

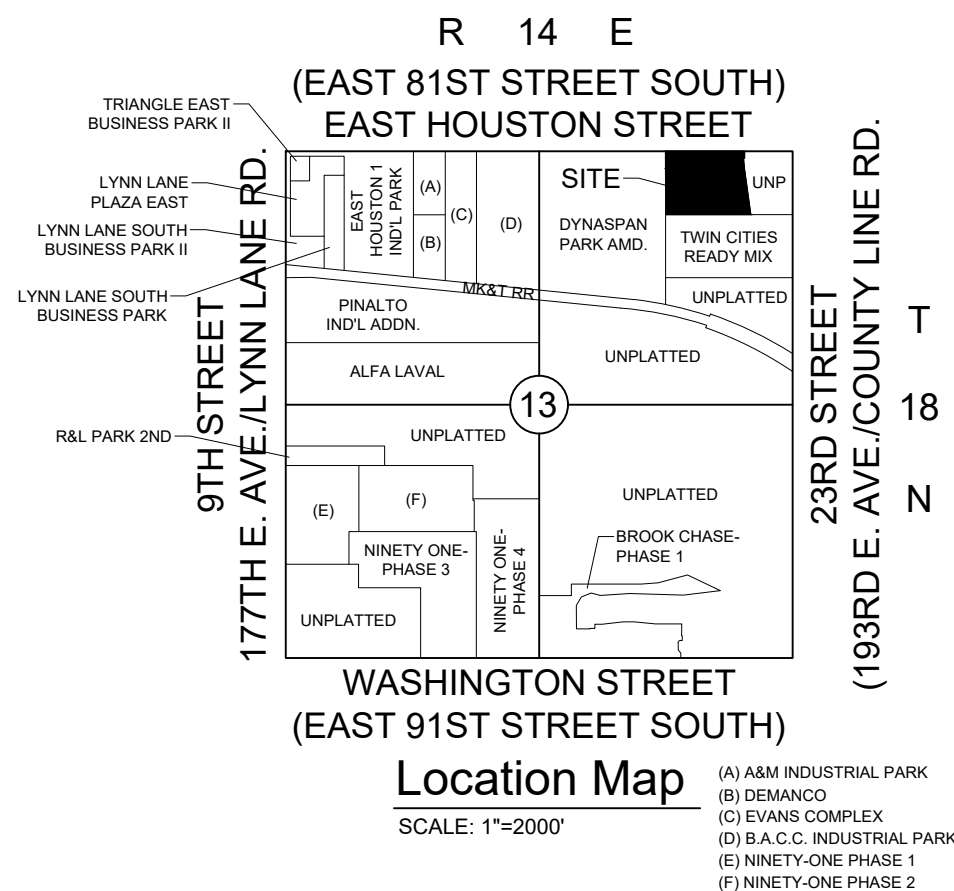
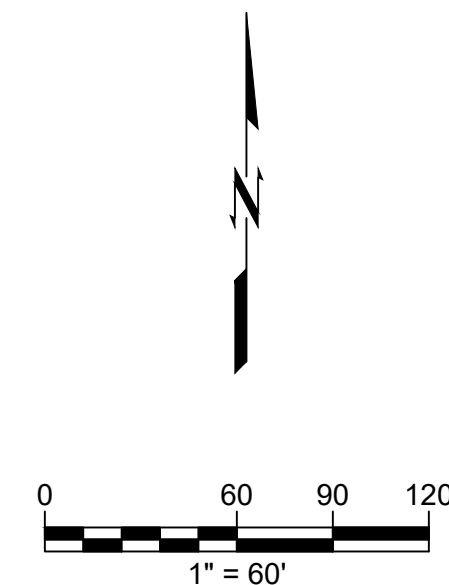
CONDITIONAL FINAL PLAT

81st STREET INDUSTRIAL PARK

OWNER:
81st Street Properties, LLC
 1209 South Frankfort Avenue, Suite 400
 Tulsa, Oklahoma, 74120
 Phone: (918) 446-1500
 CONTACT: NATHAN ELLSWORTH

ENGINEER:
Wallace Design Collective, PC
123 North Martin Luther King Jr Blvd.
Tulsa, Oklahoma, 74103
Phone: (918) 584-5858
OK CA NO. 1460, EXPIRES 6/30/2025
A. NICOLE WATTS, P.E.
nicole.watts@wallace.design

SURVEYOR:
Tulsa Land Surveying LLC
 1501 East 6th Street
 Tulsa, Oklahoma, 74120
 Phone: (918) 794-6777
 OK CA NO.6038, EXPIRES 6/30/2025
 JOSHUA R. LAMB, PLS 1678
 josh@tulasasurveying.com



LINE TABLE		
LINE #	LENGTH	BEARING
L1	15.42'	S 01°12'06" E
L2	47.66'	S 00°00'00" E
L3	20.68'	S 57°36'38" E
L4	33.72'	N 43°23'54" E
L5	65.23'	N 38°03'30" E
L6	31.52'	S 01°22'27" E
L7	10.00'	N 88°37'33" E
L8	31.48'	N 01°22'27" W

LEGEND	
B/L	= BUILDING SETBACK
R/W	= RIGHT-OF-WAY
U/E	= UTILITY EASEMENT
DOC.	= DOCUMENT
P.O.B.	= POINT OF BEGINNING

XXXX	ADDRESS
①	BLOCK NUMBER
2	LOT NUMBER
●	3/8" REBAR SET
○	#3 REBAR FOUND

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK AND TWO (2) RESERVE AREAS.
SUBDIVISION CONTAINS 559,042 SF (12.83 ACRES)
LOT 1 CONTAINS 422,861 SF (9.71 ACRES)
RESERVE A CONTAINS 91,313 SF (2.10 ACRES)
RESERVE B CONTAINS 3,668 SF (0.08 ACRES)
R/W DEDICATED BY PLAT CONTAINS 41,199 SF (0.94 ACRES)

PROPERTY ZONED: IH

MONUMENTATION
ALL CORNERS WERE SET USING 3/8" X 18" REBAR WITH A YELLOW CAP (YPC) STAMPED "TLS CA 6038", UNLESS OTHERWISE NOTED.

BENCHMARK
CHISELED X LOCATED APPROXIMATELY 572' SOUTH AND 17'
EAST OF THE NORTHWEST CORNER OF OF THE NE/4 OF THE
NE/4.
NORTHING=387950.94
EASTING=2628849.57
ELEV=716.08' (NAVD 88)

BASIS OF BEARINGS
BASIS OF BEARINGS SHOWN HEREON BEING THE NORTH LINE
OF SECTION 13, HAVING A BEARING OF SOUTH 88°47'54" WEST.

ADDRESS NOTE
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.

FLOODPLAIN NOTE
SURVEYOR HAS EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA, AND UNINCORPORATED AREAS, MAP #40143C0392L, REVISED DATE SEPTEMBER 30, 2016, WHICH SHOWS THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE X (UNSHADED), ZONE AE (SHADED) WHICH INDICATES A PORTION OF THE PROPERTY IS LOCATED IN A REGULATORY FLOODWAY.

SURVEYOR'S LAST SITE VISIT:
JULY 31, 2024

APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma.

Mayor _____

Attest: City Clerk _____

BACKFLOW PREVENTER NOTE

"ALL NEW BUILDINGS THAT ARE SERVED BY SANITARY SEWER SERVICE SHALL INSTALL A BACKWATER DEVICE (BACKFLOW PREVENTER). INSTALLATION OF THESE DEVICES AND ALL MAINTENANCE SHALL BE AT THE SOLE EXPENSE OF THE PROPERTY OWNER." BROKEN ARROW ORDINANCE NO. 3527, SECTION 24303, ADOPTED MAY 15, 2018.
ALL LOTS REQUIRE A BACKFLOW PREVENTER VALVE.

E. HOUSTON STR. & S. 193RD E. AVE. (PARCEL 9841384304010),
STR 13-18-14, FEE-IN-LIEU OF DETENTION, BROKEN ARROW
DETERMINATION LETTER DD-090324-49

PLACE HOLDER CO
CLERK STAMP

PLACE HOLDER CO
TAX STAMP

DATE: 4/4/2025
81st STREET INDUSTRIAL PARK
PROJECT NO.- PR000766-2024
CONDITIONAL FINAL PLAT
SHEET 1 OF 2

ORIG SIZE: 24" X 36"

PLOT:4/4/25

q

\\civil-server\projects\2440394 Ellsworth Development - Broken Arrow, OK\DWG\PRODUCTION\Plat\2440394 Cond Final Plat.dwg

81st STREET INDUSTRIAL PARK

KNOW ALL MEN BY THESE PRESENTS:

A TRACT OF LAND LYING IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4, NE/4) OF SECTION THIRTEEN (13), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN (I.B.&M.), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

AREA CONTAINS 12.83 ACRES, MORE OR LESS.

SECTION I. EASEMENTS AND UTILITIES

A. GENERAL UTILITY EASEMENTS

A. GENERAL UTILITY EASEMENTS

B. UNDERGROUND SERVICE

4. THE LOT OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC FACILITIES LOCATED ON THE OWNER'S PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR THEIR AGENTS OR CONTRACTORS. THE FOREGOING COVENANTS CONCERNING UNDERGROUND FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION, OR GAS SERVICES.

C. WATER MAINS, SANITARY SEWERS, AND STORM SEWER SERVICES

- #### D. SURFACE DRAINAGE

E. RESERVE AREAS "A" & "B" (OVERLAND DRAINAGE EASEMENT)

- #### F. STORMWATER DETENTION EASEMENT

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.
2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA.
3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE RESERVES NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID RESERVES UNLESS APPROVED BY THE STORMWATER DEVELOPMENT DIVISION THROUGH THE ENGINEERING AND CONSTRUCTION DEPARTMENT OF THE CITY OF BROKEN ARROW, OKLAHOMA.
4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE LAND OWNER TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION AND THE ASSOCIATION SHALL PROVIDE CUSTOMARY GROUNDS MAINTENANCE WITHIN THE RESERVES IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
 - a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS, OR LESS.
 - b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - c. THE RESERVES SHALL BE KEPT FREE OF DEBRIS.
 - d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
5. LANDSCAPING, APPROVED BY THE CITY OF BROKEN ARROW, OKLAHOMA, SHALL BE RESTRICTED TO AREA OUTSIDE THE 500-YR STORAGE AREA. ALL TREES SHALL BE REMOVED FROM WITHIN THE 500YR STORAGE AREA.
6. IN THE EVENT THE LAND OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN, OR THE ALTERATION OF GRADE WITHIN THE RESERVES, THE CITY OF BROKEN ARROW, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE LAND OWNER. IN THE EVENT THE LAND OWNER FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF BROKEN ARROW, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION, PROVIDED, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED THAT LOT'S PRO RATA PORTION OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

B. DURATION

C. AMENDMENT

D. SEVERABILITY

CERTIFICATE OF OWNERSHIP

BY: _____
NATHAN ELLSWORTH
MANAGING MEMBER

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025.
BY NATHAN ELLSWORTH, AS MANAGING MEMBER OF 81st STREET PROPERTIES, LLC.

NOTARY PUBLIC

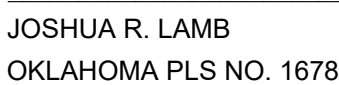
MY COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

[SEAL]

CERTIFICATE OF SURVEY

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2025.

[illegible]

BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS ____ DAY OF _____, 2025, PERSONALLY APPEARED JOSHUA R. LAMB, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS A LICENSED LAND SURVEYOR TO THE FOREGOING CERTIFICATE OF SURVEY AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/11/2028
MY COMMISSION NUMBER: 00020202

[SEAL]

