



Commerce Crossing

A SUBDIVISION THAT IS PART OF GOVERNMENT LOT 1 OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 14 EAST,
 CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

PLAT No.
6183

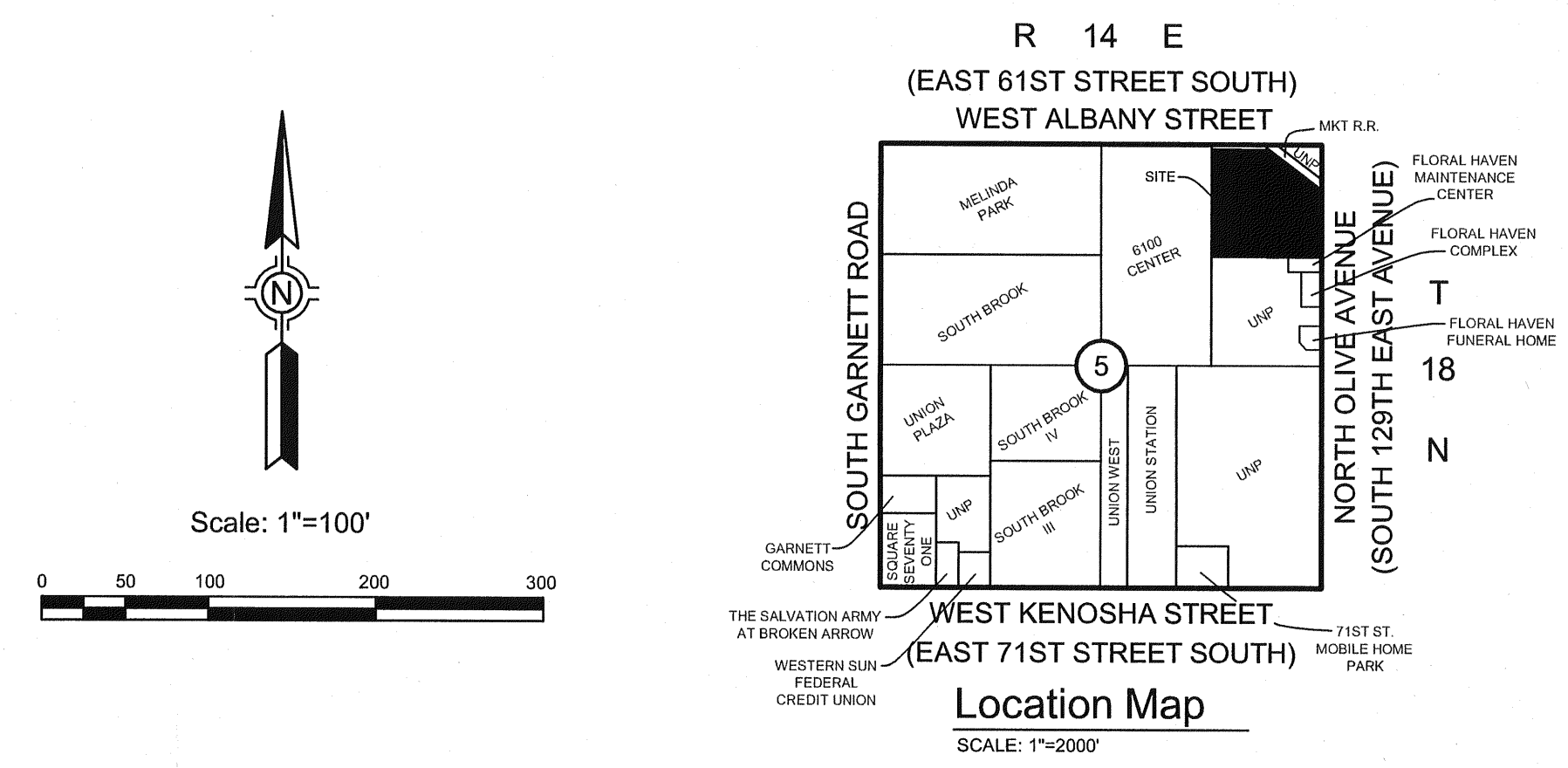
Owner:
Kansas City Life Insurance Company
 A Missouri Corporation
 3520 Broadway
 Kansas City, Missouri 64111
 Phone: (816) 753-7299

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
 Certificate of Authorization No. 2421 Exp. June 30, 2009
 6111 East 32nd Place
 Tulsa, Oklahoma 74135
 Phone: (918) 665-3600

LINE#	LENGTH	BEARING
L1	44.23'	N 44°55'36" W
L2	44.14'	S 45°04'24" W
L3	102.01'	S 11°17'03" E
L4	21.56'	N 0°01'23" E
L5	44.15'	S 45°03'21" W
L6	44.22'	N 44°56'40" W
L7	22.01'	S 52°38'41" E
L8	30.16'	S 5°41'32" E
L9	30.14'	S 5°43'44" W
L10	30.14'	S 84°24'43" W
L11	30.16'	S 84°10'01" E
L12	101.69'	S 61°20'33" E

LOT	BLOCK	LOT SIZE (SQUARE FEET)
1	1	126,724
2	1	79,887
3	1	75,168
1	2	145,276
2	2	79,884
3	2	82,126
4	2	187,028
1	3	203,291
2	3	63,750
3	3	63,750
4	3	63,570
5	3	60,444

CURVE#	LENGTH (L)	RADIUS (R)	DELTA (A)
C1	75.40'	360.00'	12°00'00"
C2	75.40'	360.00'	12°00'00"
C3	39.32'	25.00'	90°06'23"
C4	39.22'	25.00'	89°53'37"
C5	87.96'	420.00'	12°00'00"
C6	62.94'	300.00'	12°01'17"



Subdivision Statistics:
 SUBDIVISION CONTAINS TWELVE (12) LOTS
 IN THREE (3) BLOCKS
 SUBDIVISION CONTAINS 34.997 TOTAL ACRES
 RESERVE AREA "A" CONTAINS 1.387 ACRES.
 RESERVE AREA "B" CONTAINS 1.848 ACRES.
 ARTERIAL ROAD R/W BEING DEDICATED BY THIS
 PLAT CONTAINS 0.553 ACRES.

Legend:
 R/W = RIGHT-OF-WAY
 ACC = ACCESS PERMITTED
 LNA = LIMITS OF NO ACCESS
 U/E = UTILITY EASEMENT
 SD/E = STORM DRAINAGE EASEMENT
 EASE = EASEMENT
 L/E = LANDSCAPE EASEMENT
 LS/E = LANDSCAPE AND SIDEWALK EASEMENT
 B/L = BUILDING SETBACK LINE
 [Symbol] = STREET ADDRESS

Notes:
 1. 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.
 2. STORMWATER DETENTION ACCOMMODATIONS FOR THIS
 SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU
 OF DETENTION DETERMINATION #DD-010605-01.

Benchmark
 60D NAIL WITH BRACE IN POWER POLE LOCATED NEAR
 SE CORNER OF LOT 1, BLOCK 1, 6100 CENTER.
 ELEVATION = 707.00
 NGVD 1929 DATUM

Basis of Bearings
 BEARINGS BASED UPON THE EASTERLY LINE OF 6100
 CENTER (PLAT NO. 4575) AS S 0°01'02" W.

Monumentation
 IRON PINS TO BE SET AT ALL LOT CORNERS.

STATE OF OKLAHOMA) SS
 COUNTY OF TULSA)

I, Earlene Wilson, Tulsa County Clerk, in and for 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.

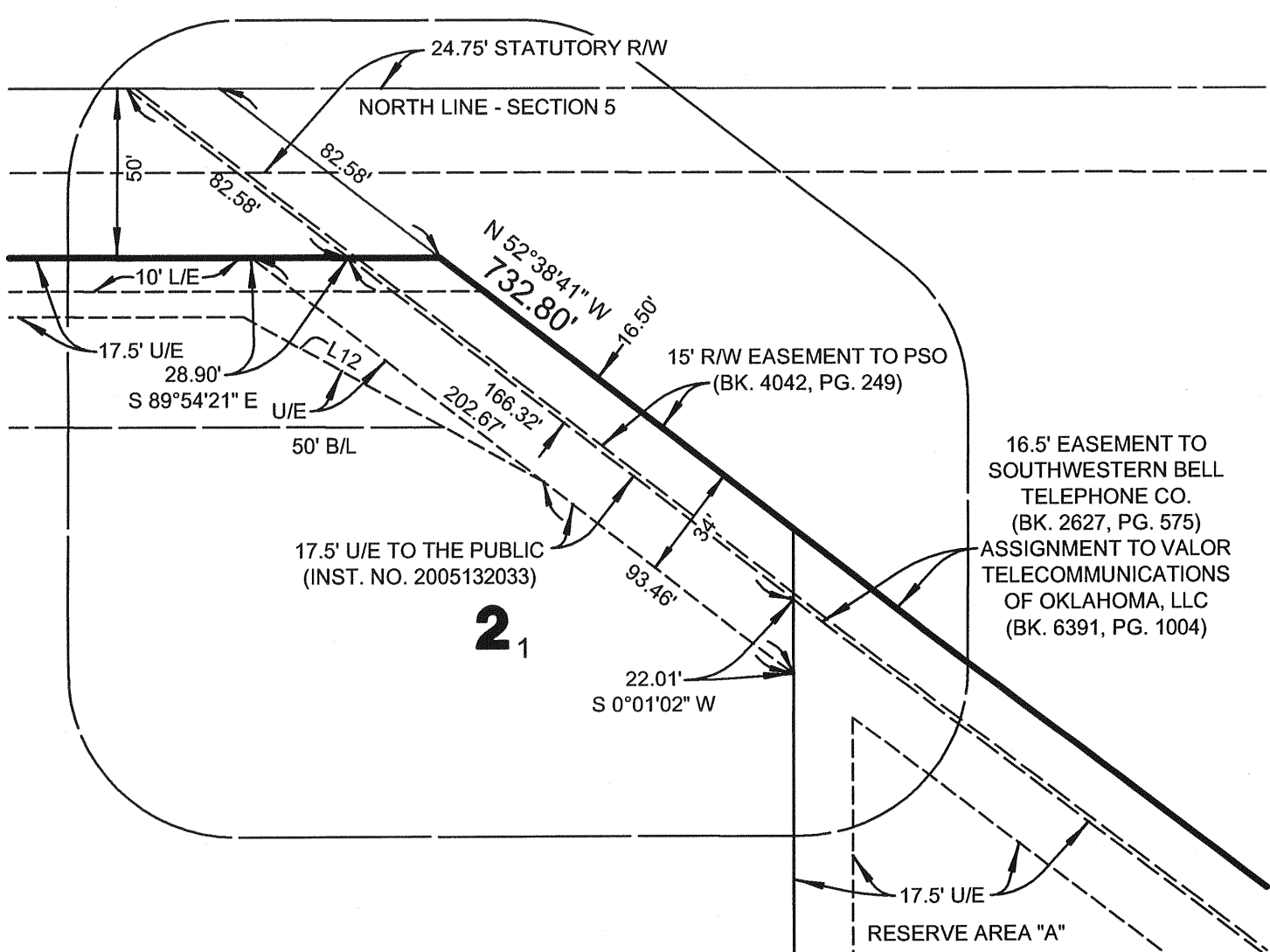
Dated the 15 day of Feb 2008
 Earlene Wilson, Tulsa County Clerk

Christina Summitt
 Deputy

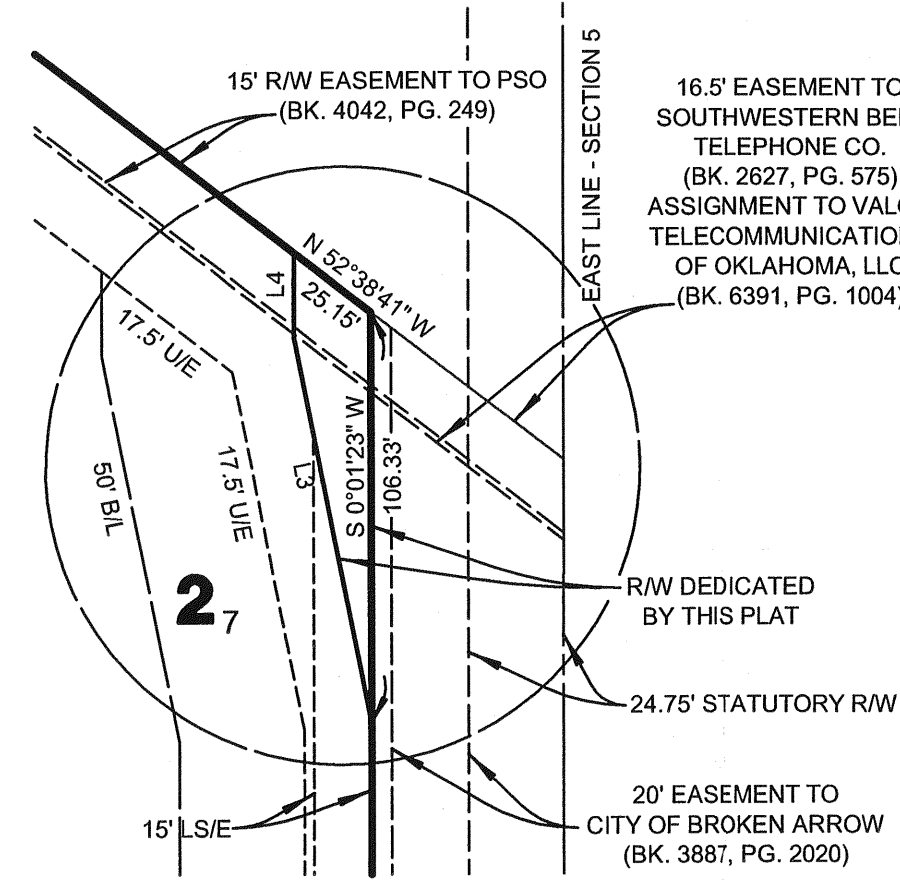


APPROVED 12-3-07 by the City
 Council of the City of Broken Arrow,
 Oklahoma.

J. Wade McCall Sr.
 Mayor
 Mary E. Boyce
 Attest: City Clerk 2-15-08



DETAIL "A"
 SCALE=1"=50'



DETAIL "B"
 SCALE=1"=50'

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 \$36,062.00 per trust receipt no.
 9482 to be applied to 2008 taxes. This
 certificate is NOT to be construed as payment of
 2008 taxes in full but is given in order that this plat
 may be filed for record. 2008 taxes may exceed the
 amount of the security deposit.

Dated: 15-Feb-08
 Dennis Semler
 Tulsa County Treasurer
 Deputy

BLOCK	LOT NO.	MINIMUM ALLOWABLE FINISHED FLOOR ELEV. W/O BACKFLOW PREVENTER	UPSTREAM MANHOLE TOP OF RIM ELEVATION	PROPOSED PAD ELEVATION	BACKFLOW PREVENTER VALVE REQUIRED (YES OR NO)
1	1	708.21	705.21	707.00	NO
1	2	708.21	705.21	708.50	NO
1	3	705.80	704.80	706.00	NO
2	1	699.44	698.44	708.00	NO
2	2	699.44	698.44	704.00	NO
2	3	698.73	697.73	701.00	NO
2	4	701.01	700.01	705.00	NO
3	1	696.89	695.89	700.00	NO
3	2	696.00	695.00	698.00	NO
3	3	698.00	697.00	700.00	NO
3	4	698.00	697.00	700.00	NO
3	5	700.57	699.57	702.00	NO

WHEN INDIVIDUAL LOTS ARE CONSTRUCTED, NEED FOR BACKFLOW PREVENTER VALVES SHALL BE RE-EVALUATED. IF THE ABOVE FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP 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.

