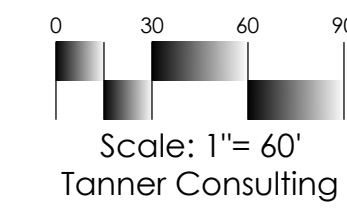


PRELIMINARY PLAT
PUD-240

Villas at Bricktown

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4) OF SECTION FOUR (4)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA



OWNER:
Select Homesites, Inc.
AN OKLAHOMA CORPORATION
CONTACT: DAVID GIBSON
1908 N Willow, Suite #A
Broken Arrow, Oklahoma 74012
Phone: (918)252-2417

ENGINEER/SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2017
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

ABBREVIATIONS:
B/L BUILDING LINE
BK PG BOOK & PAGE
ESMT EASEMENT
INST INSTRUMENT
IPF IRON PIN FOUND
IPSYC IRON PIN SET, YELLOW CAP
U/E LANDSCAPE EASEMENT
NS NAIL SET
ODE OVERLAND DRAINAGE EASEMENT
U/E UTILITY EASEMENT

Benchmark #1 †
ADS-16 RESET
5/8" REBAR- 1 1/2" ALUMINUM CAP -
FLUSH - STAMPED "16 RESET", SET S.E. OF
THE INTERSECTION OF 71ST ST. AND
GARNETT RD.
(393014.31N, 2603697.93E)
ELEVATION = 694.77' (NAVD 88)

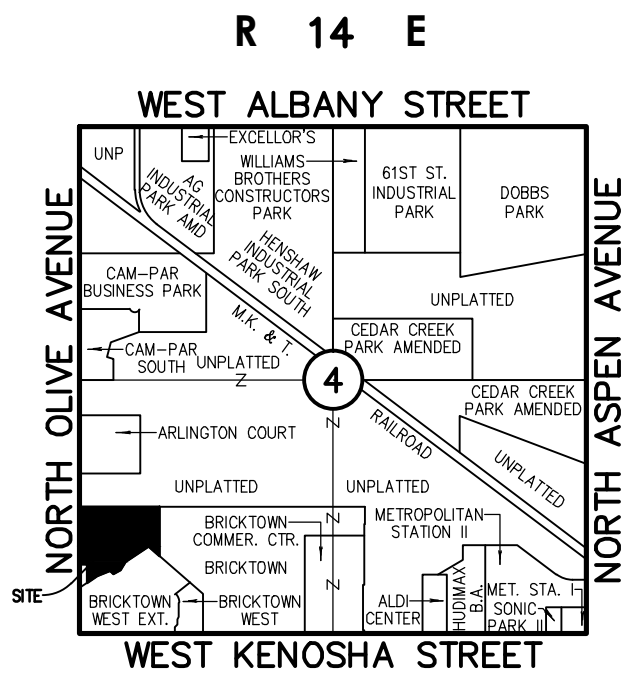
Benchmark #2 †
3/8" REBAR- RED PLASTIC CAP - STAMPED
"SWA 2421", FOUND S.W. CORNER OF LOT
1, BLOCK 1, KOREAN CHURCH SUBDIVISION
(394644.39N, 2608926.16E)
ELEVATION = 699.02' (NAVD 88)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

Notes

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- 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.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH OLIVE AVENUE EAST, A PUBLIC STREET.
- STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION R0D-62315-16.



Location Map
Scale: 1"= 2000'

SUBDIVISION CONTAINS:
THIRTY-TWO (32) LOTS ON FOUR (4) BLOCKS
& TWO (2) RESERVES
GROSS LAND AREA: 11.577 ACRES
NET LAND AREA LESS R/W: 10.883 ACRES

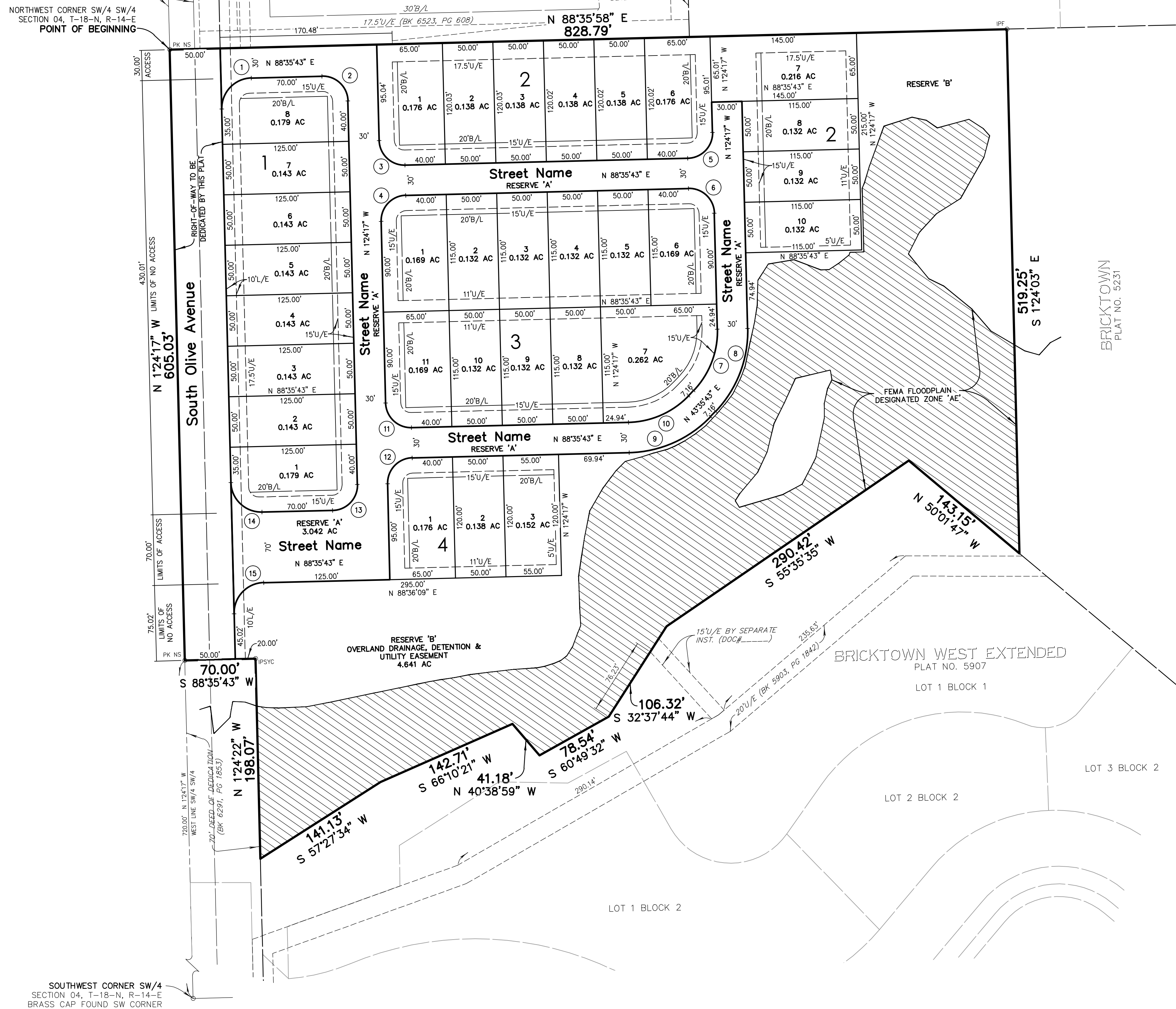
Curve Table

CURVE	LENGTH	RADIUS	DELTA (°)	CHORD BEARING	CHORD DISTANCE
1	47.12'	30.00'	90°00'00"	N43°35'43"E	42.43'
2	39.27'	25.00'	90°00'00"	N46°24'17"W	35.36'
3	39.27'	25.00'	90°00'00"	N46°24'17"W	35.36'
4	39.27'	25.00'	90°00'00"	N43°35'43"E	35.36'
5	39.27'	25.00'	90°00'00"	N43°35'43"E	35.36'
6	39.27'	25.00'	90°00'00"	N46°24'17"W	35.36'
7	66.76'	85.00'	45°00'00"	N21°05'43"E	65.06'
8	90.32'	115.00'	45°00'00"	N21°05'43"E	88.02'
9	90.32'	115.00'	45°00'00"	N66°05'43"E	88.02'
10	66.76'	85.00'	45°00'00"	N66°05'43"E	65.06'
11	39.27'	25.00'	90°00'00"	N46°24'14"W	35.36'
12	39.27'	25.00'	90°00'00"	N43°35'43"E	35.36'
13	39.27'	25.00'	90°00'00"	N43°35'43"E	35.36'
14	47.12'	30.00'	90°00'00"	N46°24'17"W	42.43'
15	47.12'	30.00'	90°00'00"	N43°35'43"E	42.43'

Backflow Preventor Table

LOT	BLOCK	FFE	LOT	BLOCK	FFE
1	1	###	1	3	###
2	1	###	2	3	###
3	1	###	3	3	###
4	1	###	4	3	###
5	1	###	5	3	###
6	1	###	6	3	###
7	1	###	7	3	###
8	1	###	8	3	###
			9	3	###
			10	3	###
1	2	###	11	3	###
2	2	###			
3	2	###			
4	2	###	1	4	###
5	2	###	2	4	###
6	2	###	3	4	###
7	2	###			
8	2	###			
9	2	###			
10	2	###			

NORTHWEST CORNER SW/4 SW/4
SECTION 04, T-18-N, R-14-E
POINT OF BEGINNING



SOUTHWEST CORNER SW/4
SECTION 04, T-18-N, R-14-E
BRASS CAP FOUND SW CORNER

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

DATE OF PREPARATION: OCTOBER 12, 2015

Villas at Bricktown
CASE NO. XX00-000
DEVELOPMENT NO. 00-000
SHEET 1 OF 3

