

Basis of Bearings

BASIS FOR BEARINGS ARE ASSUMED USING THE WEST LINE OF THE NW/4 OF SECTION 8 AS N 01°24'39" W.

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ 1694" AT ALL CORNERS.

Benchmark (BA 8)

5/8" REBAR - 1 1/2" ALUMINUM CAP-FLUSH-STAMPED "BA 8" - SET NORTHEAST OF 141ST STREET AND GARNETT ROAD. ELEVATION = 599.483' (NAVD 1988)

Floodplain Data

PROPERTY IS SITUATED IN UNSHADED ZONE 'X' PER FEMA FLOODPLAIN MAP NO. 40143C0451L - DATED OCTOBER 16, 2012.

Planned Unit Development No. 239

Oak Estates

A SUBDIVISION IN TULSA COUNTY, OKLAHOMA BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER (S/2 NW/4) OF SECTION EIGHT (8), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Owner / Developer

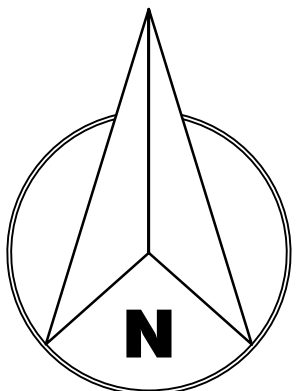
F & C PARTNERS, LLC
12109 SOUTH MEMORIAL DRIVE
BIXBY, OKLAHOMA 74008
PHONE: (918) 629-8839
MR. CHRIS JOHNSON

Engineer

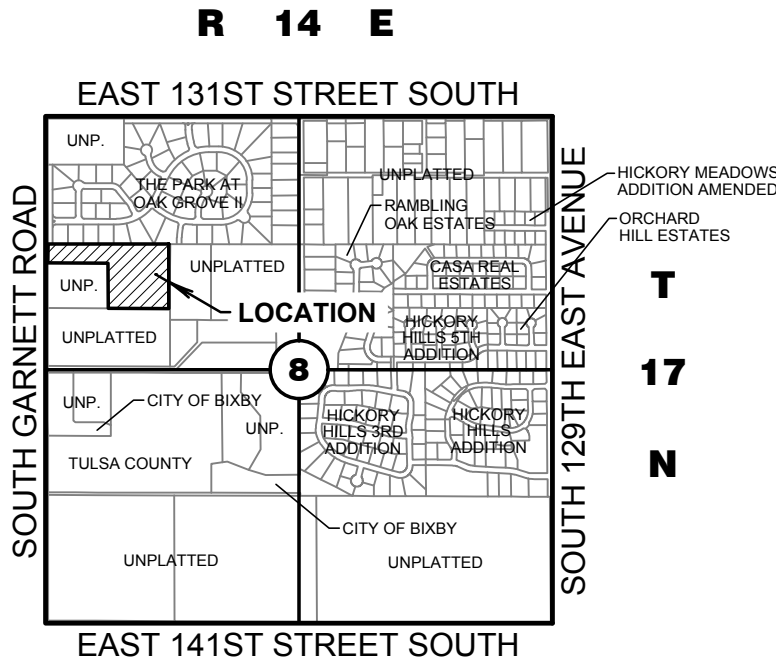
ROSENBAUM CONSULTING, LLC
2700 NORTH HEMLOCK COURT, SUITE 111A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 798-0210
FAX: (918) 451-3263
barrick.rosenbaum@cox.net
C.A. # 6470 EXPIRES 6-30-2015

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
EMAIL: fritzpls@yahoo.com
C.A. # 5848 EXPIRES: 6-30-2016



Scale: 1" = 50'
0 25 50 100



Location Map

SCALE: 1"=2000'

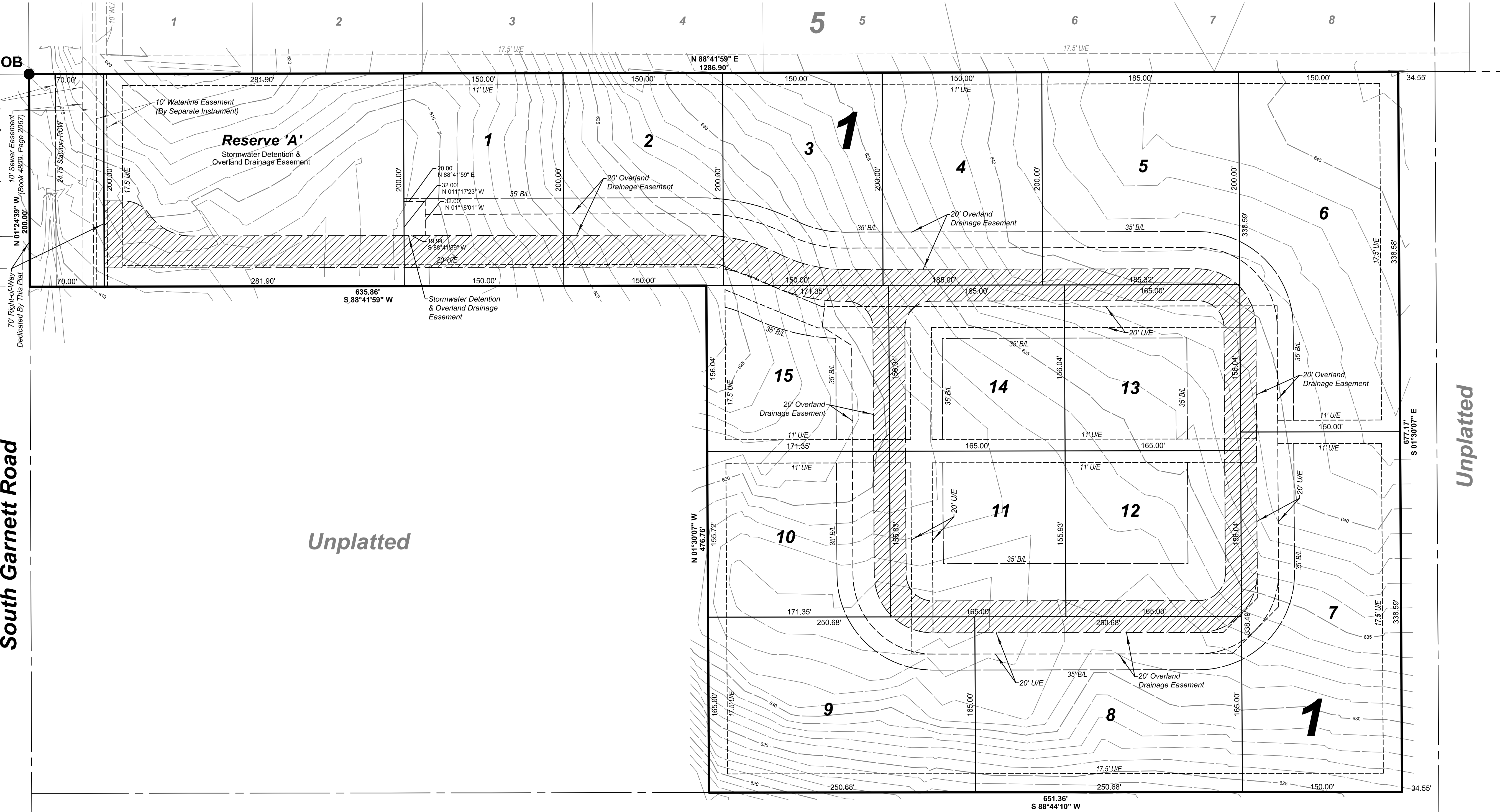
Subdivision Statistics

SUBDIVISION CONTAINS FIFTEEN (15) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA
GROSS SUBDIVISION AREA: 13.04 ACRES

Legend

B/L -- BUILDING SETBACK LINE
POB -- POINT OF BEGINNING
L.N.A. -- LIMITS OF NO ACCESS
MAVE -- MUTUAL ACCESS EASEMENT
U/E -- UTILITY EASEMENT

RESERVE 'B'
(MUTUAL ACCESS EASEMENT)



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COUNTY TREASURER STAMP

STATE OF OKLAHOMA } SS
COUNTY OF TULSA }

I, PAT KEY, TULSA COUNTY CLERK, IN AND FOR THE COUNTY AND STATE ABOVE, DO HEREBY CERTIFY THAT THE FORGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

DATED THE _____ DAY OF _____, 2015.

PAT KEY, TULSA COUNTY CLERK

DEPUTY

APPROVED _____ BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA.

MAYOR

ATTEST: CITY CLERK

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