

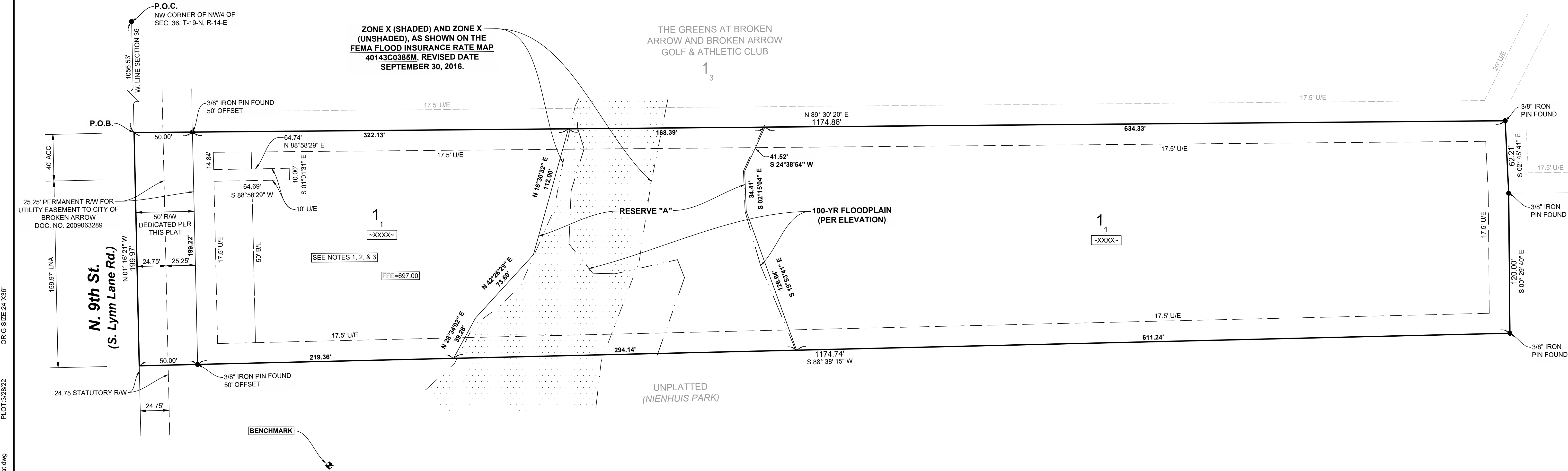
ORIG SIZE:24"X36"

PLOT:3/28/22

\\civil-server\projects\2140346 The Learning Experience\Drawings\PRODUCTION\Plat\2140346 Conditional Final Plat.dwg

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)



LEGEND

- B/L = BUILDING SETBACK
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- FFE = FINISHED FLOOR ELEVATION
- R/W = RIGHT-OF-WAY
- U/E = UTILITY EASEMENT
- ~XXXX~ = ADDRESS

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK AND ONE (1) RESERVE AREA.
SUBDIVISION CONTAINS 224,615 SF (5.16 ACRES)
LOT 1 CONTAINS 174,795 SF (4.01 ACRES)
RESERVE A CONTAINS 39,840 SF (0.92 ACRES)
R/W DEDICATED BY PLAT CONTAINS 9,980 SF (.23 ACRES)

MONUMENTATION

3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE BEARING BASE FOR THIS SURVEY IS RECORDED PLAT OF "THE GREENS AT BROKEN ARROW AND BROKEN ARROW GOLF & ATHLETIC CLUB-PLAT NO. 5501".
VERTICAL DATUM NAD88

BENCHMARK

MAGNETIC NAIL IN ASPHALT
ELEV=696.56
N= 402928.07
E= 2624689.66

ADDRESS NOTE

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 LEGAL DESCRIPTION.

CONDITIONAL/FINAL PLAT

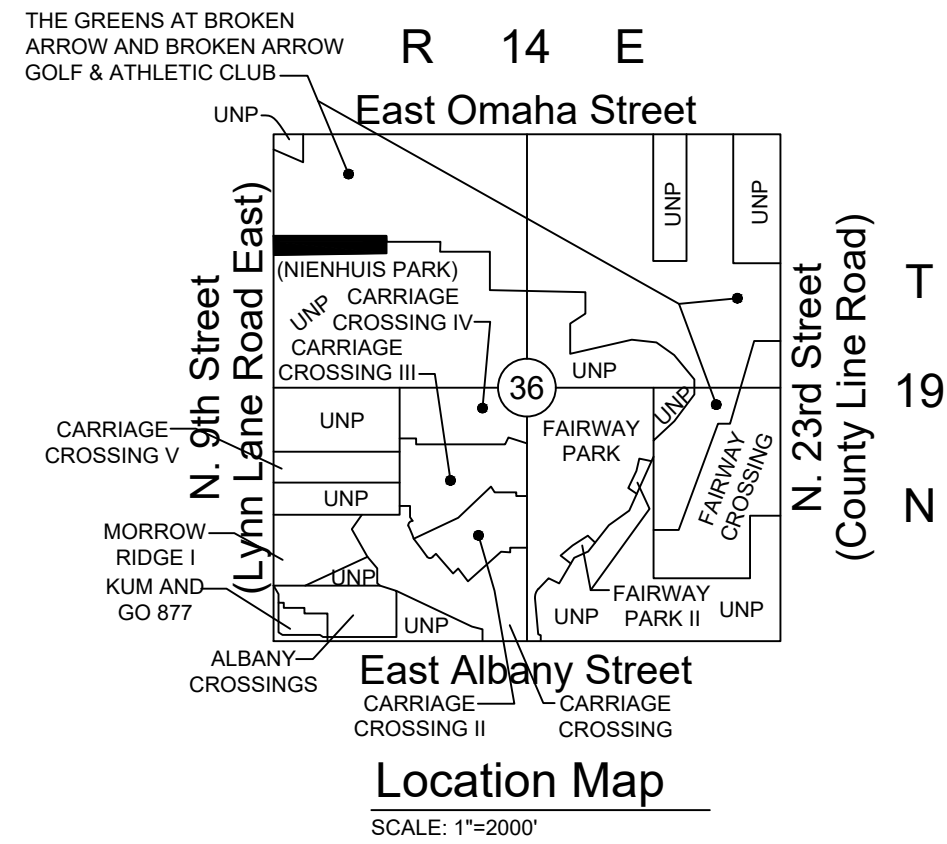
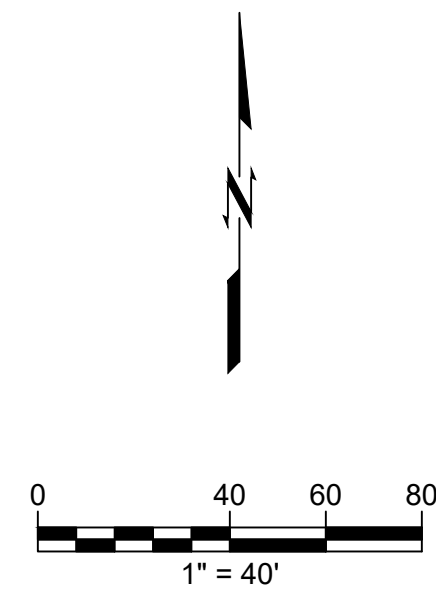
THE LEARNING EXPERIENCE BROKEN ARROW

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 ACCOMODATIONS 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

THE LEARNING EXPERIENCE BROKEN ARROW

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