

LEGEND

U/E UTILITY EASEMENT

SET 3/8" IRON PIN WITH CAP

STAMPED WHITE CA 1098

SUBDIVISION CONTAINS

ONE (1) LOT IN BLOCK ONE (1)

GROSS SUBDIVISION AREA: 10.73 ACRES

LOT 1 AREA: 6.44 ACRES (AREA: 280406 SQ.FT.)

RESERVE "X" AREA: 4.29 ACRES (AREA: 186678 SQ.FT.)

E02 Identify that the state plane is the North projection system

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 (2011) AND THE SOUTH LINE BLOCK 5, INDIAN SPRINGS ESTATES THE ADDITION BEING NORTH 89°57'11" EAST.

#### FEMA FIRM PANEL INFORMATION

BY GRAPHIC PLOTTING ONLY. PORTIONS OF THE SUBJECT TRACT BE WITHIN ZONE X SHADED DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE AE DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD SUBORDINATE TO THE DETERMINED 1% ANNUAL CHANCE FLOOD. AREAS OF 1% ANNUAL CHANCE FLOOD ARE DEFINED AS THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. ALL AS EFFECTIVE DATE OF 9/20/2016.

#### VERTICAL DATUM

THE ELEVATIONS SHOWN HEREON ARE NAVD83 DATUM ELEVATIONS. ELEVATIONS ARE BASED ON THE NATIONAL DATUM NETWORK.

#### BENCHMARKS

BENCHMARK DESG: METAL DATA SERVICE STATION

MARKED BY: 3" ALUMINUM CAP SET IN CONCRETE STAMPED "BA 11"

N: 361590.502

E: 2004311.872

00 Please review all items listed and revise the plat as needed.

The Conditional Final Plat review has been completed and all revisions shall be shown using the Final Plat Review Application. The revised plat, the checklist, and a response letter shall be uploaded to application.

Any documents uploaded to the Conditional Final Plat application will not be reviewed. The response letter shall explain any item that has not been addressed. If any of the three documents listed is missing the review of the Final Plat will be placed on hold until all documents are received.

Comments with the P & E prefix are to be addressed as part of the Plat Review.

E03 Identify the POB and POC and include breakline dimensions to the section corner or POC as defined in the legal description.

E04 Add the finish floor elevation of the existing building

P01: Please include name and contact information for the engineer as well as the certificate of authorization.

P02: The project number should be PR-000286-2023

E05 Add the detention determination number assigned

E01 Use the Broken Arrow street names for each section line road. The county names may be included in (parenthesis)

P03: Please include a legend of all abbreviations used.

# CONDITIONAL FINAL PLAT

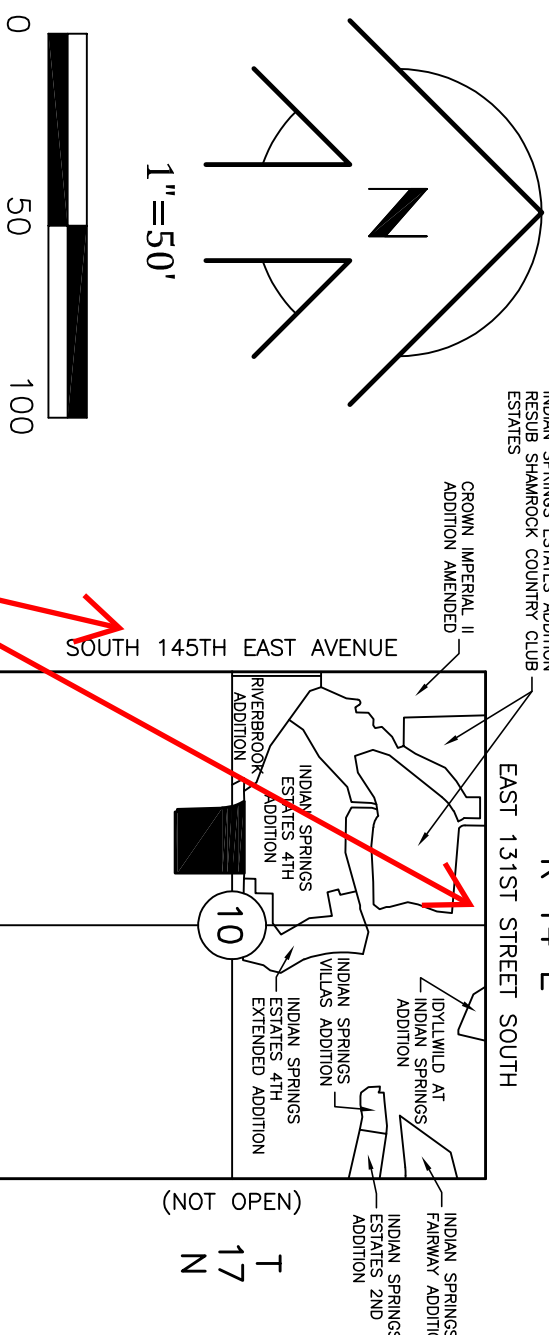
## 8800 AT INDIAN SPRINGS

### PUD-285

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TEN (10), TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST, CITY OF BROKEN ARROW, OKLAHOMA

OWNER/DEVELOPER:  
BLUE BULL CAPITAL LLC  
219 WC ROGERS BOULEVARD,  
SKATOOK, OK  
PHONE: 918-996-5107

SURVEYOR:  
WHITE SURVEYING COMPANY  
CERTIFICATE OF AUTHORIZATION NO. 1098  
9936 EAST 55TH PLACE  
TULSA, OKLAHOMA 74146



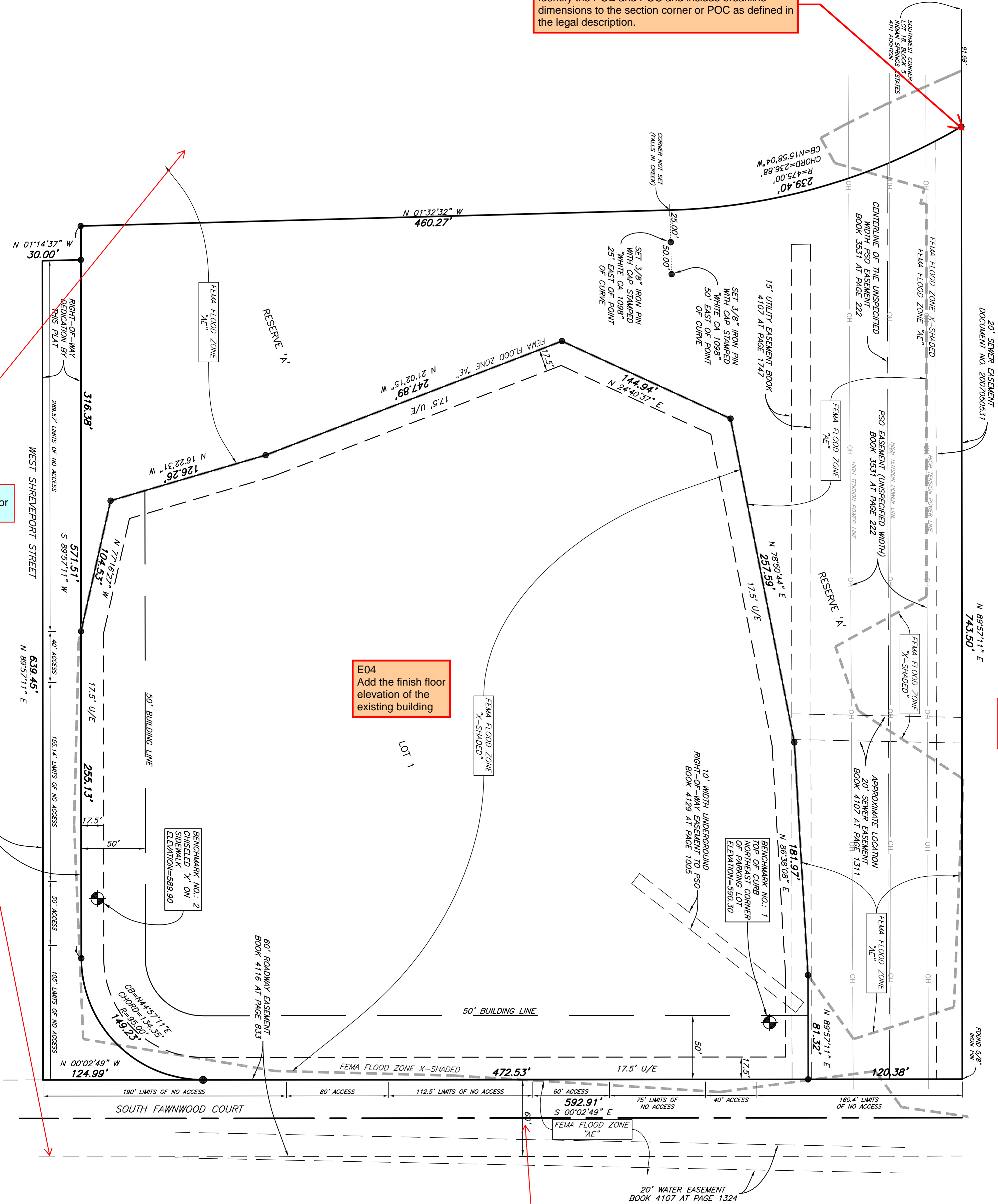
1"=50'

0 50 100

DATE OF PREPARATION: MAY 1, 2023

PROJECT NUMBER: PR-XXXX-2023

ADDRESS: 8800 S. FAWNWOOD COURT



P05: Please include the names of surrounding platted subdivisions, or label as unplatted.



