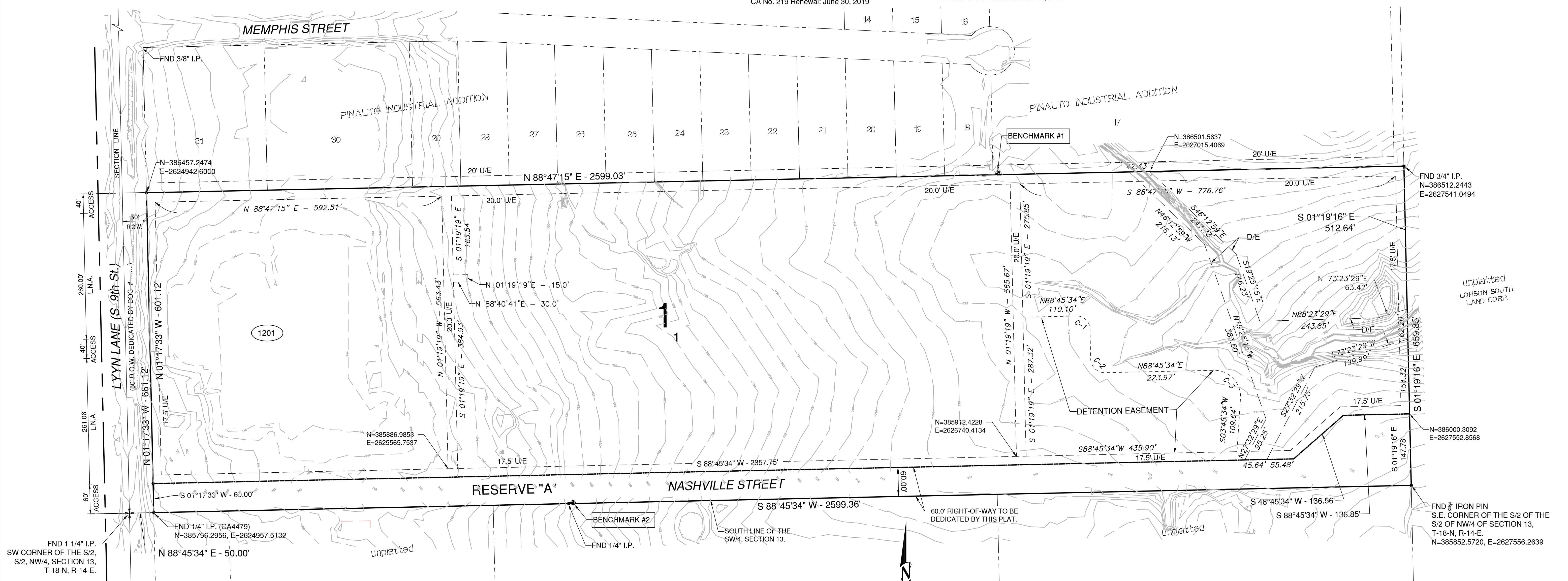
HOLLOWAY UPDIKE & BELLEN, INC.  
818 East S. Blvd.  
Muskogee OK, 74402  
Contact: Charles W. Chastain, P.L.S.  
PH (918) 682-7811  
CA No. 219 Renewal: June 30, 2019

**ENGINEER**

KHOORY ENGINEERING, INC.  
1435 East 41st Street  
Tulsa, Oklahoma 74105  
PH (918) 712-8768  
E-mail: kenginc@khouryeng.com  
CA No. 3751 Renewal: June 30, 2019



**Location Map**  
SCALE: 1"=2000'



**UNDERLYING PLAT & EASEMENT NOTE**

THE UNDERLYING PLAT OF "AMMENDED LYNN LANE INDUSTRIAL PARK", AND RELATED EASEMENTS WILL BE VACATED AT THE TIME OF FILING THIS PLAT AT TULSA COUNTY CLERK'S OFFICE. THEREFORE, THEY ARE NOT SHOWN ON THIS PLAT FOR CLARITY.

**LOT SUMMARY**

Lot 1: 1,544,155.575 SF (35.45 AC)  
RESERVE 'A': 172,574.416 SF (3.96 AC)

**BASIS OF BEARING**

THE BASIS OF BEARING FOR THIS PLAT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH ZONE.

**BENCHMARK**

BM #1:  
60d NAIL IN 22" HACKBERRY TREE. ELEV 715.80  
N= 386497.8300; E= 2626701.7880

BM #2:  
BM 60d NAIL IN 6" HACKBERRY TREE. ELEV 733.29  
N= 385817.1730; E= 2625823.5150

**ADDRESSES**

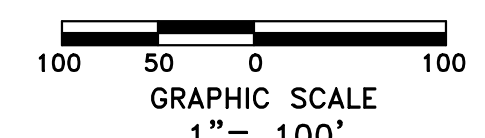
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

**FLOOD NOTE**

THE PROPERTY LIES IN FLOOD ZONE "X" WHICH IS OUTSIDE THE FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 40143C 0392L, EFFECTIVE DATE SEPTEMBER 30, 2016.

**STORMWATER DISPOSITION NOTE**

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD- 020218-07, DATED FEBRUARY 02, 2018



ALFA LAVAL, Tulsa County  
PRELIMINARY PLAT - February 12, 2018  
Sheet 1 of 1

CASE # PT...-