

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

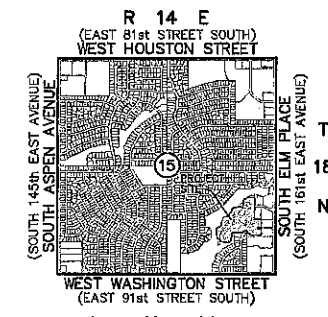
**Basis of Bearing**  
 PLATTED BEARING OF S 00°00'00" W  
 ALONG THE WEST LINE OF "VANDEVER  
 PLAZA II" AN ADDITION TO THE CITY  
 OF BROKEN ARROW, TULSA COUNTY,  
 STATE OF OKLAHOMA (PLAT NO. 5108)

**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.

**Benchmark**  
 TOP OF SANITARY SEWER MANHOLE  
 LOCATED AT THE NORTHWEST CORNER  
 OF LOT 1 BLOCK 1 "VANDEVER PLAZA"  
 ELEVATION = 701.24 (NGVD 1929)

**Monumentation**  
 ALL CORNERS SHOWN WERE  
 SET USING A #3 X 18" REBAR PIN  
 WITH A PLASTIC CAP STAMPED "PLS  
 1283". UNLESS OTHERWISE NOTED.



**Location Map**  
 SCALE: none  
 Subdivision Containing Sixty-four (64) Lots  
 in Seven (7) Blocks  
 Block 1 contains 4 lots  
 Block 2 contains 15 lots  
 Block 3 contains 10 lots  
 Block 4 contains 6 lots  
 Block 5 contains 13 lots  
 Block 6 contains 5 lots  
 Block 7 contains 7 lots  
 605,483.28 SF / 13.90 ACRES

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 file submitted now on file in my office.  
 Dated the 1st day of Nov. 2005  
 EARLENE WILSON, Tulsa County Clerk  
 Deputy

APPROVED 1-1-05 by the City Council of the City of Broken Arrow, Oklahoma.  
 Mayor: Richard Cantrell  
 Attest: City Clerk: [Signature]

**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 \$ 8,591.00 per trust receipt no. [blank] tax rate to be applied to 20 05 taxes. This certificate is NOT to be construed as payment of 20 06 taxes in full but is given in order that this plat may be filed on record. This tax may exceed the amount of the security.

BLOCK	LOTS	FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM 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	q	704.10
2	1	706.50	f	704.48
2	2	706.50	f	704.48
2	3	706.50	f	704.48
2	4	706.50	28	704.57
2	5	706.50	26	704.57
2	6	706.50	25	704.70
2	7	706.50	24	704.80
2	8	706.50	15	701.08
2	9	706.50	15	701.08
2	10	705.50	18	703.56
2	11	705.50	17	703.88
2	12	705.50	19	702.78
2	13	705.50	19	702.78
2	14	705.50	19	702.78
2	15	705.50	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	e	709.00
3	5	706.50	e	709.00
3	6	706.50	d	705.00
3	7	706.50	d	705.00
3	8	708.00	22	705.19
3	9	706.00	22	705.19
3	10	708.00	21	709.62
4	1	703.50	19	702.78
4	2	704.80	19	702.78
4	3	704.80	19	702.78
4	4	704.80	19	702.78
4	5	704.50	18	703.76
4	6	704.50	18	703.76
5	1	704.50	c	703.25
5	2	704.00	c	703.25
5	3	704.00	20	703.18
5	4	702.00	16	703.56
5	5	701.50	16	703.56
5	6	701.50	EXIST.	697.36
5	7	701.50	EXIST.	698.82
5	8	701.50	13	701.59
5	9	702.50	13	701.59
5	10	703.60	13	701.59
5	11	701.50	13	701.59
5	12	701.50	EXIST.	698.67
5	13	701.50	EXIST.	698.67
6	1	706.00	EXIST.	705.73
6	2	706.00	EXIST.	705.73
6	3	706.00	EXIST.	705.73
6	4	706.00	EXIST.	704.84
6	5	705.50	11	703.08
6	6	704.50	11	703.08
6	7	703.50	c	703.00
6	8	704.50	b	703.00
6	9	704.50	b	703.00
7	1	704.50	9	699.95
7	2	703.50	9	699.95
7	3	702.50	7	696.29
7	4	701.50	7	696.29
7	5	701.50	5	696.97
7	6	701.50	5	696.97
7	7	701.50	4	696.83

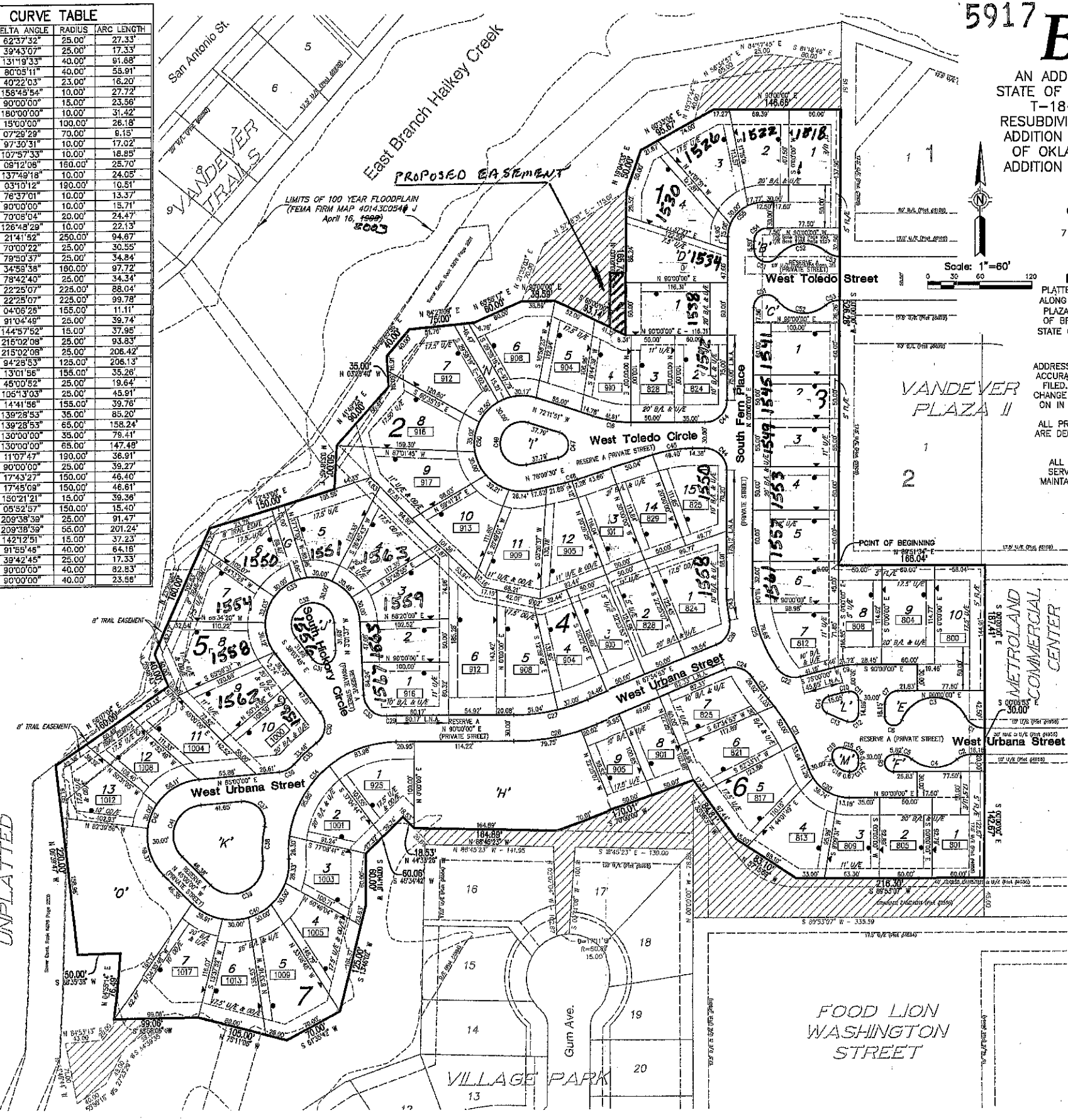
\* REQUIRES BACKFLOW PREVENTER VALVE.  
 IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777, 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 TWO EXCEPTIONS TAKEN ENGINEERING PLANS IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-00105-40.

- Legend**
- B/L \_\_\_\_\_ BUILDING LINE
  - U/E \_\_\_\_\_ UTILITY EASEMENT
  - T/E \_\_\_\_\_ TURNAROUND EASEMENT
  - FL/E \_\_\_\_\_ FENCE & LANDSCAPE EASEMENT
  - MA/E \_\_\_\_\_ MUTUAL ACCESS EASEMENT
  - OO/E \_\_\_\_\_ OVERLAND DRAINAGE EASEMENT
  - R/W \_\_\_\_\_ RIGHT OF WAY
  - LNA \_\_\_\_\_ LIMITS OF NO ACCESS
  - POB \_\_\_\_\_ POINT OF BEGINNING
  - TCM \_\_\_\_\_ TRAFFIC CONTROL MEDIAN
  - 1234 \_\_\_\_\_ STREET ADDRESS
  - [Hatched] \_\_\_\_\_ AREA DEDICATED TO CITY OF BROKEN ARROW
  - [Dashed] \_\_\_\_\_ 10' BUILDING SETBACK LINE
  - [Thick Line] \_\_\_\_\_ MANDATORY BUILDING LINE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	62°37'32"	25.00'	27.33'
C2	39°43'07"	25.00'	17.33'
C3	131°19'33"	40.00'	91.68'
C4	80°05'11"	40.00'	58.91'
C5	40°22'03"	23.00'	16.20'
C6	158°45'54"	10.00'	27.72'
C7	90°00'00"	15.00'	23.56'
C8	180°00'00"	10.00'	31.42'
C9	180°00'00"	100.00'	26.18'
C10	07°28'29"	70.00'	6.15'
C11	97°30'31"	10.00'	17.02'
C12	107°57'33"	10.00'	18.85'
C13	08°12'08"	180.00'	25.70'
C14	137°49'18"	10.00'	24.05'
C15	03°10'12"	190.00'	10.51'
C16	76°37'01"	10.00'	13.37'
C17	90°00'00"	10.00'	15.71'
C18	70°08'04"	20.00'	24.47'
C19	126°48'29"	10.00'	22.13'
C21	21°41'52"	250.00'	94.67'
C22	70°00'22"	25.00'	30.55'
C24	79°50'37"	25.00'	34.84'
C25	34°58'38"	180.00'	97.72'
C26	78°42'40"	25.00'	34.34'
C27	22°25'07"	225.00'	88.04'
C28	22°25'07"	225.00'	99.78'
C29	04°08'28"	155.00'	11.11'
C30	91°04'48"	25.00'	39.74'
C31	144°57'52"	15.00'	37.95'
C32	215°02'08"	25.00'	93.83'
C33	215°02'08"	25.00'	206.42'
C34	84°28'53"	125.00'	208.13'
C35	130°11'58"	155.00'	35.28'
C36	45°00'52"	25.00'	19.64'
C37	105°13'03"	25.00'	49.91'
C38	14°41'58"	155.00'	39.76'
C39	139°28'53"	35.00'	85.20'
C40	139°28'53"	35.00'	158.24'
C42	130°00'00"	68.00'	147.48'
C43	11°07'43"	130.00'	36.91'
C44	90°00'00"	25.00'	39.27'
C45	17°43'27"	150.00'	46.40'
C46	17°45'08"	150.00'	46.81'
C47	150°21'21"	15.00'	39.39'
C48	05°52'57"	150.00'	15.40'
C49	208°38'39"	25.00'	91.47'
C50	208°38'39"	55.00'	201.24'
C51	142°12'51"	15.00'	37.23'
C52	91°59'46"	40.00'	64.18'
C53	39°42'46"	25.00'	17.33'
C54	90°00'00"	40.00'	82.83'
C55	90°00'00"	40.00'	23.58'

UNPLATTED



FOOD LION WASHINGTON STREET

