

Final Plat 5780 Washington Lane II

AN ADDITION TO THE CITY OF BROKEN ARROW
 TULSA COUNTY, OKLAHOMA
 SECTION 24, T-18-N, R-14-E

P.U.D. No. 135A

OWNER/DEVELOPER

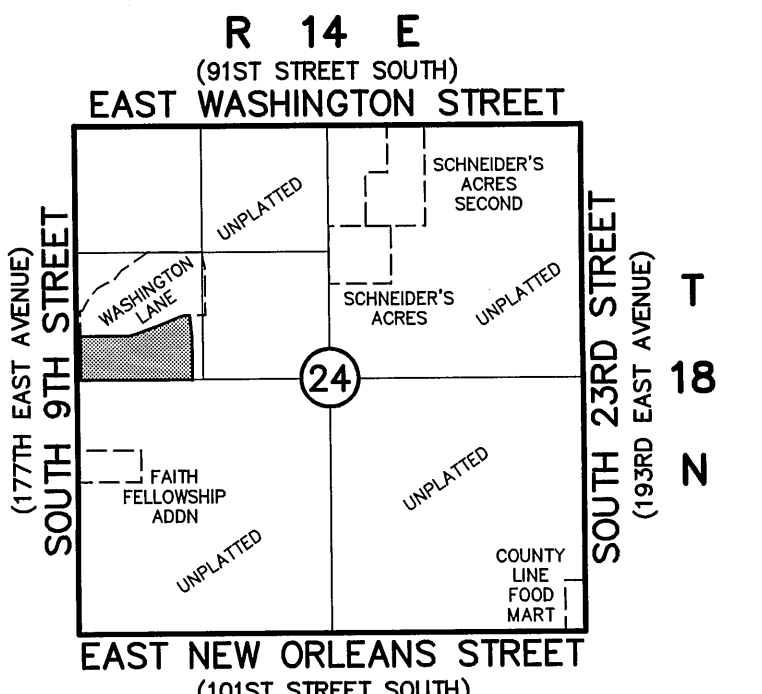
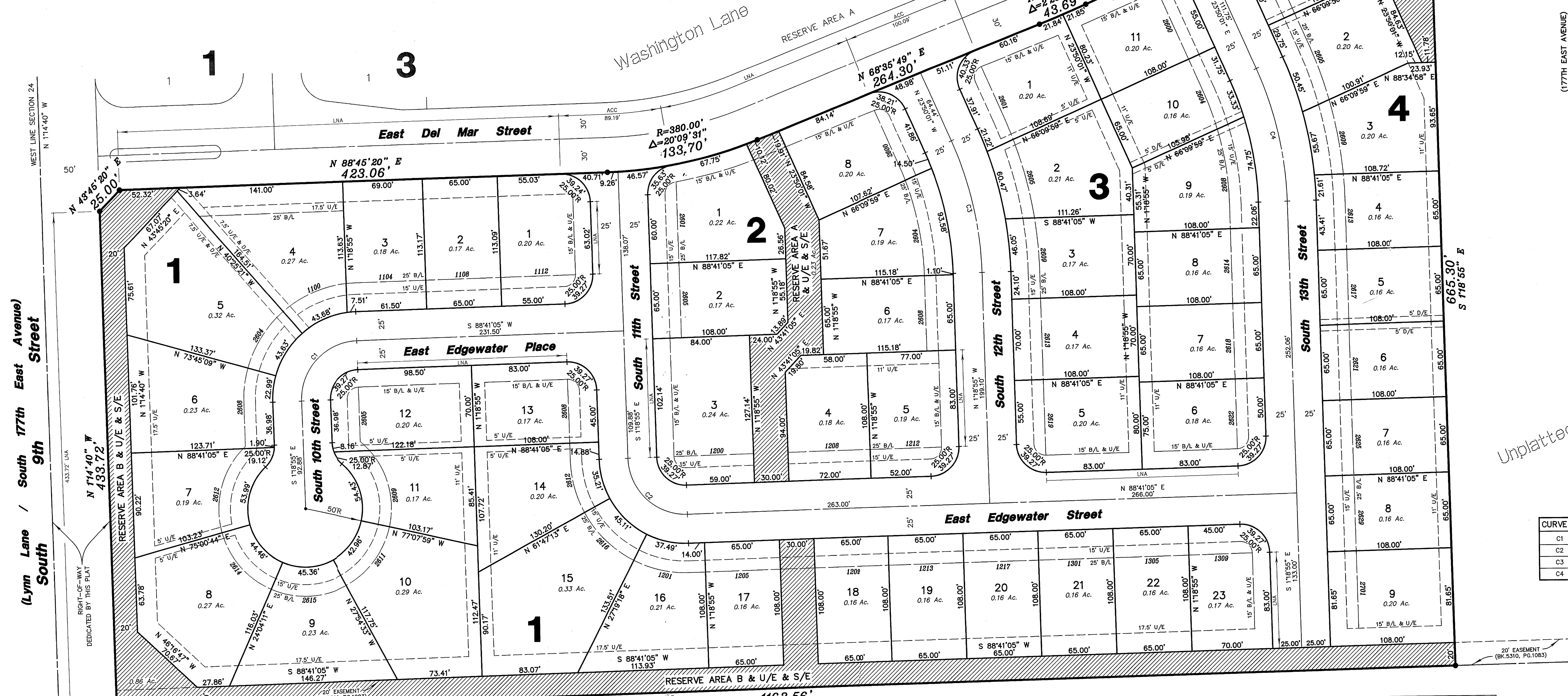
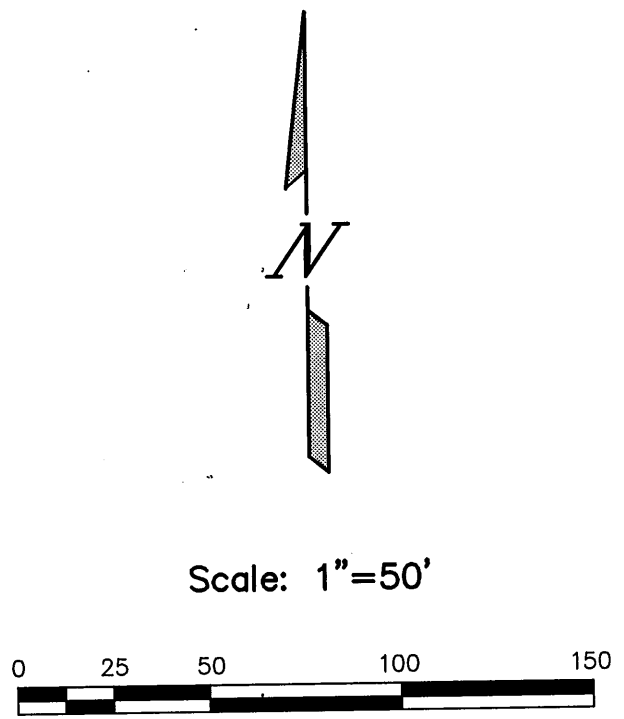
Armory, LLC
 4500 South Garnett Road
 Suite 600
 Tulsa, Oklahoma 74146
 Phone: (918) 665-1900

SURVEYOR:

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

ENGINEER

Independent Design
 Consultants, LLC
 1520 West Dogwood Street
 Rogers, Arkansas 72756
 Phone: (479) 621-7837



Location Map
 SCALE: 1"=2000'

SUBDIVISION CONTAINS
 51 LOTS IN 4 BLOCKS
 TOTAL AREA: 13.84 ACRES
 BEARING BASE: STATE PLANE GRID BEARINGS
 BENCHMARK: 3/8" IP
 NE CORNER OF SW/4 OF SECTION 24
 ELEVATION=706.38
 NATIONAL GEODEMIC VERTICAL DATUM OF 1929
 ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE
 AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE
 SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED
 ON IN PLACE OF THE LEGAL DESCRIPTION.
 STORMWATER DETENTION ACCOMMODATIONS FOR THIS
 SITE ARE PROVIDED IN ACCORDANCE WITH THE CONTRACT
 AGREEMENT ASSOCIATED WITH FEE-IN-LIEU OF DETENTION
 DETERMINATION #00-72903-50.

Curve Information

CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	78.54'	90°00'00"	50.00'	70.71'	S 43°41'05" W
C2	78.54'	90°00'00"	50.00'	70.71'	S 46°18'55" E
C3	117.91'	22°31'06"	300.00'	117.15'	N 12°34'28" E
C4	117.91'	22°31'06"	300.00'	117.15'	N 12°34'28" W

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 \$ **2,288.00** per receipt no. **5557** to be applied to **20 04** taxes. This certificate is NOT to be construed as payment of **20 04** taxes in full but is given in order that this plat may be filed on record. **20 04** taxes may exceed the amount of the security deposit.

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

Dated the 12th day of May 2004
 EARLENE WILSON, Tulsa County Clerk
 Deputy

Dated May 2, 2004
 Dennis Schuler, Tulsa County Treasurer
 Deputy

SANITARY BACKFLOW PREVENTER VALVE TABLE

BLOCK	LOT	UPSTREAM MANHOLE	FINISHED FLOOR ELEVATION	TOP OF RIM ELEVATION	BFPV (C)	BLOCK	LOT	UPSTREAM MANHOLE	FINISHED FLOOR ELEVATION	TOP OF RIM ELEVATION	BFPV (C)	BLOCK	LOT	UPSTREAM MANHOLE	FINISHED FLOOR ELEVATION	TOP OF RIM ELEVATION	BFPV (C)
1	A-3	705.5	704.77	724.65	*	18	B-7	721.5	724.65	721.27	*	4	A-7	720.0	721.27	721.27	*
2	A-3	703.0	704.77	724.65	*	19	B-7	724.5	724.65	721.27	*	5	A-7	723.0	721.27	721.27	*
3	A-2	701.0	698.61	729.49	*	20	B-8	725.5	729.49	721.27	*	6	A-7	724.0	721.27	721.27	*
4	A-2	699.5	698.61	729.49	*	21	B-8	727.0	729.49	721.27	*	7	A-7	719.5	721.27	721.27	*
5	A-2	700.0	698.61	729.49	*	22	B-8	728.0	729.49	721.27	*	8	A-7	718.5	721.27	721.27	*
6	B-2	705.0	699.34	729.49	*	23	B-8	729.0	729.49	721.27	*	9	A-6	712.5	713.35	713.35	*
7	B-3	701.5	702.32	709.36	*	1	D-2	708.0	709.36	713.21	*	10	A-6	712.5	713.35	713.35	*
8	B-3	703.0	703.50	709.36	*	2	D-3	710.5	713.21	713.21	*	11	A-6	709.5	713.35	713.35	*
9	B-5	705.5	709.78	709.36	*	3	D-3	714.0	713.21	715.55	*	12	C-3	712.0	715.64	715.64	*
10	B-5	708.0	709.78	709.36	*	4	D-4	717.0	715.55	715.64	*	13	C-3	717.0	715.64	715.64	*
11	E-2	707.5	707.39	709.36	*	5	D-4	719.0	715.55	722.82	*	14	C-4	720.0	722.82	722.82	*
12	E-2	706.5	707.39	709.36	*	6	D-3	716.0	713.21	722.82	*	15	C-4	722.0	722.82	722.82	*
13	E-2	710.5	707.39	709.36	*	7	D-3	714.0	713.21	722.82	*	16	C-5	725.0	729.24	729.24	*
14	E-2	712.0	707.39	709.36	*	8	D-2	711.0	709.36	729.24	*	17	C-5	729.0	729.24	729.24	*
15	E-2	713.5	707.39	709.36	*	1	A-5	711.0	708.82	729.24	*	18	C-5	729.0	729.24	729.24	*
16	B-6	716.5	717.87	717.87	*	2	A-6	714.5	713.36	729.24	*	19	C-5	729.0	729.24	729.24	*
17	B-6	719.5	717.87	717.87	*	3	A-7	717.0	721.27	729.24	*	20	C-5	731.0	729.24	729.24	*

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

APPROVED 3-1-04 by the City Council of the City of Broken Arrow, Oklahoma.
 Mayor: Richard Carter
 Attest: City Clerk Melanie Bolden
 4-30-04