



# Aspen Ridge

PUD 244

ALL OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 SW/4 NE/4 SE/4) AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (W/2 SE/4 NE/4) OF SECTION FOUR (4), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

LINE	LENGTH(L)	BEARING
L1	42.32'	N 43°31'52" E
L2	30.03'	N 43°31'52" E
L3	42.53'	S 46°28'08" E
L4	30.26'	S 46°28'08" E
L5	15.00'	N 88°40'35" E
L6	15.00'	N 88°41'56" E
L7	22.54'	N 25°53'37" E
L8	16.63'	N 39°39'01" W

**Benchmark 1** ✦  
 5/8" REBAR - 1 1/2" ALUMINUM CAP-FLUSH-STAMPED "542", SET SOUTHEAST OF THE INTERSECTION OF E 121ST ST S AND S 145TH E AVE.  
 (366994.652N, 2614820.011E)  
 ELEVATION = 670.66 (NAVD 88)

**Benchmark 2** ✦  
 SPIKE FOUND IN WEST SIDE OF POWER POLE APPROX 2' ABOVE GROUND LOCATED ON THE WEST SIDE OF S 145TH E AVE AND APPROX 450' NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, T 17 N, R 14 W.  
 (364241.20N, 2614838.76E)  
 ELEVATION = 650.27 (NAVD 88)

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORD(B)(CB)	CHORD(D)(CD)
1	39.27'	25.00'	90°00'00"	N43°40'35"E	35.36'
2	39.27'	25.00'	90°00'00"	N46°19'25"W	35.36'
3	16.09'	25.00'	36°52'12"	N19°45'31"W	15.81'
4	142.89'	50.00'	163°44'23"	N43°40'35"E	98.99'
5	16.09'	25.00'	36°52'12"	N72°53'19"W	15.81'
6	16.09'	25.00'	36°52'12"	N70°14'29"E	15.81'
7	142.89'	50.00'	163°44'23"	N46°19'25"W	98.99'
8	16.09'	25.00'	36°52'12"	N17°06'41"E	15.81'
9	52.13'	75.00'	39°49'17"	N18°35'14"E	51.08'
10	105.04'	125.00'	48°08'47"	N22°44'59"E	101.98'
11	19.05'	25.00'	43°39'57"	N24°59'23"E	18.60'
12	240.48'	50.00'	275°34'12"	N39°03'29"W	67.19'
13	26.28'	25.00'	60°13'45"	N68°36'44"E	25.09'

BLOCK	LOT	PAD ELEV	HIGHEST ADJACENT RIM ELEVATION
1	1	643.80	646.40
1	2	643.95	647.90
1	3	643.95	648.00
1	4	644.30	648.00
1	5	644.50	653.10
1	6	647.40	653.10
2	1	648.80	653.10
2	2	647.80	653.10
2	17	630.50	635.90
2	18	641.10	648.20
2	19	644.40	648.20
3	1	644.45	647.00
3	2	645.10	647.00
3	7	646.05	647.00
3	8	644.75	647.00
3	9	643.50	647.00
3	10	642.70	647.00
3	11	644.35	647.00
3	12	645.95	647.00
3	15	646.90	647.00
3	16	645.70	647.00
3	18	644.20	647.00
4	1	644.80	648.20
4	2	646.30	648.20
4	3	647.50	648.20
4	4	647.45	648.20
4	5	646.50	648.20
4	6	645.35	648.20
4	10	644.46	646.44
4	11	645.15	646.44

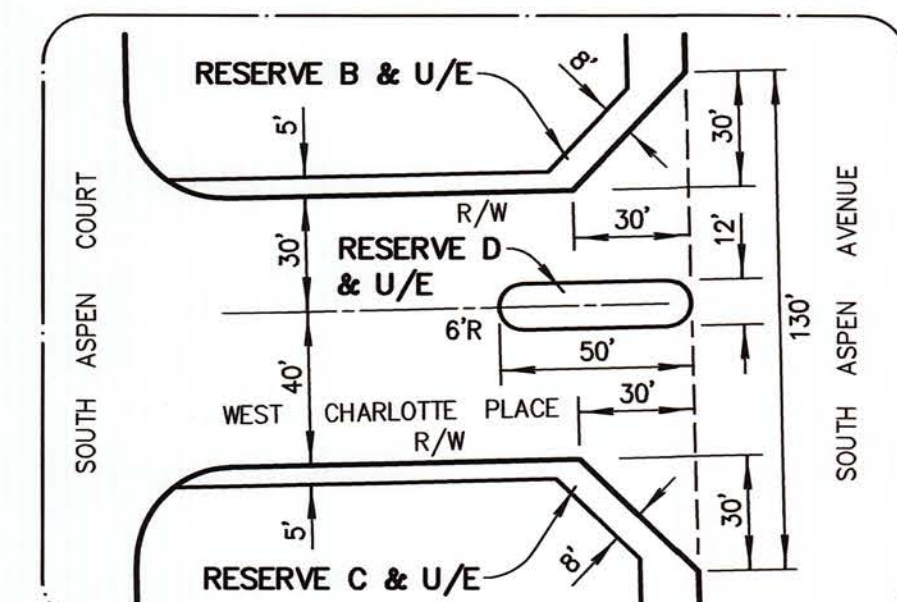
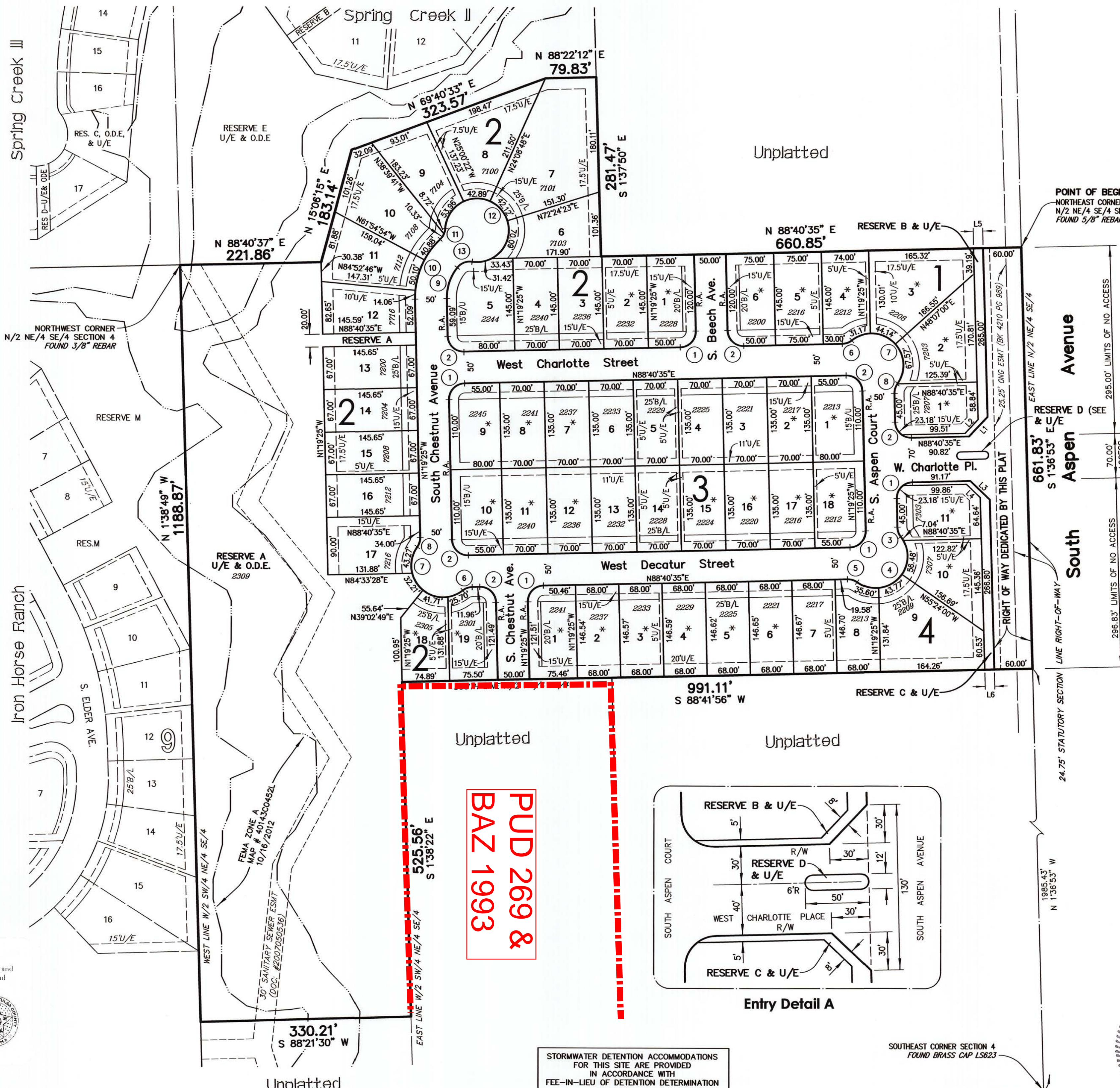
\* BACKFLOW PREVENTER REQUIRED

**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 \$14,008.00 per trust record no. 14764 to be applied to 2017 taxes. This certificate is NOT to be construed as payment of 2017 taxes in full but is given in order that this plat may be filed on record. 2017 taxes may exceed the amount of the security deposit.

Dated: 02/07/2017  
 Dennis Seifer  
 Tulsa County Treasurer  
 By: *[Signature]*  
 Deputy

STATE OF OKLAHOMA  
 COUNTY OF TULSA } SS  
 I, MICHAEL WILLIS, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.  
 Dated the 7<sup>th</sup> day of February 2017  
 MICHAEL WILLIS, Tulsa County Clerk  
*[Signature]*  
 Deputy

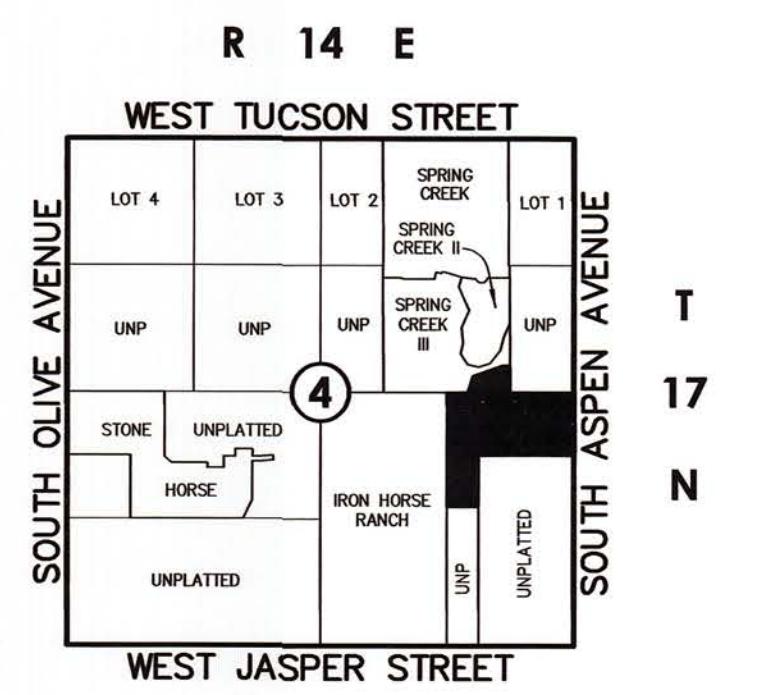


STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION # 00-70215-18

SOUTHEAST CORNER SECTION 4 FOUND BRASS CAP 15823



APPROVED 8/10/2016 by the City Council of the City of Broken Arrow, Oklahoma.  
*[Signature]*  
 Mayor  
*[Signature]*  
 Attest: City Clerk



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

**SUBDIVISION CONTAINS:**  
 FIFTY-FOUR (54) LOTS  
 IN FOUR (4) BLOCKS & FOUR (4) RESERVES  
 GROSS SUBDIVISION AREA: 26.292 ACRES

**LEGEND**

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY EASEMENT
- BK PG BOOK & PAGE
- CB CHORD BEARING
- CD CHORD DISTANCE
- CL CENTERLINE
- DOC DOCUMENT
- ESMT EASEMENT
- LNA LIMITS OF ACCESS
- O.D.E. OVERLAND DRAINAGE EASEMENT
- R.A. RESTRICTED ACCESS - SEE NOTE 4
- SEP INSTR SEPARATE INSTRUMENT
- U/E UTILITY EASEMENT
- 12345 ASSIGNED ADDRESS

**SURVEYOR/ENGINEER:**  
**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

**OWNER:**  
**Stone Horse Development, LLC**  
 CONTACT: BRIAN DOYLE  
 12150 E. 96th St. Suite 200  
 Owasso, OK 74055  
 Phone: (918)376-6533

- Notes:**
1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
  2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
  3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
    - (1) FOUND BRASS CAP, MARKED 15623, AT THE SOUTHEAST CORNER OF SECTION 4;
    - (2) FOUND 5/8" REBAR WITH CAP, MARKED 151253, AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (N/2 NE/4 SE/4) OF SECTION 4;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°36'53" WEST.
  4. WHERE BUILDING SETBACK IS LESS THAN 25 FEET FROM A STREET RIGHT-OF-WAY LINE, NO ACCESS IS ALLOWED TO ABUTTING STREET.
  5. ACCESS AT THE TIME OF THE PLAT IS PROVIDED BY SOUTH ASPEN AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.
  6. ALL AREAS WITH STRUCTURAL DEVELOPMENT ARE OUTSIDE THE BOUNDARY OF THE 100-YEAR FLOODPLAIN IN ACCORDANCE WITH FEMA LOMA CASE NUMBER 12-06-3225P.
  7. 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 A LEGAL DESCRIPTION.