



TI-OPP# 30946-A  
SITE NAME: A - CENTUR BROKEN ARROW OK TI-05912  
FA # 15811977

SITE INFORMATION

SITE ADDRESS: 2300 E. KENOSHA N STREET  
BROKEN ARROW, OK 74012  
TULSA COUNTY

LATITUDE (NAD 83): 36°03'45.44" (36.062622°)  
LONGITUDE (NAD 83): 95°45'51.96" (-95.764433°)

GROUND ELEVATION: 727.19' (AMSL)

JURISDICTION: CITY OF BROKEN ARROW

JURISDICTION CONTACT: AMANDA YAMAGUCHI - 918.259.2411  
220 S. FIRST STREET  
BROKEN ARROW, OK 74012

LAND OWNER: CENTURY INVESTMENTS LLC.  
ATTN. GARY OWENS  
GARYO@GALLERIAFURN.COM  
PO BOX 283  
MUSTANG, OK 73604

ZONING: COMMERCIAL HEAVY

PARCEL/MAP NUMBER: 81920840160660

TOWER OWNER: TILLMAN INFRASTRUCTURE LLC  
152 WEST 57TH STREET 27TH FLOOR  
NEW YORK, NY 10019

STRUCTURE TYPE: MONOPOLE

STRUCTURE HEIGHT: 160' (AGL)

POWER SUPPLIER: AEP  
888.216.3523

TELCO SUPPLIER: AT&T  
800.331.0500

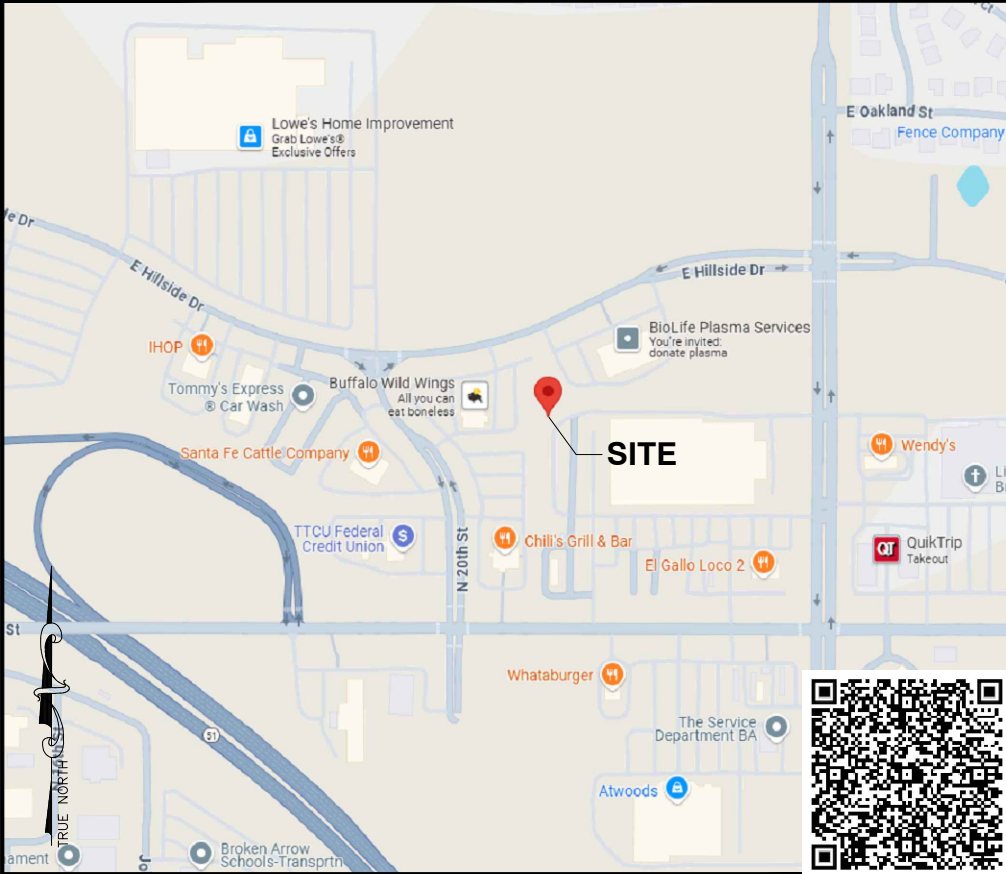
PROJECT TEAM

APPLICANT: TILLMAN INFRASTRUCTURE LLC  
152 WEST 57TH STREET 27TH FLOOR  
NEW YORK, NY 10019

PROJECT MANAGEMENT FIRM: SCI WIRELESS  
497 RIDGE POINT DRIVE  
HEATH, TX 75126  
STEVE WOODY  
(469) 377-2081  
stevewoody@scewireless.com  
DAVID LEDBETTER  
dledbetter@scewireless.com

ENGINEERING FIRM: MISSION 1 COMMUNICATIONS  
6202 CONSTITUTION DR. SUITE C  
FORT WAYNE, IN 46804  
(260) 436-3922  
WILL HEIDEN  
wheiden@m1comm.com

VICINITY MAP



CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.
- 2021 INTERNATIONAL BUILDING CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
  - 2023 NATIONAL ELECTRIC CODE CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
  - 2021 INTERNATIONAL MECHANICAL CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
  - 2021 INTERNATIONAL PLUMBING CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
  - NFPA 101, LIFE SAFETY CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
  - 2021 INTERNATIONAL FUEL GAS CODE, CURRENT EDITION AS ADOPTED BY LOCAL JURISDICTION
  - AMERICAN CONCRETE INSTITUTE
  - ANSI/TIA-222-H
  - TIA 607
  - INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
  - IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
  - TELECORDIA GR-1275
  - ANSI/TIA 311
  - AMERICAN INSTITUTE OF STEEL CONSTRUCTION
  - MANUAL OF STEEL CONSTRUCTION 13TH EDITION

DRAWING INDEX

- T-1 TITLE SHEET
- SURVEY
- Z-1 OVERALL SITE PLAN
- Z-2 ENLARGED SITE PLAN
- Z-3 ELEVATION

DRAWING SCALE

THESE DRAWINGS ARE SCALED TO FULL SIZE AT 22"X34" AND HALF SIZE AT 11"X17". CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

SCOPE OF WORK

THIS PROJECT CONSISTS OF:

- CONSTRUCTION OF A NEW UNMANNED TELECOMMUNICATIONS FACILITY.
- SITE WORK: NEW TOWER, UNMANNED EQUIPMENT SHELTER ON PLATFORM OR CONCRETE PAD AND UTILITY INSTALLATIONS.



ZONING EXHIBIT  
NOT FOR CONSTRUCTION

DRAWN BY: DL

CHECKED BY: DL

REV	DATE	DESCRIPTION
0	07/11/2025	ZONING EXHIBIT

TI-OPP #  
30946-A  
FA #  
15811977  
SITE NAME:  
A - CENTUR BROKEN ARROW OK  
TI-05912  
SITE ADDRESS:  
2300 E. KENOSHA N STREET  
BROKEN ARROW, OK 74012

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



## SITE INFORMATION

PARCEL PARCEL:  
N/F: CENTURY INVESTMENTS LLC  
2300 E KENOSHA ST N  
BROKEN ARROW, OKLAHOMA 74012  
APN: 81920-84-01-60660  
TOTAL AREA:  
355,642 ± SQUARE FEET, OR 8.164 ± ACRES

PROPOSED TOWER LEASE PARCEL:  
2,500 ± SQUARE FEET, OR 0.057 ± ACRES

PROPOSED ACCESS & UTILITY EASEMENT:  
18,702 ± SQUARE FEET, OR 0.429 ± ACRES

## PROPOSED TOWER LOCATION

LATITUDE= 36°03'45.44"  
LONGITUDE= -95°45'51.96"  
ELEVATION: 727.19'

## PARKING INFORMATION (TOPOGRAPHIC AREA)

REGULAR= 98  
HANDICAP= 0  
TOTAL= 98

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40143C0392L & 40143C0385M, BOTH WHICH BEAR AN EFFECTIVE DATE OF 9/30/2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

## BASIS OF BEARING

GRID NORTH (0°) NAD83(2011), OK N  
BASED ON THE NORTH LINE OF THE PARENT PARCEL. THE BEARING IS DENOTED AS N88°47'39"E.  
LATITUDE = 36°03'42.2659"  
LONGITUDE = -95°45'51.7544"  
CONVERGENCE ANGLE = 1°19'09.6486"

## SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF SURVEY.

## UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS, UTILITY MAP DRAWINGS, AND OKLAHOMA 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. PHYSICAL ADDRESS NEEDED TO SUBMIT DIG TICKET

## GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS DECEMBER 27, 2024.
- THE DISTANCES SHOWN HEREON ARE GRID. COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00008785364273.
- THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."
- THIS SURVEY MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE SPECIFICATIONS FOR TOPOGRAPHIC AND PLANIMETRIC MAPPING CONTAINED IN THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. THE ORIGINAL DATA WAS OBTAINED AND THAT THE SURVEY WAS COMPLETED ON DECEMBER 27, 2024; AND ALL COORDINATES ARE BASED ON NAD83(2011) EPOCH 2010.0 AND ALL ELEVATIONS ARE BASED ON NAVD88.
- ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING, VERTICAL DATUM BASED UPON NORTH AMERICAN VERTICAL DATUM (NAVD88) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.

# LIMITED TOPOGRAPHIC SURVEY

SITE NAME: A - CENTUR BROKEN ARROW OK TI-05912

SITE NO: TI-OPP-30946

2300 EAST KENOSHA STREET NORTH

LOCATED IN: SECTION 1, TOWNSHIP 18 NORTH, RANGE 14 EAST

BROKEN ARROW, TULSA COUNTY, OKLAHOMA 74012

## AS-SURVEYED PROPOSED TOWER LEASE DESCRIPTION

A PORTION OF LOT ONE (1), BLOCK ONE (1), OF WAL-MART CENTER ADDITION RECORDED AS PLAT NO. 4613 IN THE COUNTY CLERK'S OFFICE OF TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/8" REBAR BEING THE NORTHWEST CORNER OF LOT ONE (2), BLOCK ONE (1) OF WAL-MART CENTER ADDITION OF LANDS NOW OR FORMERLY OF KO HUTS, INC AS RECORDED IN PLAT NO. 4613; THENCE N88°42'50"E 150.00 FEET TO THE NORTHEAST CORNER OF LOT TWO (2), BLOCK TWO (2) OF WAL-MART CENTER ADDITION; THENCE S01°19'37"E 225.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF EAST KENOSHA STREET; THENCE ALONG SAID RIGHT-OF-WAY N88°46'18"E 18.01 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE LEAVING SAID RIGHT-OF-WAY N01°19'33"W A DISTANCE OF 215.84 FEET;

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 30.00 FEET, HAVING AN ARC LENGTH OF 47.06 FEET, WITH A CHORD BEARING OF N46°15'57"W, WITH A DELTA ANGLE OF 89°52'47", AND A CHORD LENGTH OF 42.38 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE S88°50'49"W A DISTANCE OF 28.88 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 60.00 FEET, HAVING AN ARC LENGTH OF 94.12 FEET, WITH A CHORD BEARING OF N46°15'57"W, WITH A DELTA ANGLE OF 89°52'47", AND A CHORD LENGTH OF 84.76 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE N01°19'33"W A DISTANCE OF 178.09 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE S88°47'39"W A DISTANCE OF 29.31 FEET TO A SET 5/8" REBAR;

THENCE N01°19'46"W A DISTANCE OF 30.00 FEET TO A SET 5/8" REBAR TO THE POINT OF BEGINNING (NORTHING: 394393.31; EASTING: 2629165.75);

THENCE N01°12'21"W A DISTANCE OF 51.50 FEET TO A SET 5/8" REBAR;

THENCE N88°47'39"E A DISTANCE OF 52.00 FEET TO A SET 5/8" REBAR;

THENCE S01°12'21"E A DISTANCE OF 20.50 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE S19°04'16"W A DISTANCE OF 33.05 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE S88°47'39"W A DISTANCE OF 40.55 FEET TO A SET 5/8" REBAR TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 2,500 SQUARE FEET, OR 0.057 ACRES, MORE OR LESS. SUBJECT TO EASEMENT AND RIGHTS-OF-WAY OF RECORD. BEARINGS BASED ON OKLAHOMA GRID NORTH, NAD83, NORTH ZONE.

## AS-SURVEYED PROPOSED ACCESS & UTILITY EASEMENT DESCRIPTION

A PORTION OF LOT ONE (1), BLOCK ONE (1), OF WAL-MART CENTER ADDITION RECORDED AS PLAT NO. 4613 IN THE COUNTY CLERK'S OFFICE OF TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 3/8" REBAR BEING THE NORTHWEST CORNER OF LOT ONE (2), BLOCK ONE (1) OF WAL-MART CENTER ADDITION OF LANDS NOW OR FORMERLY OF KO HUTS, INC AS RECORDED IN PLAT NO. 4613; THENCE N88°42'50"E 150.00 FEET TO THE NORTHEAST CORNER OF LOT TWO (2), BLOCK TWO (2) OF WAL-MART CENTER ADDITION; THENCE S01°19'37"E 225.00 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF EAST KENOSHA STREET; THENCE ALONG SAID RIGHT-OF-WAY N88°46'18"E 18.01 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387" THE POINT OF BEGINNING (NORTHING: 393882.80; EASTING: 2629325.61);

THENCE LEAVING SAID RIGHT-OF-WAY N01°19'33"W A DISTANCE OF 215.84 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 30.00 FEET, HAVING AN ARC LENGTH OF 47.06 FEET, WITH A CHORD BEARING OF N46°15'57"W, WITH A DELTA ANGLE OF 89°52'47", AND A CHORD LENGTH OF 42.38 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE S88°50'49"W A DISTANCE OF 28.88 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 60.00 FEET, HAVING AN ARC LENGTH OF 94.12 FEET, WITH A CHORD BEARING OF N46°15'57"W, WITH A DELTA ANGLE OF 89°52'47", AND A CHORD LENGTH OF 84.76 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE N01°19'33"W A DISTANCE OF 178.09 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE S88°47'39"W A DISTANCE OF 29.31 FEET TO A SET 5/8" REBAR;

THENCE N01°19'46"W A DISTANCE OF 30.00 FEET TO A SET 5/8" REBAR;

THENCE PASSING THROUGH A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387" N88°47'39"E A DISTANCE OF 40.55 FEET, A TOTAL DISTANCE OF 59.31 FEET TO A ET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE S01°19'33"E A DISTANCE OF 208.13 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 30.00 FEET, HAVING AN ARC LENGTH OF 47.06 FEET, WITH A CHORD BEARING OF S46°15'57"E, WITH A DELTA ANGLE OF 89°52'47", AND A CHORD LENGTH OF 42.38 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE N88°50'49"E A DISTANCE OF 28.88 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 60.00 FEET, HAVING AN ARC LENGTH OF 94.12 FEET, WITH A CHORD BEARING OF S46°15'57"E, WITH A DELTA ANGLE OF 89°52'45", AND A CHORD LENGTH OF 84.76 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387";

THENCE S01°19'33"E A DISTANCE OF 215.89 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387" BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF EAST KENOSHA STREET;

THENCE ALONG SAID RIGHT-OF-WAY S88°46'18"W A DISTANCE OF 30.00 FEET TO A SET MAG-NAIL W/ SHINER INSCRIBED "COA 5387" TO THE POINT OF BEGINNING;

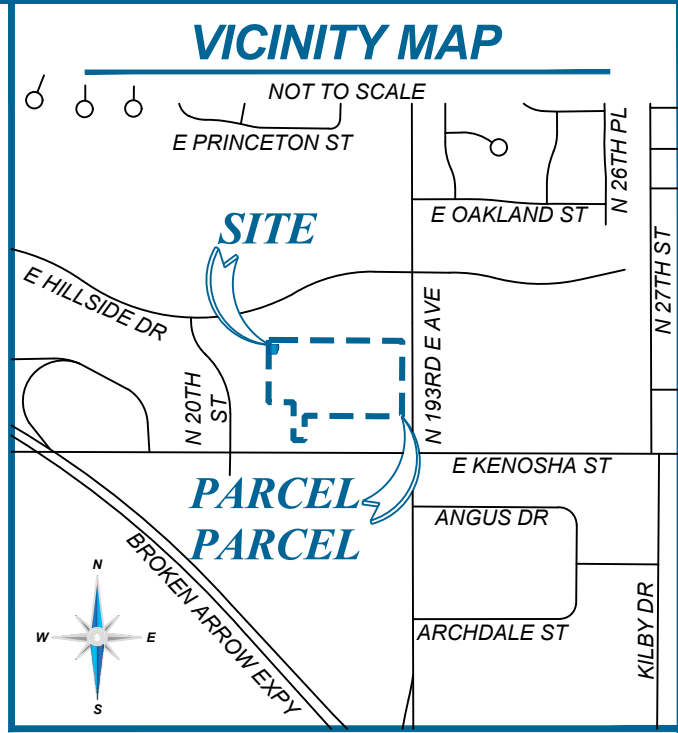
CONTAINING AN AREA OF 18,702 SQUARE FEET, OR 0.429 ACRES, MORE OR LESS. SUBJECT TO EASEMENT AND RIGHTS-OF-WAY OF RECORD. BEARINGS BASED ON OKLAHOMA GRID NORTH, NAD83, NORTH ZONE.

SURVEY FOR:

SCI WIRELESS

Tillman Infrastructure

TILLMAN INFRASTRUCTURE, LLC



SEE SHEET 2 OF 4 FOR  
BOUNDARY & EASEMENT DETAIL

SEE SHEETS 3 & 4 OF 4 FOR  
TOPOGRPAHIC DEPICTION

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 3RD DAY OF JANUARY, 2024.

THE FIELD WORK WAS COMPLETED ON 12/27/2024.

DATE OF PLAT OR MAP: 04/25/2025

04/25/2025  
DATED



DENVER WINCHESTER  
PROFESSIONAL LAND SURVEYOR NO. 1952  
STATE OF OKLAHOMA  
OKLAHOMA COA 5387

# BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:  
24-9908

SURVEY REVIEWED BY:  
JMC

SURVEY DRAWN BY:  
KAN - 01/06/2025

SHEET:  
1 OF 4



**LIMITED TOPOGRAPHIC SURVEY**

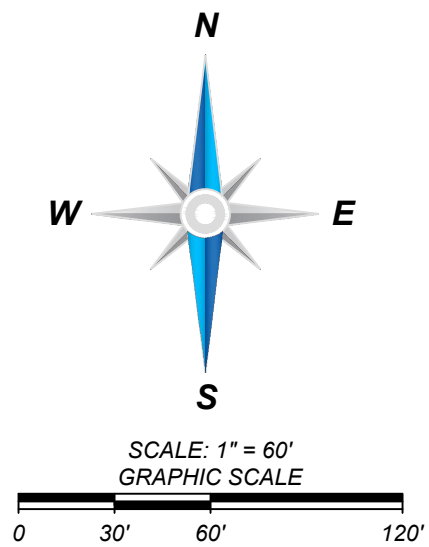
SITE NAME: A - CENTUR BROKEN ARROW OK TI-05912

*SITE NO: TI-OPP-30946*

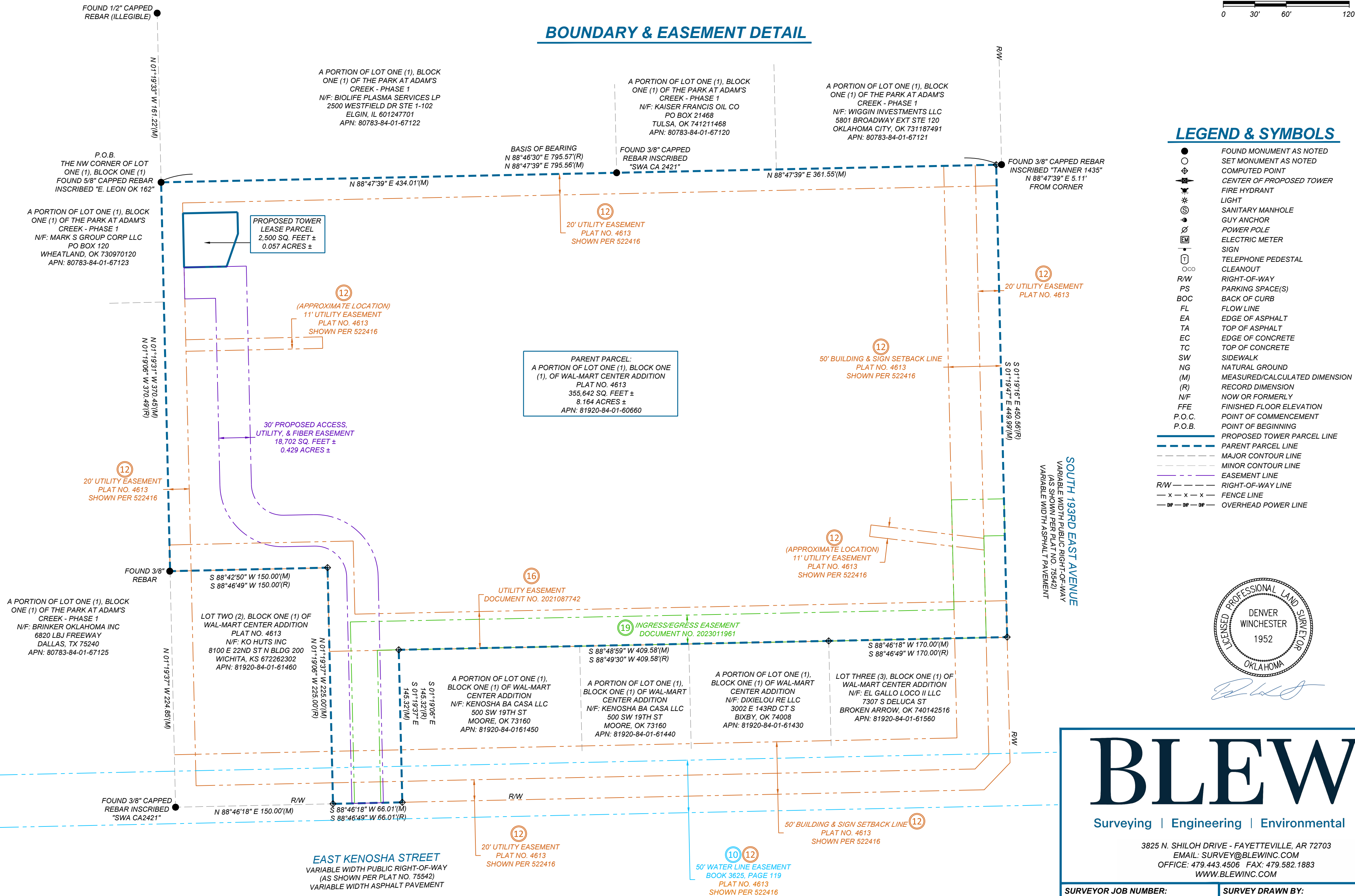
2300 EAST KENOSHA STREET NORTH

LOCATED IN: SECTION 1, TOWNSHIP 18 NORTH, RANGE 14 EAST






















BROKEN ARROW, TULSA COUNTY, OKLAHOMA 74012



## BOUNDARY & EASEMENT DETAIL



## LEGEND & SYMBOLS

- |   |                               |
|---|-------------------------------|
|    | FOUND MONUMENT AS NOTED       |
|    | SET MONUMENT AS NOTED         |
|    | COMPUTED POINT                |
|    | CENTER OF PROPOSED TOWER      |
|    | FIRE HYDRANT                  |
|    | LIGHT                         |
|    | SANITARY MANHOLE              |
|    | GUY ANCHOR                    |
|    | POWER POLE                    |
|    | ELECTRIC METER                |
|    | SIGN                          |
|    | TELEPHONE PEDESTAL            |
|    | CLEANOUT                      |
|    |                               |
| R/W   | RIGHT-OF-WAY                  |
| PS  | PARKING SPACE(S)              |
| BOC   | BACK OF CURB                  |
| FL  | FLOW LINE                     |
| EA  | EDGE OF ASPHALT               |
| TA  | TOP OF ASPHALT                |
| EC  | EDGE OF CONCRETE              |
| TC  | TOP OF CONCRETE               |
| SW  | SIDEWALK                      |
| NG  | NATURAL GROUND                |
| (M)   | MEASURED/CALCULATED DIMENSION |
| (R)   | RECORD DIMENSION              |
| N/F   | NOW OR FORMERLY               |
| FFE   | FINISHED FLOOR ELEVATION      |
| P.O.C.  | POINT OF COMMENCEMENT         |
| P.O.B.  | POINT OF BEGINNING            |
|    | PROPOSED TOWER PARCEL LINE    |
|    | PARENT PARCEL LINE            |
|    | MAJOR CONTOUR LINE            |
|    | MINOR CONTOUR LINE            |
|    | EASEMENT LINE                 |
| R/W — — — —   | RIGHT-OF-WAY LINE             |
| — x — x — x —   | FENCE LINE                    |
| —  —  — | OVERHEAD POWER LINE           |



# BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703

EMAIL: [SURVEY@BLEWINC.COM](mailto:SURVEY@BLEWINC.COM)

OFFICE: 479.443.4506 FAX: 479.582.1883

WWW.BLEWINC.COM

**SURVEYOR JOB NUMBER:**  
24-9908

**SURVEY DRAWN BY:**  
KAN - 01/06/2025

**SURVEY REVIEWED BY:**  
JMC

**SHEET:**  
2 OF 4



# LIMITED TOPOGRAPHIC SURVEY

## TOPOGRAPHIC DEPICTION

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	30.00'	47.06'	42.38'	N 46°15'57" W	89°52'47"
C2(M)	60.00'	94.12'	84.76'	N 46°15'57" W	89°52'47"
C3(M)	30.00'	47.06'	42.38'	S 46°15'57" E	89°52'47"
C4(M)	60.00'	94.12'	84.76'	S 46°15'58" E	89°52'45"

SITE NAME: A - CENTUR BROKEN ARROW OK TI-05912

SITE NO: TI-OPP-30946

2300 EAST KENOSHA STREET NORTH

LOCATED IN: SECTION 1, TOWNSHIP 18 NORTH, RANGE 14 EAST

BROKEN ARROW, TULSA COUNTY, OKLAHOMA 74012

### LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°46'18" E	18.01'(M)
L2	S 88°47'39" W	29.31'(M)
L3	S 01°12'21" E	20.50'(M)
L4	S 88°47'39" W	40.55'(M)
L5	N 88°47'39" E	18.76'(M)

### LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
⊙	COMPUTED POINT
⊕	CENTER OF PROPOSED TOWER
*	LIGHT
⊙	SANITARY MANHOLE
⊙	GUY ANCHOR
⊙	POWER POLE
⊙	ELECTRIC METER
⊙	SIGN
⊙	TELEPHONE PEDESTAL
⊙	CLEANOUT
R/W	RIGHT-OF-WAY
PS	PARKING SPACE(S)
BOC	BACK OF CURB
FL	FLOW LINE
EA	EDGE OF ASPHALT
TA	TOP OF ASPHALT
EC	EDGE OF CONCRETE
TC	TOP OF CONCRETE
SW	SIDEWALK
NG	NATURAL GROUND
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
N/F	NOW OR FORMERLY
FFE	FINISHED FLOOR ELEVATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
---	PROPOSED TOWER PARCEL LINE
---	PARENT PARCEL LINE
---	MAJOR CONTOUR LINE
---	MINOR CONTOUR LINE
---	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
- x - x - x -	FENCE LINE
- - - - -	OVERHEAD POWER LINE



*Denver Winchester*

# BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
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SURVEY DRAWN BY:  
KAN - 01/06/2025

SURVEY REVIEWED BY:  
JMC

SHEET:  
3 OF 4

### TEMPORARY BENCHMARK INFORMATION

TBM-1  
SET MAG-NAIL W/ SHINER  
INSCRIBED "COA 5387"  
NORTHING: 393883.45  
EASTING: 2629355.59  
ELEVATION: 730.88'

TBM-2  
SET MAG-NAIL W/ SHINER  
INSCRIBED "COA 5387"  
NORTHING: 394157.86  
EASTING: 2629289.38  
ELEVATION: 729.44'

A PORTION OF LOT ONE (1), BLOCK ONE (1) OF THE PARK AT ADAM'S CREEK - PHASE 1  
N/F: BRINKER OKLAHOMA INC  
6820 LBJ FREEWAY  
DALLAS, TX 75240  
APN: 80783-84-01-67125

12  
20' UTILITY EASEMENT  
PLAT NO. 4613

MATCH LINE SHEET 3

MATCH LINE SHEET 4

SET  
MAG-NAIL  
W/ SHINER

SET  
MAG-NAIL  
W/ SHINER

MATCH LINE SHEET 3

MATCH LINE SHEET 4



# LIMITED TOPOGRAPHIC SURVEY

SITE NAME: A - CENTUR BROKEN ARROW OK TI-05912

SITE NO: TI-OPP-30946

2300 EAST KENOSHA STREET NORTH

LOCATED IN: SECTION 1, TOWNSHIP 18 NORTH, RANGE 14 EAST

BROKEN ARROW, TULSA COUNTY, OKLAHOMA 74012

## LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED	EC	EDGE OF CONCRETE
○	SET MONUMENT AS NOTED	TC	TOP OF CONCRETE
⊕	COMPUTED POINT	SW	SIDEWALK
⊕	CENTER OF PROPOSED TOWER	NG	NATURAL GROUND
⊕	FIRE HYDRANT	(M)	MEASURED/CALCULATED DIMENSION
⊕	LIGHT	(R)	RECORD DIMENSION
⊕	SANITARY MANHOLE	N/F	NOW OR FORMERLY
⊕	GUY ANCHOR	FFE	FINISHED FLOOR ELEVATION
⊕	POWER POLE	P.O.C.	POINT OF COMMENCEMENT
⊕	ELECTRIC METER	P.O.B.	POINT OF BEGINNING
⊕	SIGN	---	PROPOSED TOWER PARCEL LINE
⊕	TELEPHONE PEDESTAL	---	PARENT PARCEL LINE
⊕	CLEANOUT	---	MAJOR CONTOUR LINE
R/W	RIGHT-OF-WAY	---	MINOR CONTOUR LINE
PS	PARKING SPACE(S)	---	EASEMENT LINE
BOC	BACK OF CURB	R/W	RIGHT-OF-WAY LINE
FL	FLOW LINE	---	FENCE LINE
EA	EDGE OF ASPHALT	---	OVERHEAD POWER LINE
TA	TOP OF ASPHALT		

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	30.00'	47.06'	42.38'	N 46°15'57" W	89°52'47"
C2(M)	60.00'	94.12'	84.76'	N 46°15'57" W	89°52'47"
C3(M)	30.00'	47.06'	42.38'	S 46°15'57" E	89°52'47"
C4(M)	60.00'	94.12'	84.76'	S 46°15'58" E	89°52'45"

## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°46'18" E	18.01'(M)
L2	S 88°47'39" W	29.31'(M)
L3	S 01°12'21" E	20.50'(M)
L4	S 88°47'39" W	40.55'(M)
L5	N 88°47'39" E	18.76'(M)

## TEMPORARY BENCHMARK INFORMATION

TBM-1  
SET MAG-NAIL W/ SHINER  
INSCRIBED "COA OK 5387"  
NORTHING: 393883.45  
EASTING: 2629355.59  
ELEVATION: 730.88'

TBM-2  
SET MAG-NAIL W/ SHINER  
INSCRIBED "COA OK 5387"  
NORTHING: 394157.86  
EASTING: 2629289.38  
ELEVATION: 729.44'



# BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER:  
24-9908

SURVEY REVIEWED BY:  
JMC

SURVEY DRAWN BY:  
KAN - 01/06/2025

SHEET:  
4 OF 4

## TOPOGRAPHIC DEPICTION

P.O.C. OF PROPOSED  
ACCESS, UTILITY, & FIBER  
EASEMENT & PROPOSED  
TOWER LEASE PARCEL  
FOUND 3/8" REBAR

A PORTION OF LOT ONE (1), BLOCK  
ONE (1) OF THE PARK AT ADAM'S  
CREEK - PHASE 1  
N/F: BRINKER OKLAHOMA INC  
6820 LBJ FREEWAY  
DALLAS, TX 75240  
APN: 80783-84-01-67125

LOT TWO (2), BLOCK ONE (1) OF  
WAL-MART CENTER ADDITION  
PLAT NO. 4613  
N/F: KO HUTS INC  
8100 E 22ND ST N BLDG 200  
WICHITA, KS 672262302  
APN: 81920-84-01-61460

P.O.B. OF PROPOSED ACCESS, UTILITY, & FIBER EASEMENT  
SET MAG-NAIL W/ SHINER INSCRIBED "COA OK 5387"  
(NORTHING: 393882.80; EASTING: 2629325.61)

FOUND 3/8" CAPPED  
REBAR INSCRIBED  
"SWA CA2421"

PARENT PARCEL:  
A PORTION OF LOT ONE (1),  
BLOCK ONE (1), OF WAL-MART  
CENTER ADDITION PLAT NO. 4613  
355,642 SQ. FEET ±  
8.164 ACRES ±  
APN: 81920840160660

A PORTION OF LOT ONE (1), BLOCK ONE  
(1) OF WAL-MART CENTER ADDITION  
N/F: KENOSHA BA CASA LLC  
500 SW 19TH ST  
MOORE, OK 73160  
APN: 81920-84-0161450

12 50' BUILDING & SIGN SETBACK LINE  
PLAT NO. 4613

10 50' WATER LINE EASEMENT  
BOOK 3625, PAGE 119  
PLAT NO. 4613

EAST KENOSHA STREET  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
(AS SHOWN PER PLAT NO. 75542)  
VARIABLE WIDTH ASPHALT PAVEMENT





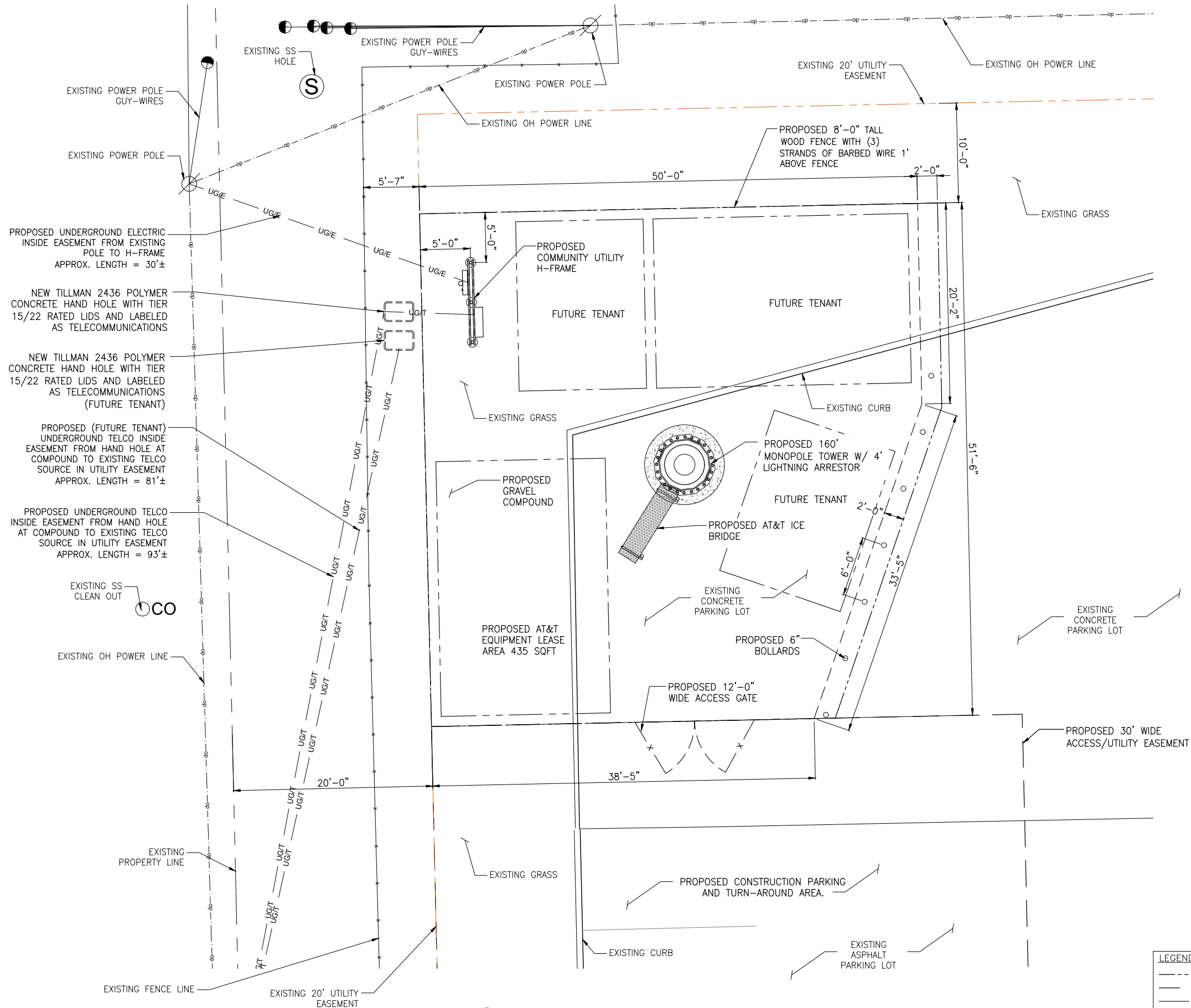
**1 OVERALL SITE PLAN**  
**Z-1** SCALE: 22"x34" SCALE: 1" = 40'-0"  
 11"x17" SCALE: 1" = 80'-0"



**2 CLOSEST RESIDENTIAL PROPERTY**  
**Z-1** SCALE: 22"x34" SCALE: 1" = 100'-0"  
 11"x17" SCALE: 1" = 200'-0"

REV	DATE	DESCRIPTION
0	07/11/2025	ZONING EXHIBIT





**1 ENLARGED SITE PLAN**  
Z-2 SCALE: 22"x34" SCALE: 3/16" = 1'-0"  
11"x17" SCALE: 3/32" = 1'-0" 4' 2' 0' 4'

LEGEND	
---	PROPOSED LEASE LINE
- - -	PROPOSED EASEMENT
- x - x -	PROPOSED FENCE
---	EXISTING FENCE
---	EXISTING PAVEMENT
---	EXISTING PROPERTY LINE

NOTE: AT&T IS THE ANCHOR TENANT.



ZONING EXHIBIT  
NOT FOR CONSTRUCTION

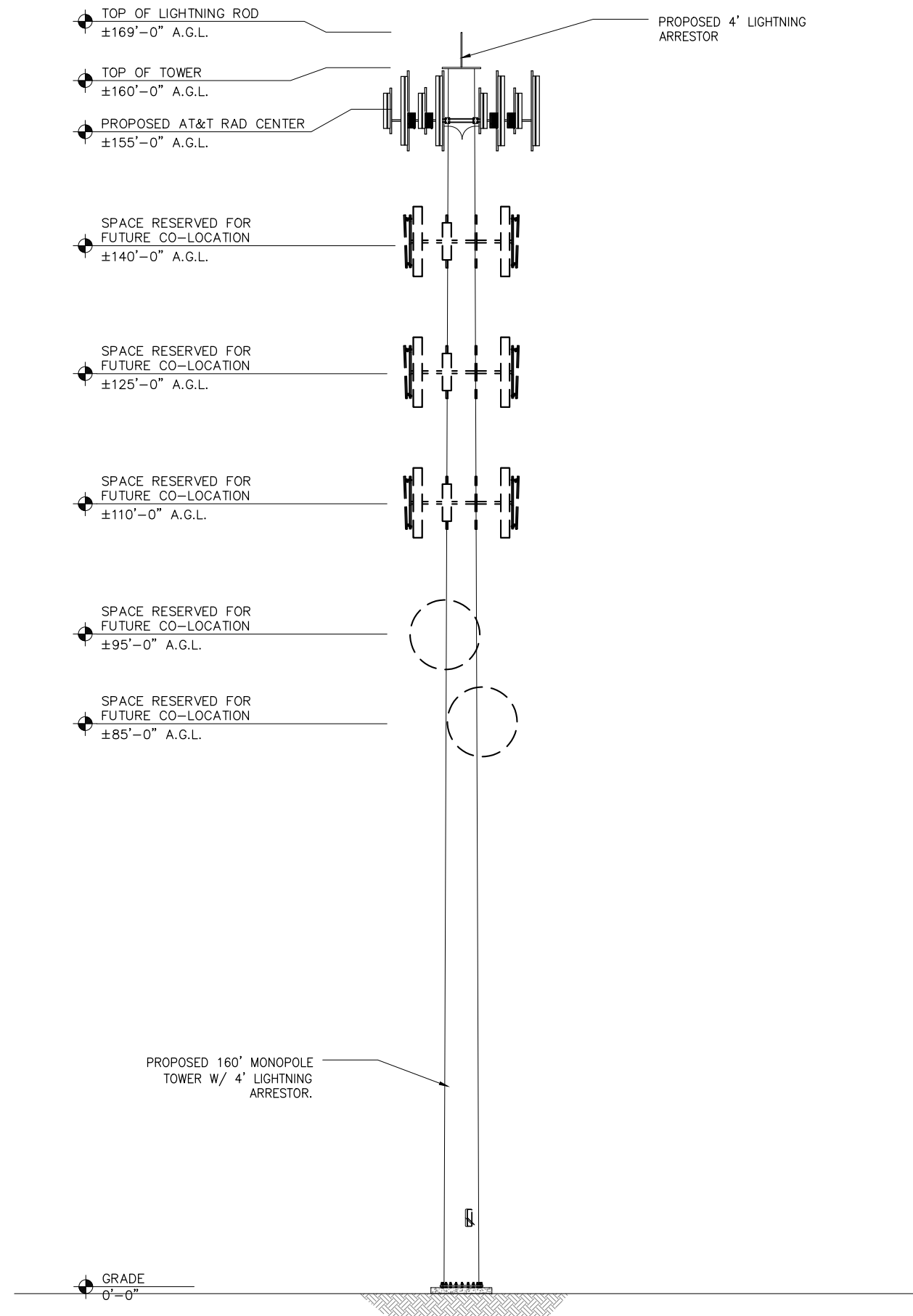
DRAWN BY: DL  
CHECKED BY: DL

REV	DATE	DESCRIPTION
0	07/11/2025	ZONING EXHIBIT

TI-OPP #  
30946-A  
FA #  
15811977  
SITE NAME:  
A - CENTUR BROKEN ARROW OK  
TI-05912  
SITE ADDRESS:  
2300 E. KENOSHA N STREET  
BROKEN ARROW, OK 74012

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**Z-2**



1 TOWER ELEVATION  
Z-3 SCALE: NTS

TILLMAN  
INFRASTRUCTURE

SCI WIRELESS

ZONING EXHIBIT  
NOT FOR CONSTRUCTION

DRAWN BY: DL

CHECKED BY: DL

REV	DATE	DESCRIPTION
0	07/11/2025	ZONING EXHIBIT

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SHEET TITLE

ELEVATION

SHEET NUMBER

Z-3