

Preliminary Plat
Washington Lane IV

A PART OF THE NW/4 OF SECTION 24, T-18-N, R-14-E
AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

P.U.D. No. 135A

ENGINEER

Independent Design
Consultants, LLC

1520 West Dogwood Street
Rogers, Arkansas 72756
Phone: (479) 621-7837

OWNER/DEVELOPER

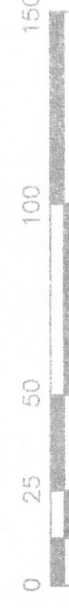
Armory, LLC
4500 South Garnett Road
Suite 600
Tulsa, Oklahoma 74146
Phone: (918) 665-1900

SURVEYOR

Benchmark Surveying &
Land Services, Inc.
P.O. Box 1078
Owasso, Oklahoma 74055
Phone: (918) 274-9081

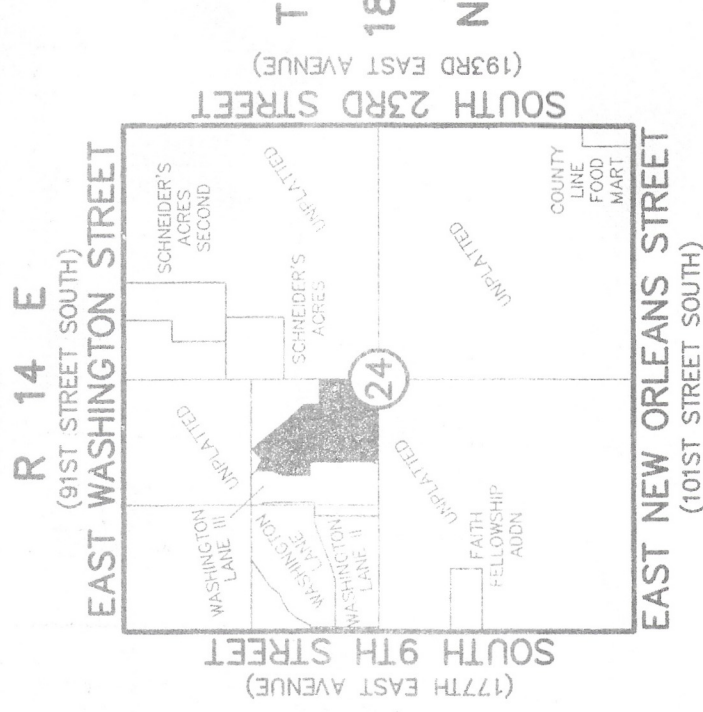


Scale: 1"=50'



ACC PERMITTED
B/L
LVA
P/E
S/W
U/E

ACCESS PERMITTED
BUILDING SETBACK LINE
LIMITS OF NO ACCESS
PEDESTRIAN EASEMENT
RIGHT-OF-WAY
UTILITY EASEMENT



Location Map

SCALE: 1"=2000'

SUBDIVISION CONTAINS
02 LOTS IN 1 BLOCK

TOTAL AREA: 1754 ACRES

BEARING BASE: STATE PLANE GRID BEARINGS

BENCHMARK: 3/8" IP SECTION 24
NE CORNER OF ELEVATION 706.39

NATIONAL GEODETIC VERTICAL DATUM OF 1929

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

STORMWATER DETENTION ACCOMMODATIONS FOR THIS
SITE ARE PROVIDED IN ACCORDANCE WITH THE CONTRACT
INSTRUMENT ASSOCIATED WITH THE PERMIT-LED OF DETENTION
DETERMINATION #05-72903-56.

MONUMENTATION: 3/8" IRON PINS SET AT ALL PROPERTY
CORNERS



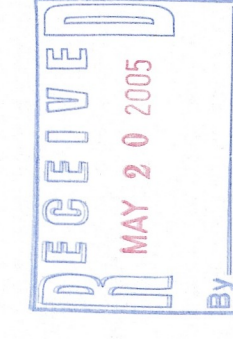
Legal Description

A TRACT OF LAND THAT IS PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE 1B & M., TULSA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SAID NW/4 OF SECTION 24; THENCE N 88°41'05" E ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 1804.55 FEET; THENCE N 1°18'50" W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, THENCE N 1°18'50" W A DISTANCE OF 624.96 FEET, THENCE S 88°43'05" W A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST LINE OF WASHINGTON LANE III, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, THENCE N 1°18'50" W ALONG THE UNPLATTED LINE THENCE S 88°43'05" W A DISTANCE OF 34.70 FEET; THENCE N 1°15'02" W A DISTANCE OF 147.80 FEET; THENCE S 88°41'05" E (NO LONGER ALONG SAID EAST LINE OF WASHINGTON LANE III) A DISTANCE OF 104.89 FEET; THENCE S 41°15'02" E A DISTANCE OF 118.00 FEET; THENCE N 48°44'58" E A DISTANCE OF 20.00 FEET; THENCE N 41°15'02" W A DISTANCE OF 118.00 FEET; THENCE S 41°15'02" E A DISTANCE OF 345.00 FEET; THENCE S 48°44'58" E A DISTANCE OF 118.00 FEET; THENCE S 41°15'02" E A DISTANCE OF 225.20 FEET; THENCE S 1°18'55" E A DISTANCE OF 150.68 FEET; THENCE N 88°41'05" W A DISTANCE OF 145.00 FEET; THENCE S 1°18'55" E A DISTANCE OF 20.00 FEET; THENCE N 88°41'05" E A DISTANCE OF 388.89 FEET; THENCE S 88°41'05" E A DISTANCE OF 70.00 FEET; THENCE S 88°41'05" W A DISTANCE OF 776.30 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT UNPLATTED AREA A.

Curve Information

CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	174.53'	50°00'00"	200.00'	160.05'	N 23°44'55" E
C2	69.76'	39°58'07"	100.00'	68.35'	N 65°41'01" E
C3	209.10'	39°58'08"	300.00'	204.89'	S 21°16'58" E
C4	78.59'	90°03'30"	50.00'	70.79'	S 46°17'10" E
C5	39.30'	90°03'30"	25.00'	35.37'	S 46°17'10" E
C6	78.48'	89°56'30"	50.00'	70.67'	S 43°42'50" W
C7	39.94'	89°56'30"	25.00'	35.34'	S 43°42'50" W
C8	62.98'	71°08'17"	50.00'	58.17'	N 34°15'14" E
C9	16.48'	185°14'37"	50.00'	16.90'	N 79°15'14" E



APPROVED
Council of the City of Broken Arrow,
Oklahoma.

Mayor

Attest: City Clerk

CASE #
DEVELOPMENT #
Washington Lane IV
May 18, 2005
SHEET 1 OF 1

**PRELIMINARY
PLAT**