

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) 621-7857

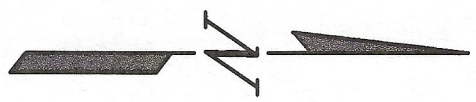
OWNER/DEVELOPER

Armory, LLC
4500 South Garnett Road
Jute 60
Tulsa, Oklahoma 74146
Phone: (918) 665-1900

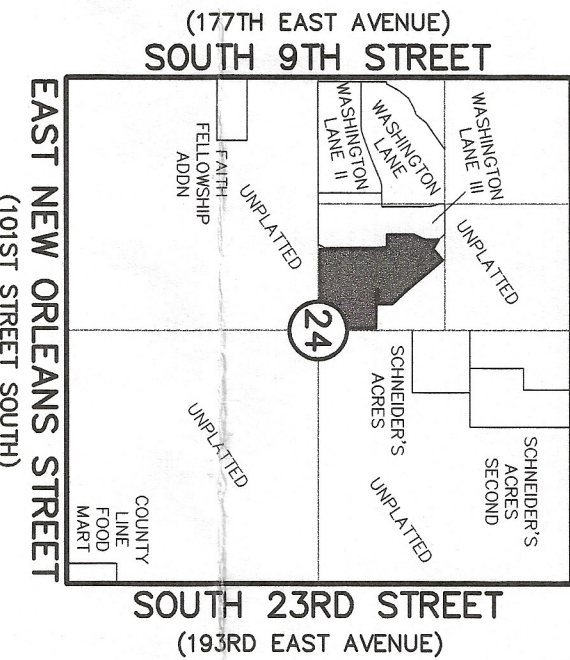
SURVEYOR:

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

Scale: 1"=50'
0 25 50 100 150



ACCESS PERMITTED
BUILDING SETBACK LINE
DRAINAGE EASEMENT
EASEMENT
P/E
PEDESTRIAN EASEMENT
R/W
RIGHT-OF-WAY
UTILITY EASEMENT
U/E



Location Map

SCALE: 1"=2000'

SURVEYOR'S CONTAINS
82 LOTS IN 1 BLOCK
TOTAL AREA: 22.27 ACRES
BEARING BASE: STATE PLANE GRID BEARINGS
NE CORNER OF SW/4 OF NW/4 OF SECTION 24
NATIONAL GRID SYSTEM
ELEVATION: 1063.35
ADDITIONAL NOTES:
ADRESSES SHOWN ON THIS PLAT ARE ACCURATE
AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE
SUBJECT TO CHANGE AND SHOULD NOT BE RELIED
ON FOR ANY PURPOSES OTHER THAN FOR THE
STATIONMASTER'S DETENTION ACCOMMODATIONS FOR THIS
SITE ARE PROVIDED IN ACCORDANCE WITH THE CONTRACT
DETERMINATION #00-22933-SO.
MONUMENTATION: 3/8" IRON PIN 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 18&M, TULSA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING FROM THE SOUTHWEST CORNER OF SAID NW/4 OF SECTION 24, THENCE N 89°41'05" E ALONG THE SOUTH LINE OF SAID NW/4 A DISTANCE OF 1724.56 FEET TO THE POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF WASHINGTON LANE III, IN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (WHEN FILED), THENCE N 1°18'55" W ALONG THE EASTERLY BOUNDARY OF SAID WASHINGTON LANE III (UNTIL OTHERWISE NOTED) A DISTANCE OF 20.00 FEET, THENCE N 42°41'05" E A DISTANCE OF 70.71 FEET, THENCE N 1°18'55" W A DISTANCE OF 649.97 FEET, THENCE N 1°15'02" W A DISTANCE OF 147.80 FEET, THENCE S 62°41'08" E (NO LONGER ALONG SAID EASTERLY BOUNDARY OF WASHINGTON LANE III) A DISTANCE OF 104.89 FEET, THENCE N 48°44'58" E A DISTANCE OF 190.00 FEET, THENCE S 42°51'25" E A DISTANCE OF 118.00 FEET, THENCE N 48°44'58" E A DISTANCE OF 6.45 FEET, THENCE S 41°15'02" E A DISTANCE OF 104.89 FEET, THENCE S 42°51'25" E A DISTANCE OF 118.00 FEET, THENCE N 48°44'58" E A DISTANCE OF 6.45 FEET, THENCE S 41°15'02" E A DISTANCE OF 104.89 FEET, THENCE S 42°51'25" E A DISTANCE OF 118.00 FEET, THENCE N 48°44'58" E A DISTANCE OF 6.45 FEET, THENCE S 41°15'02" W A DISTANCE OF 916.28 FEET TO THE POINT OF BEGINNING.

Curve Information

CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	174.53'	50°00'00"	200.00'	168.00'	N 23°44'05" E
C2	69.76'	39°58'07"	100.00'	66.35'	N 89°41'05" E
C3	709.10'	39°58'07"	300.00'	204.89'	S 21°16'58" E
C4	78.89'	90°03'00"	50.00'	70.71'	S 48°71'00" E
C5	39.37'	90°03'00"	25.00'	35.37'	S 48°71'00" E
C6	78.48'	89°58'30"	50.00'	70.00'	S 43°42'50" W
C7	38.24'	89°58'30"	25.00'	35.34'	S 43°42'50" W
C8	62.08'	71°08'17"	50.00'	58.17'	N 34°15'14" E
C9	16.46'	185°14'53"	50.00'	16.39'	N 79°15'14" E

RECEIVED
JUN 24 2005
PRELIMINARY PLAT

APPROVED
Council of the City of Broken Arrow,
Oklahoma
by the City
Mayor
Attest: City Clerk

CASE #
DEVELOPMENT #
Washington Lane IV
June 14, 2005
SHEET 1 of 1