

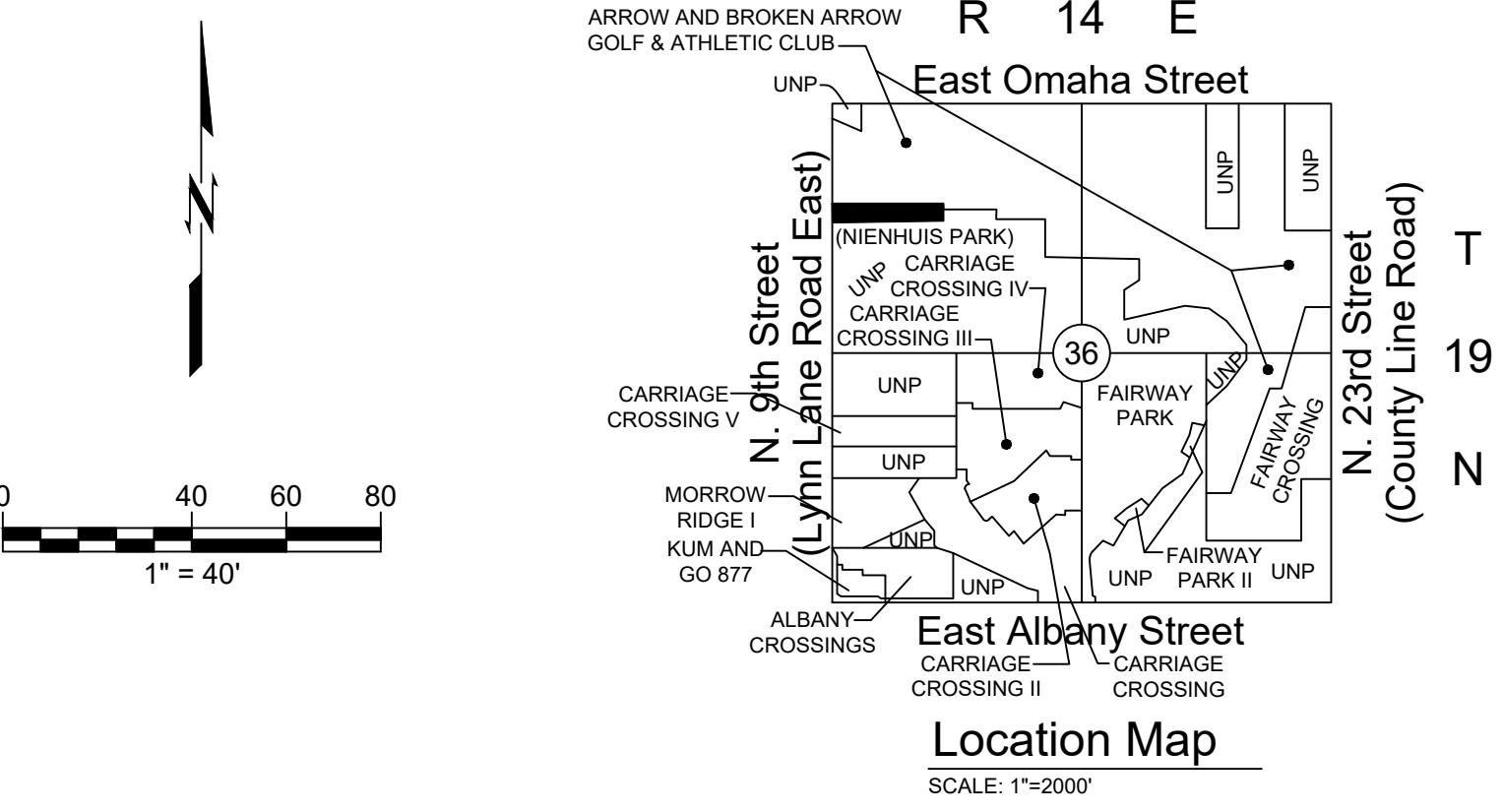
# CONDITIONAL/FINAL PLAT

## THE LEARNING EXPERIENCE BROKEN ARROW

### EASEMENT NOTES:

- RIGHT OF WAY/EASEMENT IN FAVOR OF COXCOM, INC. D/B/A COX COMMUNICATIONS OKLAHOMA CITY, AS DISCLOSED BY AFFIDAVIT OF CONTRACTUAL AGREEMENTS WITH COX COMMUNICATIONS, INC. AND PROPERTY OWNERS RECORDED AS DOCUMENT NO. 2009033091. (AFFECTS - PAGE 48 OF 145)
- PROPERTY ACQUIRED BY CONDEMNATION BY THE CITY OF BROKEN ARROW, OKLAHOMA, IN TULSA COUNTY DISTRICT COURT CASE NO. CJ-2009-00946 AS EVIDENCED BY REPORT OF COMMISSIONERS FILED APRIL 14, 2009 IN SAID CASE AND JOURNAL ENTRY OF JUDGMENT RECORDED AS DOCUMENT NO. 2009063289. (AFFECTS)
- RIGHT OF WAY/EASEMENT AS DISCLOSED BY ASSIGNMENT AND ASSUMPTION AND BILL OF SALE AGREEMENT IN FAVOR OF PHILLIPS 66 COMPANY RECORDED AS DOCUMENT NO. 2012043968. (LEGAL DESCRIPTION AFFECTS ALL OF SECTION 36, NO FILE NUMBER, GRANTOR, GRANTEE, BOOK OR PAGE NUMBER IN DOCUMENT)

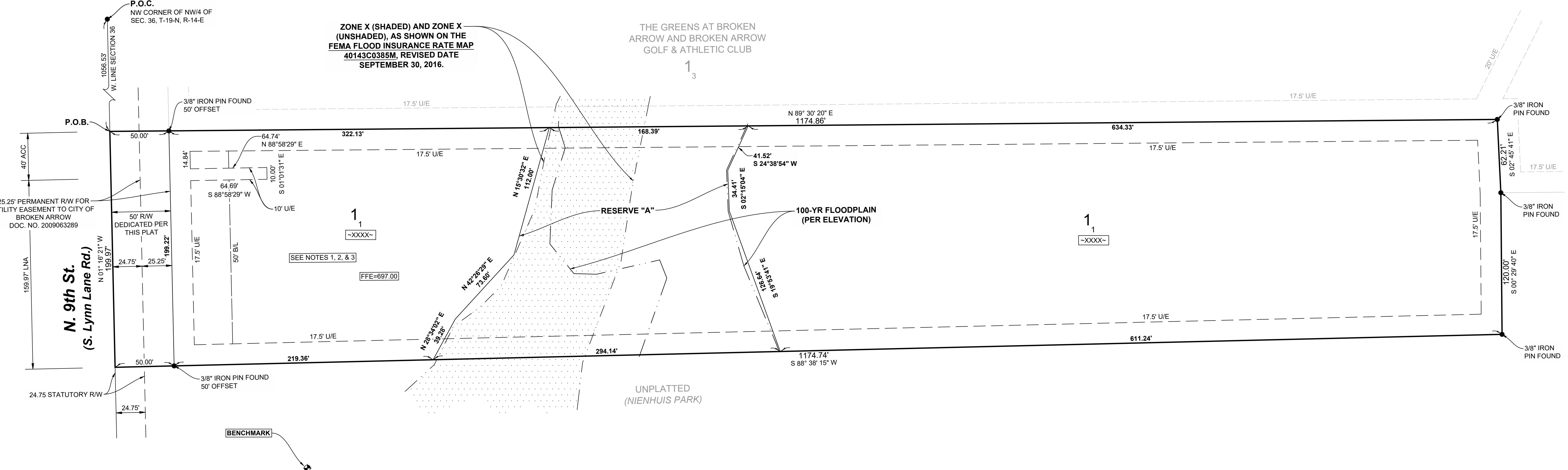
A PART OF THE NW/4 NW/4 SEC.36, T-19-N, R-14-E  
CITY OF BROKEN ARROW TULSA COUNTY, OKLAHOMA



**OWNER:**  
Crosslands Development Company, LLC  
5750 DTC Parkway  
Greenwood Village, Co 80111  
Phone: (303) 346-1444  
CONTACT: JEFF DURBON

**ENGINEER:**  
Wallace Design Collective, PC  
123 North Martin Luther King Jr Blvd.  
Tulsa, Oklahoma, 74103  
Phone: (918) 584-5858  
OK CA NO. 1460, EXPIRES 6/30/2023  
DANNY BALDWIN P.E.  
danny.baldwin@wallace.design

**SURVEYOR:**  
Benchmark Surveying and  
Land Services, Inc.  
P.O. Box 1078  
Owasso, Oklahoma 74055  
Phone: (918) 274-9081  
KEVIN M. NEWLUN  
RPLS 1289, CA #2235  
EXPIRES 6/30/2022  
info@benchmarkok.com



**BACKFLOW PREVENTER NOTE:**  
ALL NEW BUILDINGS SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE THEREFORE SHALL BE THE SOLE EXPENSE OF THE PROPERTY OWNER.

APPROVED \_\_\_\_\_ by the City  
Council of the City of Broken Arrow,  
Oklahoma,

Mayor \_\_\_\_\_

Attest: City Clerk \_\_\_\_\_

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE  
ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF  
DETENTION DETERMINATION NO.: DD-042221-32

CASE NO. PT21-121

DATE: 3/28/2022  
THE LEARNING EXPERIENCE  
BROKEN ARROW  
CONDITIONAL/FINAL PLAT  
SHEET 1 OF 2

