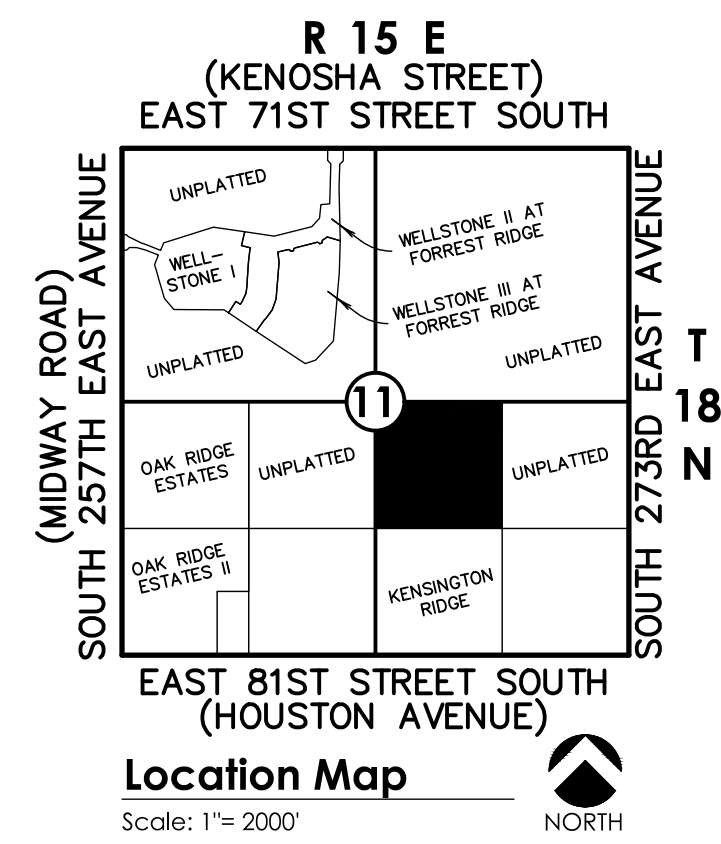


# Conceptual Utility Plan

## Kensington Ridge II

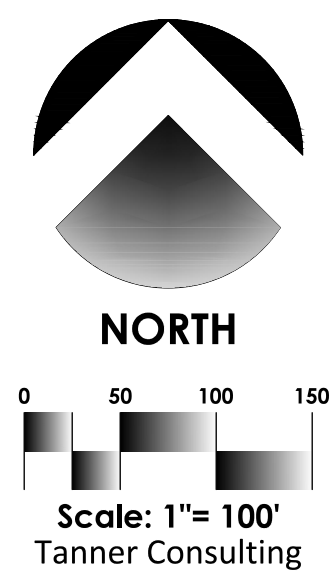
PART OF THE SOUTHEAST QUARTER (SW/4) OF SECTION ELEVEN (11)  
 TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN MERIDIAN  
 A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA



**SUBDIVISION CONTAINS:**  
 FORTY-FIVE (45) LOTS  
 IN SIX (6) BLOCKS  
 WITH TWO (2) RESERVES  
 GROSS SUBDIVISION AREA: 39.85 ACRES

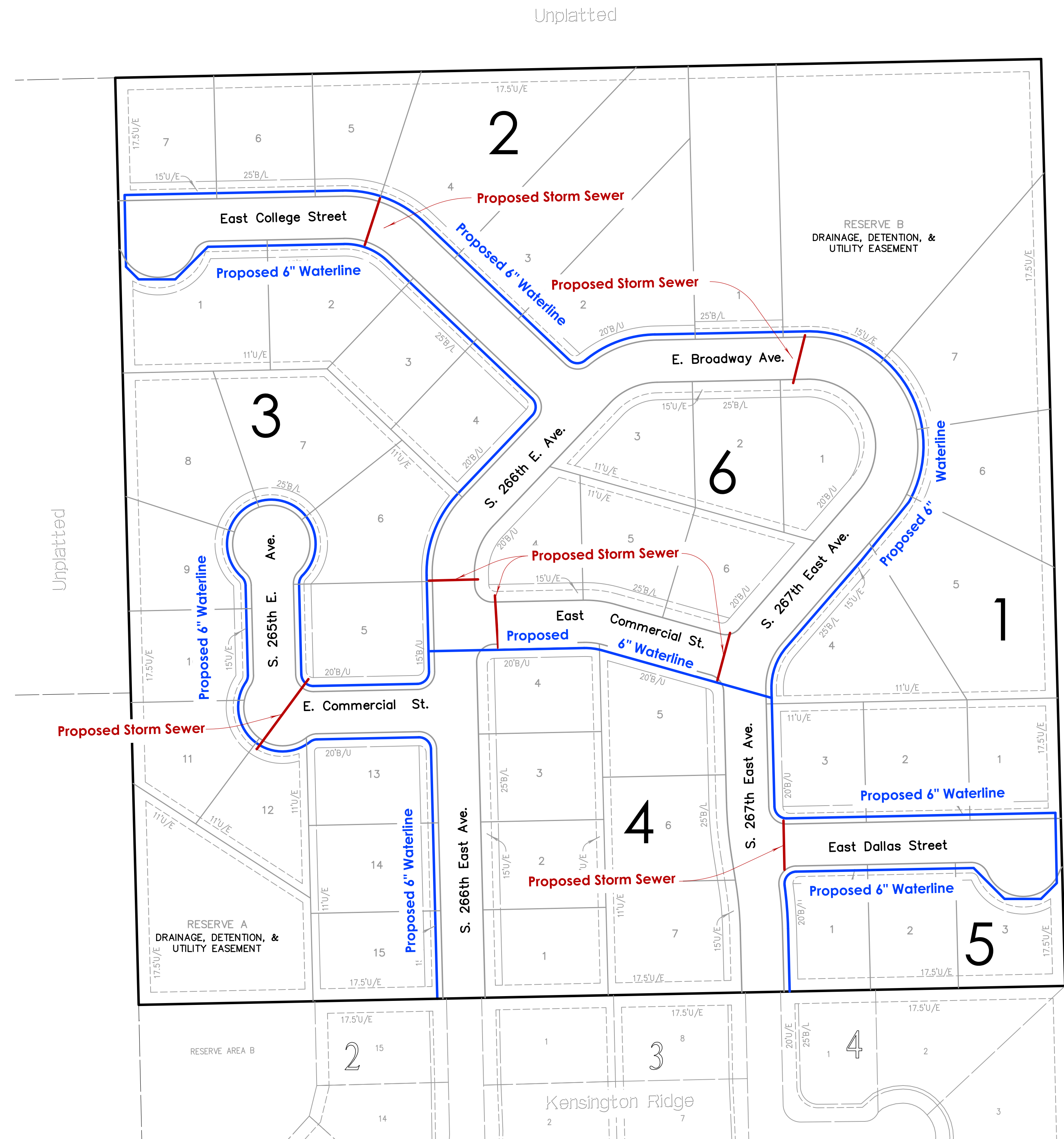
**Notes:**

- THIS PLAN MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
  - (a) PK NAIL FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 11;
  - (b) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 11;
 THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°31'14" WEST.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY S. 266TH EAST AVE. AND S.267 EAST AVE., BOTH BEING PUBLIC STREETS.
- ACCESS IS RESTRICTED, AND ADDITIONAL SETBACK AND OTHER CITY OF BROKEN ARROW ZONING ORDINANCE RESTRICTIONS APPLY TO LOTS WITH LOT LINES DESIGNATED "RESTRICTED ACCESS" OR "R.A." THIS NOTE IS IN REFERENCE AND SUBORDINATE TO A SIMILAR PROVISION IN THE RESTRICTIVE COVENANTS.
- STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-052217-10.



**LEGEND**

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
Δ	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
GOV'T	GOVERNMENT
LNA	LIMITS OF NO ACCESS
ODE	OVERLAND DRAINAGE EASEMENT
RES.	RESERVE
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
9929	ADDRESS ASSIGNED



**OWNER:**  
**Green Property Management, Inc.**  
 17211 S. 4170 Road  
 Claremore, Oklahoma 74017  
 Phone: (918)342-0840  
 Contact: Brian Green

**SURVEYOR/ENGINEER:**  
**Tanner Consulting, L.L.C.**  
 DAN E. TANNER, P.L.S. NO. 1435  
 OK CA NO. 2661, EXPIRES 6/30/2019  
 EMAIL: DAN@TANNERBAITSHOP.COM  
 5323 South Lewis Avenue  
 Tulsa, Oklahoma 74105  
 Phone: (918) 745-9929