



Final Plat - PUD #147
5917 Bristol Ponds

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA; BEING A PART OF THE SE/4 OF SECTION 15, T-18-N, R-14-E, OF THE INDIAN BASE AND MERIDIAN; A RESUBDIVISION OF PART OF 'METROLAND COMMERCIAL CENTER', AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (PLAT #4955) AND PART OF 'VILLAGE PARK', AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (PLAT #5152)

Owner/Developer
 BREEZE PETROLEUM, LLC
 7170 S. BRADEN AVE. #200
 TULSA, OK 74136
 PHONE: (918) 492-5090

Engineer/Surveyor
 HALL, ROSENBAUM, ALMON & ASSOCIATES, INC.
 1913 WEST TACOMA, SUITE-C
 BROKEN ARROW, OKLAHOMA 74012-1472
 PHONE: (918) 258-3737
 FAX: (918) 258-2554
 C.A.#3643 EXPIRES JUNE 30, 2007

Basis of Bearing
 PLATTED BEARING OF S 00°00'00" W ALONG THE WEST LINE OF "VANDEVER PLAZA II" AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (PLAT NO. 5108)

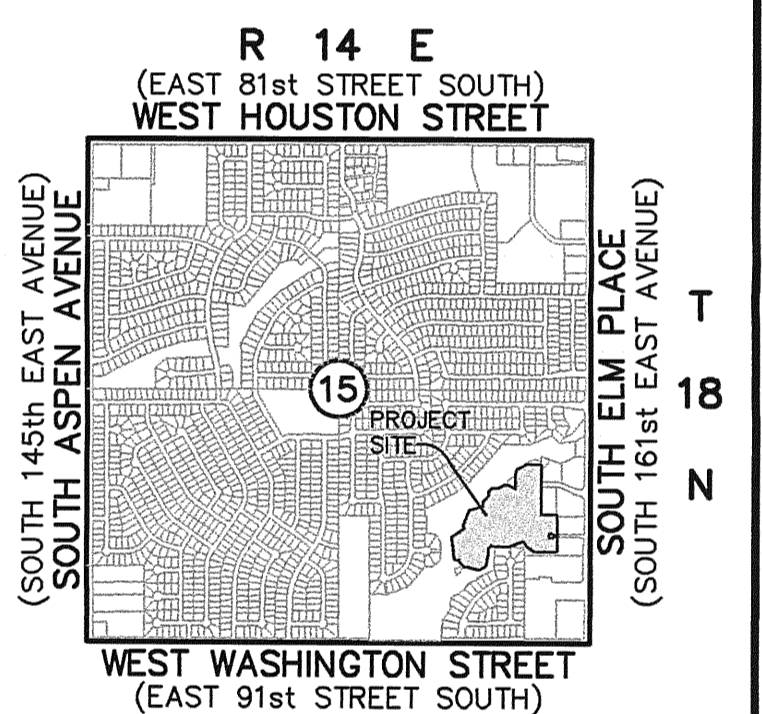
Notes
 ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL PRIVATE STREETS SHOWN HEREON ARE DEDICATED AS RESERVE A BY THIS PLAT.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BROKEN ARROW.

Benchmark
 TOP OF SANITARY SEWER MANHOLE LOCATED AT THE NORTHWEST CORNER OF LOT 1 BLOCK 1 "VANDEVER PLAZA II" ELEVATION = 701.24 (NGVD 1929)

Monumentation
 ALL CORNERS SHOWN HEREON WERE SET USING A #3 X 18" STAMP PIN WITH A PLASTIC CAP REBAR "PLS 1283". UNLESS OTHERWISE NOTED.



Location Map
 SCALE: none
 Subdivision Contains Sixty-four (64) Lots in Seven (7) Blocks
 Block 1 contains 4 lots
 Block 2 contains 15 lots
 Block 3 contains 10 lots
 Block 4 contains 6 lots
 Block 5 contains 13 lots
 Block 6 contains 9 lots
 Block 7 contains 7 lots
 605,483.28 SF / 13.90 ACRES

STATE OF OKLAHOMA)
 COUNTY OF TULSA)
 I, Earlene Wilson, Tulsa County Clerk, do hereby certify that the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the 11th day of Nov., 2005
 EARLENE WILSON, Tulsa County Clerk
 Deputy

APPROVED 11-1-05 by the City Council of the City of Broken Arrow, Oklahoma.
 Mayor: Richard Carter
 Attest: City Clerk J. S. [Signature]

CERTIFICATE
 I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 8,551.00 per trust receipt no. tax rec to be applied to 20 05 taxes. This certificate is NOT to be construed as payment of 20 05 taxes in full but is given in order that this plat may be filed on record and that the taxes may exceed the amount of the security provided.

Dated: 11-1-05
 By: [Signature]

BACKFLOW PREVENTER VALVE TABLE

BLOCK	LOTS	FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
1	1	706.50	28	704.50
1	2	706.50	28	704.50
1	3	706.50	28	704.50
1	4	706.50	q	704.10
2	1	706.50	f	704.46
2	2	706.50	f	704.46
2	3	706.50	f	704.46
2	4	706.60	26	704.57
2	5	706.60	26	704.57
2	6	706.70	25	704.70
2	7	706.50	24	704.80
2	8	705.50	15	701.06
2	9	705.50	15	701.06
2	10	705.50	16	703.56
2	11	705.50	17	703.68
2	12	705.50	19	702.78
2	13	705.50	19	702.78
2	14	705.50	19	702.78
2	15	705.50	19	702.78
3	1	709.50+	29	709.49
3	2	709.50+	29	709.49
3	3	709.50+	29	709.49
3	4	707.50+	e	709.00
3	5	706.50+	e	709.00
3	6	706.50	d	705.00
3	7	706.50	d	705.00
3	8	706.00+	22	705.19
3	9	706.00+	22	705.19
3	10	706.00+	21	709.52
4	1	703.50+	19	702.78
4	2	704.80	19	702.78
4	3	704.80	19	702.78
4	4	704.80	19	702.78
4	5	704.50+	18	703.76
4	6	704.50+	18	703.76
5	1	704.50	c	703.25
5	2	704.00+	c	703.25
5	3	704.00+	20	703.19
5	4	702.00+	16	703.56
5	5	701.50+	16	703.56
5	6	701.50	EXIST.	697.36
5	7	701.50	EXIST.	698.82
5	8	701.50+	13	701.59
5	9	702.50+	13	701.59
5	10	703.60	13	701.59
5	11	701.50+	13	701.59
5	12	701.50	EXIST.	698.67
5	13	701.50	EXIST.	698.67
6	1	706.00+	EXIST.	705.73
6	2	706.00+	EXIST.	705.73
6	3	706.00+	EXIST.	705.73
6	4	706.00	EXIST.	704.84
6	5	705.50	11	703.08
6	6	704.50	11	703.08
6	7	703.50+	a	703.00
6	8	704.50	b	703.00
6	9	704.50	b	703.00
7	1	704.50	9	699.95
7	2	703.50	9	699.95
7	3	702.50	7	695.29
7	4	701.50	7	695.29
7	5	701.50	5	696.97
7	6	701.50	5	696.97
7	7	701.50	4	696.83

* REQUIRES BACKFLOW PREVENTER VALVE.

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE ONSITE DETENTION FACILITY AS SHOWN IN THE "NO EXCEPTIONS TAKEN" ENGINEERING PLANS IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-60105-40.

Legend

B/L	BUILDING LINE
U/E	UTILITY EASEMENT
T/E	TURNAROUND EASEMENT
FL/E	FENCE & LANDSCAPE EASEMENT
MA/E	MUTUAL ACCESS EASEMENT
OD/E	OVERLAND DRAINAGE EASEMENT
R/W	RIGHT OF WAY
LNA	LIMITS OF NO ACCESS
PGB	POINT OF BEGINNING
TOM	TRAFFIC CONTROL MEDIAN
1234	STREET ADDRESS
[Hatched]	AREA DEDICATED TO CITY OF BROKEN ARROW
[Dashed]	10' BUILDING SETBACK LINE
[Solid]	MANDATORY BUILDING LINE

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	62°37'32"	25.00'	27.33'
C2	39°43'07"	25.00'	17.33'
C3	131°19'33"	40.00'	91.68'
C4	80°05'11"	40.00'	55.91'
C5	40°22'03"	23.00'	16.20'
C6	158°45'54"	10.00'	27.72'
C7	90°00'00"	15.00'	23.56'
C8	180°00'00"	10.00'	31.42'
C9	15°00'00"	100.00'	26.18'
C10	07°29'29"	70.00'	9.15'
C11	97°30'31"	10.00'	17.02'
C12	107°57'33"	10.00'	18.85'
C13	09°12'08"	160.00'	25.70'
C14	137°49'18"	10.00'	24.05'
C15	03°10'12"	190.00'	10.51'
C16	76°37'01"	10.00'	13.37'
C17	90°00'00"	10.00'	15.71'
C18	70°06'04"	20.00'	24.47'
C19	126°48'29"	10.00'	22.13'
C21	21°41'52"	250.00'	94.67'
C22	70°00'22"	25.00'	30.55'
C24	79°50'37"	25.00'	34.84'
C25	34°59'38"	160.00'	97.72'
C26	78°42'40"	25.00'	34.34'
C27	22°25'07"	225.00'	88.04'
C28	22°25'07"	225.00'	99.78'
C29	04°06'26"	155.00'	11.11'
C30	91°04'49"	25.00'	39.74'
C31	144°57'52"	15.00'	37.95'
C32	215°02'08"	25.00'	93.83'
C33	215°02'08"	25.00'	206.42'
C34	94°28'53"	125.00'	206.13'
C35	13°01'56"	155.00'	35.26'
C36	45°00'52"	25.00'	19.64'
C37	105°13'03"	25.00'	45.91'
C38	14°41'56"	155.00'	39.76'
C39	139°28'53"	35.00'	85.20'
C40	139°28'53"	65.00'	158.24'
C41	130°00'00"	35.00'	79.41'
C42	130°00'00"	65.00'	147.48'
C43	11°07'47"	190.00'	36.91'
C44	90°00'00"	25.00'	39.27'
C45	17°43'27"	150.00'	46.40'
C46	17°45'09"	150.00'	46.61'
C47	150°21'21"	15.00'	39.36'
C48	05°52'57"	150.00'	15.40'
C49	209°38'39"	25.00'	91.47'
C50	209°38'39"	55.00'	201.24'
C51	142°12'51"	15.00'	37.23'
C52	91°55'46"	40.00'	64.18'
C53	39°42'45"	25.00'	17.33'
C54	90°00'00"	40.00'	62.83'
C55	90°00'00"	40.00'	23.56'

