PRELIMINARY PLAT

ALFA LAVAL

PUD - 268

A Replat of the amended plat of "Lynn Lane Industrial Park", An Addition to the City of Broken Arrow, Filed as plat #5005, in Tulsa County, Oklahoma, and a Tract of land in the South Half (S/2) of the Northwest Quarter (NW/4) of Section Thirteen (13), Township Eighteen (18) North, Range Fourteen (14) East, City of Broken Arrow, Tulsa County, State of Oklahoma.

CURVE DATA					
CURVE #	RADIUS	DELTA	LENGTH	CH BEARING	CH LENGTH
C-1	28.00'	90°0'0"	43.98'	S46°14'26"E	39.60'
C-2	29.00'	90°0'0"	45.55'	S46°14'26"E	41.01'
C-3	55.00'	95°0'0"	91.19'	S43°44'26"E	81.10'

PROPERTY OWNER

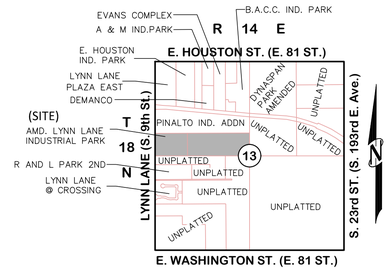
ALFA LAVAL, INC.
5400 International Trade Drive
Richmond, VA 23231
Contact: Seifi Hasanali, PH (630) 217-3566
seifi.hasanali@alfalaval.com

SURVEYOR

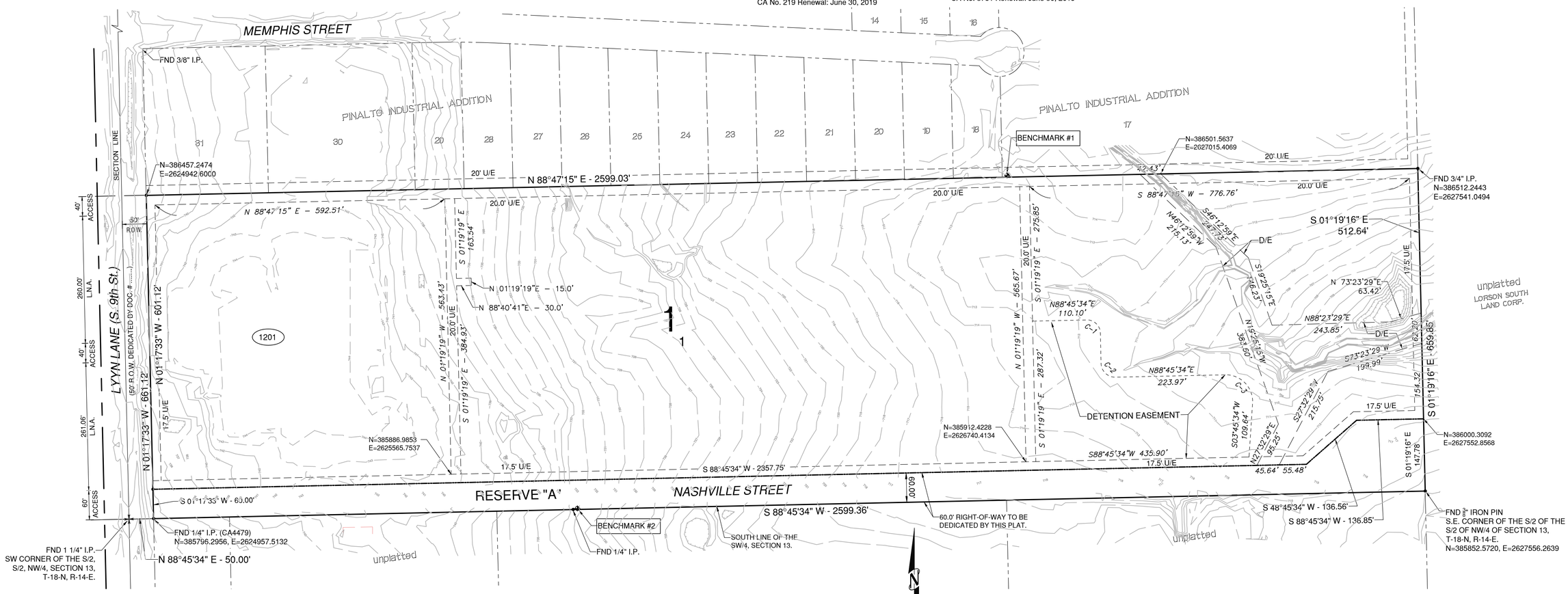
HOLLOWAY UPDIKE & BELLEN, INC.
818 East S. Blvd.
Muskogee OK, 74402
Contact: Charles W. Chastain, P.L.S.
PH (918) 682-7811
CA No. 219 Renewal: June 30, 2019

ENGINEER

KHOURY ENGINEERING, INC.
1435 East 41st Street
Tulsa, Oklahoma 74105
PH (918) 712-8768
E-mail: kenginc@khouryeng.com
CA No. 3751 Renewal: June 30, 2019



Location Map
SCALE: 1"=2000'



UNDELRLYING PLAT & EASEMENT NOTE

THE UNDERLYING PLAT OF "AMMENDED LYNN LANE INDUSTRIAL PARK", AND RELATED EASEMENTS WILL BE VACATED AT THE TIME OF FILING THIS PLAT AT TULSA COUNTY CLERK'S OFFICE. THEREFORE, THEY ARE NOT SHOWN ON THIS PLAT FOR CLARITY.

LEGEND

U/E = UTILITY EASEMENT
L.N.A. = LIMITS OF NO ACCESS
D/E = DRAINAGE EASEMENT
P.O.B. = POINT OF BEGINNING
BM = BENCHMARK
FND = MONUMENT FOUND
P.O.C. = POINT OF COMMENCEMENT
(...) = LOT ADDRESS

LOT SUMMARY

Lot 1: 1,544,155.575 SF (35.45 AC)
RESERVE 'A' : 172,574.416 SF (3.96 AC)

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH ZONE.

THE ELEVATION DATUM IS BASED ON (NAVD 88).

BENCHMARK

BM #1:
60d NAIL IN 22" HACKBERRY TREE. ELEV 715.80
N= 386497.8300; E= 2626701.7880

BM #2:
BM 60d NAIL IN 6" HACKBERRY TREE. ELEV 733.29
N= 385817.1730; E= 2625823.5150

ADDRESSES

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.

FLOOD NOTE

THE PROPERTY LIES IN FLOOD ZONE "X" WHICH IS OUTSIDE THE FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 40143C 0392L, EFFECTIVE DATE SEPTEMBER 30, 2016.

STORMWATER DISPOSITION NOTE

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD- 020218-07, DATED FEBRUARY 02, 2018

ALFA LAVAL, Tulsa County
PRELIMINARY PLAT - February 12, 2018
Sheet 1 of 1

CASE # PT..-...