

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

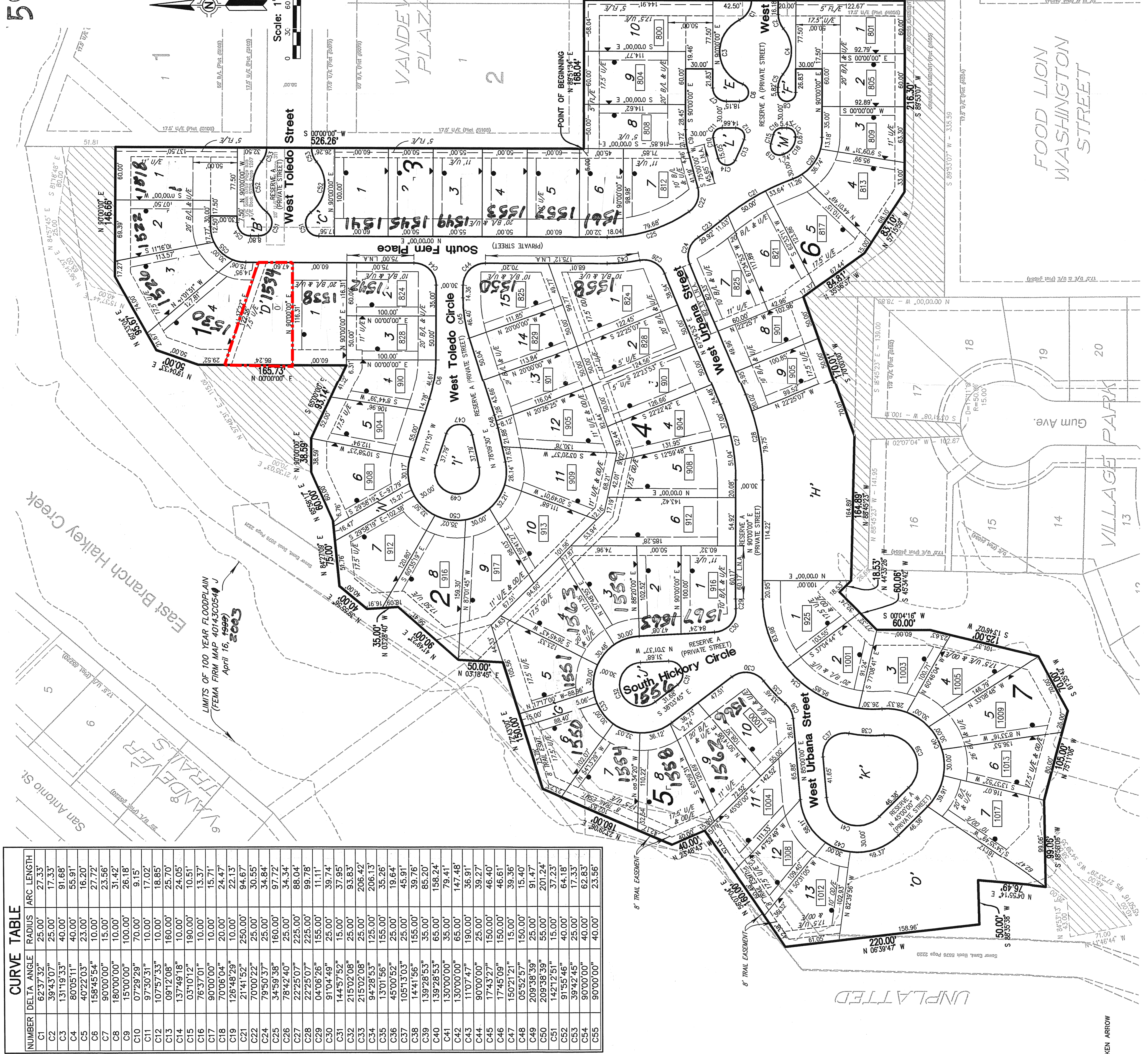
**Engineer/Surveyor**  
 HALL, ROSENBAUM, ALMON & ASSOCIATES, INC  
 1913 WEST TACOMA, SUITE-C  
 BROKEN ARROW, OKLAHOMA 74012-1472  
 PHONE: (918) 258-3737  
 FAX: (918) 258-2554  
 C.A.#3643 EXPIRES JUNE 30, 2007

**Basis of Bearing**  
 PLATTED BEARING OF S 00°00'00" W  
 ALONG THE WEST LINE OF "VANDEVER  
 PLAZA II" AND 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.

Scale: 1"=60'



**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	62.3732°	25.00'	27.33'
C2	39.4307°	25.00'	17.33'
C3	131.1933°	40.00'	91.68'
C4	80.0511°	40.00'	55.91'
C5	40.2203°	10.00'	16.20'
C6	158.4554°	10.00'	27.72'
C7	90.0000°	15.00'	23.56'
C8	180.0000°	10.00'	31.42'
C9	15.0000°	100.00'	26.18'
C10	97.3031°	70.00'	9.15'
C11	107.5733°	10.00'	17.02'
C12	89.1208°	160.00'	18.85'
C13	137.4918°	10.00'	24.05'
C14	63.1012°	190.00'	10.51'
C15	76.3701°	10.00'	13.37'
C16	90.0000°	10.00'	15.71'
C17	70.0604°	20.00'	24.47'
C18	126.9829°	10.00'	22.13'
C19	21.4152°	250.00'	94.67'
C20	70.0022°	25.00'	30.55'
C21	79.5037°	160.00'	97.72'
C22	34.5938°	160.00'	34.34'
C23	78.4240°	25.00'	88.04'
C24	22.2507°	225.00'	99.78'
C25	40.0626°	155.00'	11.11'
C26	91.0449°	25.00'	39.74'
C27	144.5752°	15.00'	37.95'
C28	215.0208°	25.00'	93.83'
C29	215.0208°	25.00'	206.42'
C30	94.2853°	125.00'	206.13'
C31	13.0156°	155.00'	35.26'
C32	45.0052°	25.00'	19.64'
C33	105.1303°	15.00'	48.91'
C34	14.4156°	155.00'	39.76'
C35	139.2853°	35.00'	85.20'
C36	139.2853°	35.00'	158.24'
C37	130.0000°	65.00'	79.41'
C38	130.0000°	65.00'	147.48'
C39	110.747°	190.00'	36.91'
C40	90.0000°	25.00'	39.27'
C41	17.4327°	150.00'	46.40'
C42	17.4509°	150.00'	46.61'
C43	150.2121°	15.00'	39.36'
C44	05.5257°	150.00'	15.40'
C45	209.3839°	55.00'	201.24'
C46	142.1251°	15.00'	37.23'
C47	91.5546°	40.00'	64.18'
C48	39.4245°	25.00'	17.33'
C49	90.0000°	40.00'	62.83'
C50	90.0000°	40.00'	23.56'

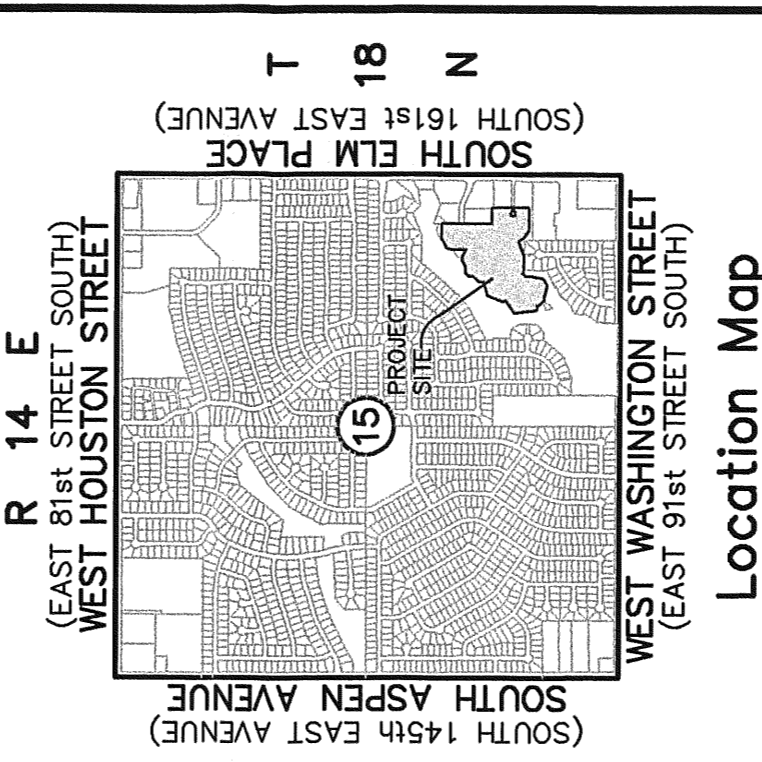
**BACKFLOW PREVENTER VALVE TABLE**

BLOCK	LOTS	FINISH FLOOR ELEVATION	TOP OF MANHOLE 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	f	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	706.50	26	704.57
2	5	706.50	26	704.57
2	6	706.50	24	704.70
2	7	706.50	24	704.80
2	8	706.50	15	701.06
2	9	706.50	15	701.06
2	10	706.50	17	703.68
2	11	706.50	17	703.68
2	12	706.50	19	702.78
2	13	706.50	19	702.78
2	14	706.50	19	702.78
2	15	706.50	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*	6	709.00
3	5	706.50*	6	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*	21	709.52
3	10	706.00*	21	709.52
3	11	703.50*	19	702.78
3	12	703.50*	19	702.78
3	13	703.50*	19	702.78
3	14	704.80	19	702.78
3	15	704.50*	18	703.76
3	16	704.50*	18	703.76
4	1	704.00*	6	703.25
4	2	704.00*	6	703.25
4	3	702.00*	16	703.56
4	4	702.00*	16	703.56
4	5	701.50*	16	703.56
4	6	701.50	EXST.	697.36
4	7	701.50	EXST.	698.82
4	8	701.50*	13	701.59
4	9	702.50*	13	701.59
4	10	703.60	13	701.59
4	11	701.50	EXST.	698.67
4	12	701.50	EXST.	698.67
4	13	701.50	EXST.	698.67
4	14	706.00*	EXST.	705.73
4	15	706.00*	EXST.	705.73
4	16	706.00*	EXST.	705.73
4	17	706.00*	EXST.	704.84
4	18	705.50	11	703.08
4	19	704.50	11	703.08
4	20	703.50*	b	703.00
4	21	704.50	b	703.00
4	22	703.50	9	699.95
4	23	703.50	9	699.95
4	24	702.50	7	695.29
4	25	701.50	7	695.29
4	26	701.50	5	696.97
4	27	701.50	4	696.97
4	28	701.50	4	696.97

\* 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 IN ACCORDANCE WITH THE CITY OF BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

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

- Legend**
- B/L BUILDING LINE
  - U/E UTILITY EASEMENT
  - T/E TURNAROUND EASEMENT
  - F/E FENCE & LANDSCAPE EASEMENT
  - M/AE MUTUAL ACCESS EASEMENT
  - O/E OVERLAND DRAINAGE EASEMENT
  - R/W RIGHT OF WAY
  - LMA LIMITS OF NO ACCESS
  - POB POINT OF BEGINNING
  - TRAFIC CONTROL MEDIAN
  - [ ] STREET ADDRESS
  - [ ] AREA DEDICATED TO CITY OF BROKEN ARROW
  - [ ] 10' BUILDING SETBACK LINE
  - [ ] MANDATORY BUILDING LINE



Subdivision Contains Sixty-four (64) Lots in Seven (7) Blocks  
 Block 1 contains 4 lots  
 Block 2 contains 15 lots  
 Block 3 contains 15 lots  
 Block 4 contains 6 lots  
 Block 5 contains 13 lots  
 Block 6 contains 13 lots  
 Block 7 contains 7 lots

605,483.28 SF / 13.80 ACRES

APPROVED 11-10-05 by the City Council of the City of Broken Arrow, Oklahoma.  
 Mayor: *Richard C. Carter*  
 Attest: City Clerk: *Barbara Wilson*

Dated the 11th day of Nov, 2005  
 BARBARA WILSON, Tulsa County Clerk  
 Deputy: *Steph*

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 \$ 8,557.00 per trust receipt no. 050555 to be applied to 2005 taxes. This certificate is NOT to be construed as payment of 2005 taxes in full but only in order that this plat may be filed on record. No fees may exceed the amount of the security provided.

Date: 11/10/05  
 Tulsa County Clerk  
 By: *Steph*