

# Freedom Wash

A REPLAT OF LOT 5 AND LOT 7, BLOCK 1 OF KENWOOD ACRES (PLAT # 1417)  
PLANNED UNIT DEVELOPMENT (PUD # 172)

SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA,  
BEING A PART OF THE S/2 OF THE SE/4 OF SECTION 02,  
TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN,

PUD 172-D

OWNER:  
Freedom Wash, LLC  
2635 S. Harvard Avenue  
Tulsa, Oklahoma, 74114  
Phone: (918) 814-7058  
Hayden Greene

ENGINEER:  
KKT Architects, Inc.  
2200 South Utica Place  
Tulsa, Oklahoma, 74114  
Phone: (918) 744-4270  
A. NICOLE WATTS, P.E. NO. 21511  
OK CA NO. 3305, EXPIRES 6/30/2019  
email: nicole.watts@kktarchitects.com

SURVEYOR:  
Sisemore Weisz & Associates, Inc.  
6111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3600  
OK CA NO. 2421, EXPIRES 6/30/2019

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD83), WITH THE SOUTH LINE OF SECTION 14 HAVING A BEARING OF S88°41'01"W.

## MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

## FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0391L, MAP REVISED: SEPTEMBER 30, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

## NOTES

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON PIN UNLESS OTHERWISE NOTED.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ALL WATER AND SANITARY SEWER LINES WILL BE SUPPLIED BY THE CITY OF BROKEN ARROW.
- ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREET BY THIS PLAT.

## ABBREVIATIONS

|       |                                 |
|-------|---------------------------------|
| ACC   | ACCESS                          |
| B/L   | BUILDING LINE                   |
| BM    | BENCH MARK                      |
| BK PG | BOOK & PAGE                     |
| CB    | CHORD BEARING                   |
| CD    | CHORD DISTANCE                  |
| ESMT  | EASEMENT                        |
| FL/E  | LANDSCAPE EASEMENT              |
| FU/E  | FENCE & UTILITY EASEMENT        |
| ITB   | INITIAL TANGENT BEARING         |
| LNA   | LIMITS OF NO ACCESS             |
| MAE   | MUTUAL ACCESS EASEMENT          |
| PSO/E | PUBLIC SERVICE COMPANY EASEMENT |
| POB   | POINT OF BEGINNING              |
| POC   | POINT OF COMMENCEMENT           |
| ROW   | RIGHT-OF-WAY                    |
| RWE   | RESTRICTED WATERLINE EASEMENT   |
| SD    | STORM SEWER                     |
| SD/E  | STORM DETENTION EASEMENT        |
| SS    | SANITARY SEWER                  |
| SS/E  | SANITARY SEWER EASEMENT         |
| ST/E  | STORM SEWER EASEMENT            |
| U/E   | UTILITY EASEMENT                |
| WL    | WATERLINE                       |
| WL/E  | WATERLINE EASEMENT              |

## ADDRESSES

470 E. KENOSHA STREET  
BROKEN ARROW,  
OKLAHOMA 74012

500 E. KENOSHA STREET  
BROKEN ARROW,  
OKLAHOMA 74012

1020 N. 5TH STREET  
BROKEN ARROW,  
OKLAHOMA 74012

1030 N. 5TH STREET  
BROKEN ARROW,  
OKLAHOMA 74012

## LAND AREA

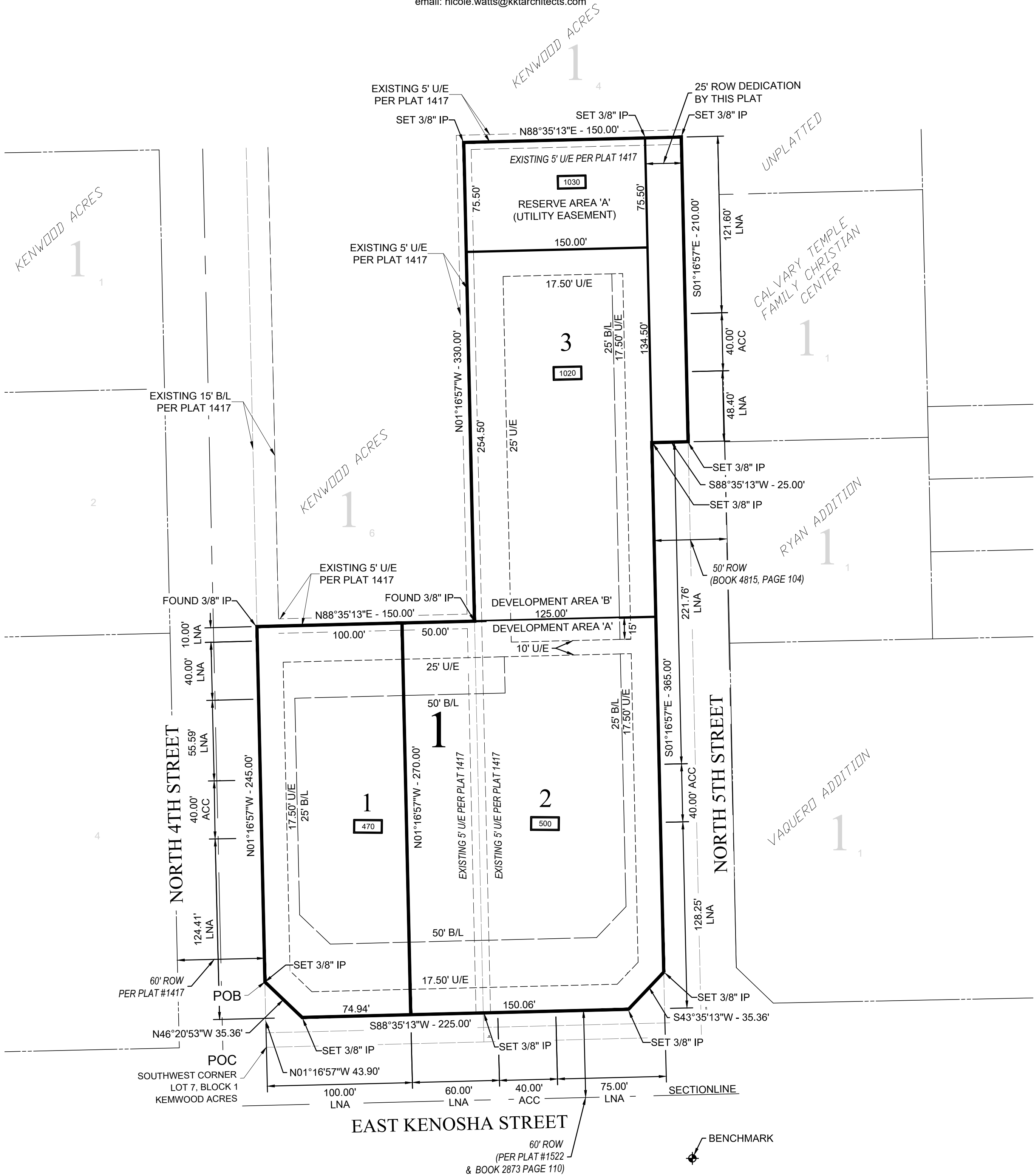
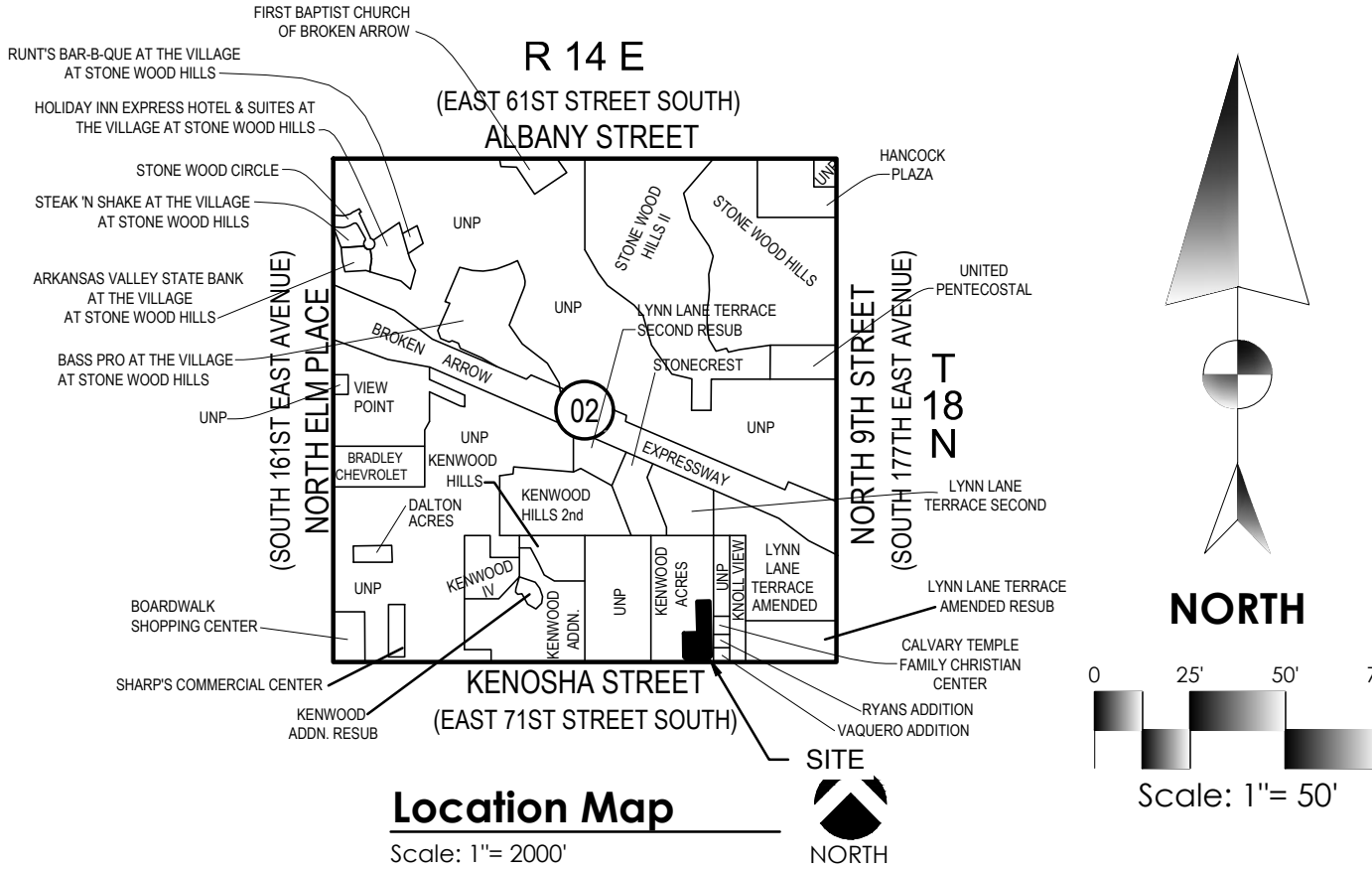
SUBDIVISION CONTAINS 3 LOTS IN 1 BLOCK  
SUBDIVISION CONTAINS 120,125.00SF (2.76 AC)  
BLOCK 1 CONTAINS 120,125.00SF (2.76 AC)  
RESERVE AREA A CONTAINS 11,325.00SF (0.26 AC)

## DETENTION NOTE

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE IN ACCORDANCE WITH FEE-IN-LIEU DETENTION DETERMINATION #DD-041918-13.

## Benchmark

CHISELED SQUARE  
(N:393646.70, E:2623410.00)  
ELEVATION = 769.28



## 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 \$\_\_\_\_\_ per trust receipt no. \_\_\_\_\_ to be applied to 20\_\_\_\_\_ taxes. This certificate in NOT to be construed as payment of 20\_\_\_\_\_ taxes in full but is given in order that this plat may be filed on record. 20\_\_\_\_\_ taxes may exceed the amount of the security deposit.

Dated: \_\_\_\_\_  
DENNIS SEMLER  
Tulsa County Treasurer

By: \_\_\_\_\_  
Deputy

APPROVED BY THE CITY COUNCIL OF THE  
CITY OF BROKEN ARROW, OKLAHOMA.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

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BEING A PART OF THE S/2 OF THE SE/4 OF SECTION 02,  
TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.

Date of Preparation: SEPTEMBER 7, 2018

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Planned Unit Development No. 172  
**FREEDOM WASH**  
 Case No. PT18-107 / Development No. -----  
 Sheet 3 OF 3  
 Date of Preparation: SEPTEMBER 7, 2018