

# CONDITIONAL FINAL RE-PLAT GATESWAY FOUNDATION CAMPUS

## PUD-176A

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4)  
OF SECTION TWENTY-SEVEN (27), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST,  
CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:  
GATESWAY FOUNDATION INC.  
AN OKLAHOMA NON-PROFIT CORPORATION  
1217 E. COLLEGE  
BROKEN ARROW, OKLAHOMA 74012  
Phone: 918-258-3900

ENGINEER:  
ROUTE 66 ENGINEERING  
5 S. MAIN ST. SAPULPA, OK 74066  
PHONE: 918-852-1458  
CONTACT: Billy Cox  
Email: bcox@66eng.com

SURVEYOR:  
WHITE SURVEYING COMPANY  
CERTIFICATE OF AUTHORIZATION NO. 1098  
9936 EAST 55TH PLACE  
TULSA, OKLAHOMA 74146  
PHONE: 918-663-6924

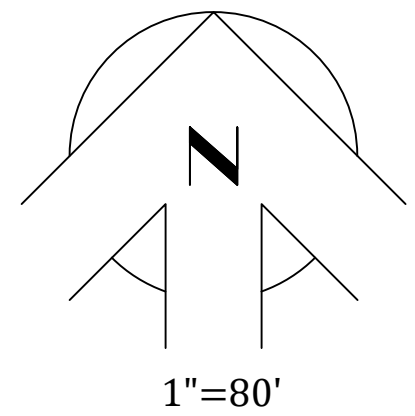
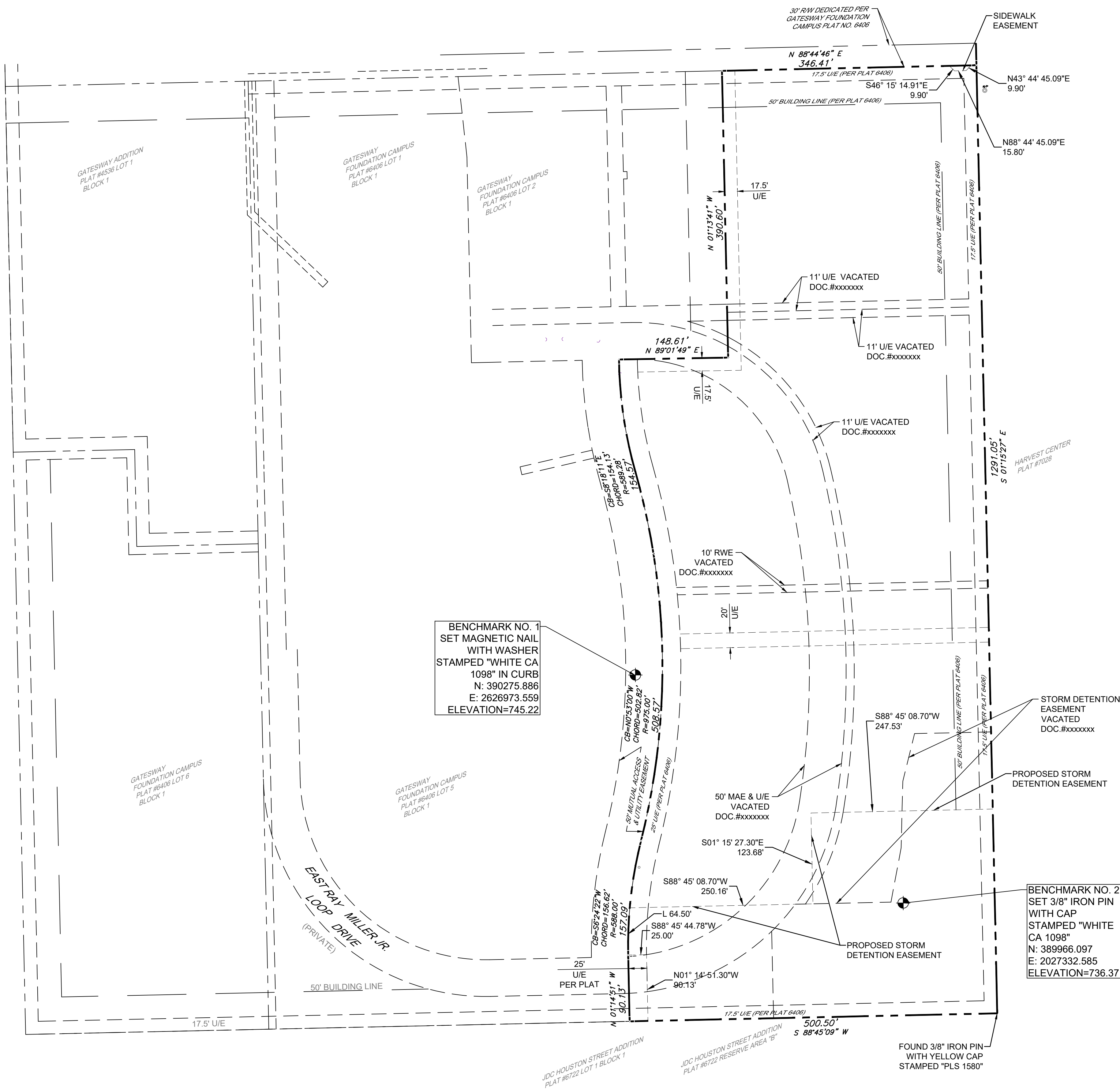
### BENCHMARKS

BENCHMARK NO. 1  
SET MAGNETIC NAIL WITH WASHER  
STAMPED "WHITE CA 1098" IN CURB  
N: 390275.886  
E: 2626973.559  
ELEVATION=745.22

BENCHMARK NO. 2  
SET 3/8" IRON PIN WITH CAP STAMPED  
"WHITE CA 1098"  
N: 389966.097  
E: 2027332.585  
ELEVATION=736.37

### NOTES

1. WATER AND SANITARY SEWER FOR THIS SITE WILL BE SERVED BY THE CITY OF BROKEN ARROW.



DATE OF PREPARATION: MARCH 04, 2026

### LEGEND

- BENCHMARK
- SET 3/8" IRON PIN WITH CAP STAMPED "WHITE CA 1098"
- U/E UTILITY EASEMENT
- MAE MUTUAL ACCESS EASEMENT
- RWE RURAL WATER DISTRICT EASEMENT

### DESCRIPTION

LEGAL DESCRIPTION:  
A TRACT OF LAND THAT IS ALL OF LOT FOUR (4) AND PART OF LOTS THREE (3) AND FIVE (5), BLOCK ONE (1), GATESWAY FOUNDATION CAMPUS, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT FOUR (4); THENCE SOUTH 01°15'27" EAST ALONG THE EAST LINE OF SAID LOTS FOUR (4) AND FIVE (5), FOR 1291.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT FIVE (5); THENCE SOUTH 88°45'09" WEST FOR 500.50 FEET; THENCE NORTH 01°14'51" WEST, FOR 90.13 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 588.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 06°24'22" EAST FOR 156.62 FEET; THENCE WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 157.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 975.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°53'00" WEST FOR 502.82 FEET; THENCE WITH SAID CURVE TO THE LEFT AN ARC LENGTH OF 508.57 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 589.28 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 08°18'11" WEST FOR 154.13 FEET; THENCE WITH SAID CURVE TO THE RIGHT AN ARC LENGTH OF 154.57 FEET; THENCE NORTH 89°01'49" EAST FOR 148.61 FEET; THENCE NORTH 01°13'41" WEST FOR 390.60 FEET TO A POINT ON THE NORTH LINE OF SAID LOT THREE (3); THENCE NORTH 88°44'46" EAST ALONG THE NORTH LINE OF SAID LOTS THREE (3) AND FOUR (4), FOR 346.41 FEET TO THE POINT OF BEGINNING. SAID TRACT OF LAND, CONTAINING 560,277.89 FEET OR 12.86 ACRES MORE OR LESS.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 (2011) NORTH ZONE AND THE EAST LINE OF LOT S 4 AND 5, BLOCK 1, GATESWAY FOUNDATION CAMPUS BEING S 01°15'27" E.

### VERTICAL DATUM

THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM ESTABLISHED USING A TRIMBLE R10 ON RTK NETWORK.

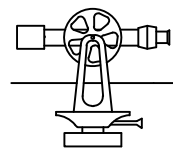
### FEMA FIRM PANEL INFORMATION

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE X UNSHADED DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON FIRM MAP PANEL NUMBER 40143C0392L WITH AN EFFECTIVE DATE OF 09/16/2012.

WHITE SURVEYING COMPANY  
CERTIFICATE OF AUTHORIZATION NO. CA1098



BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1806



**WHITE SURVEYING COMPANY**

providing land surveying services since 1940

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