

SUBDIVISION DATA

RECORD NUMBER
 CHANGED BY: ON CONCRETE LUMBER WEST OF E
 ALMON ST AND S 20TH E
 ELEVATION (NA 83)
 1170.1727 (NA 83)

BASE OF BEANINGS
 ORIO BEANINGS OF THE ALABAMA STATE PLANE
 COORDINATE SYSTEM
 EASTING OF THE NINE BEANING SOUTH 87.2335 EAST
 1,160,287.7424 FEET

LAND AREA
 3.387 X 10⁶ SQUARE FEET
 A 387 X 10⁶ SQUARE FEET WITH A TALLOW PLANT
 STRAWED CROPPER TO BE SET UP FOR CORNERS, ALL
 QUOTE BEANINGS TO BE SET UP FOR CORNERS, ALL
 QUOTE POINTS OF INTEREST POINTS OF CORNERS
 QUOTE POINTS OF INTEREST POINTS OF CORNERS
 COMPLETION OF AMENDMENTS UNLESS NOTED
 OTHERWISE.

ADDRESSES
 ADDRESSSES SHOWN ON THIS MAP WERE ASSESSED
 AT THE TIME THIS MAP WAS FILED. ADDRESSES ARE
 SUBJECT TO CHANGE AND SHOULD NEVER BE RE-
 DUND OR USED AS LEGAL DOCUMENTATION.

<p>UTILITY CONTRACTS</p> <p>OKLAHOMA NATURAL 5666 EAST 15TH STREET TULSA, OK 74116 PHONE: 918.581.2293</p> <p>WHISTLEBELL TELECOM COMPANY 3800 N. MAYA AVE. SUITE 200 TULSA, OK 74116 PHONE: 918.582.4267</p> <p>APR / PECO 212 E. 15TH STREET TULSA, OK 74103 PHONE: 918.586.2531</p> <p>OKLA COMMERCE BANK 1000 N. MAIN ST. SUITE 200 TULSA, OK 74103 PHONE: 918.582.2231</p> <p>WINDCHILL COUNTY RURAL WATER DISTRICT NO. 1 BROOKER AVENUE #14 TULSA, OK 74103 PHONE: 918.592.3331</p>	<p>MUNICIPAL AUTHORITY</p> <p>CITY OF BROOKER AVENUE BROOKER AVENUE, OK 74612 PHONE: 405.953.2222</p> <p>PLANNING AND DEVELOPMENT MANAGER</p> <p>EXT. 5415</p>
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OWNER/DEVELOPER
DELCO HOLDINGS LLC
9376 S 273 E AVE
BROKEN ARROW, OK 74014

Timber Ridge Crossing

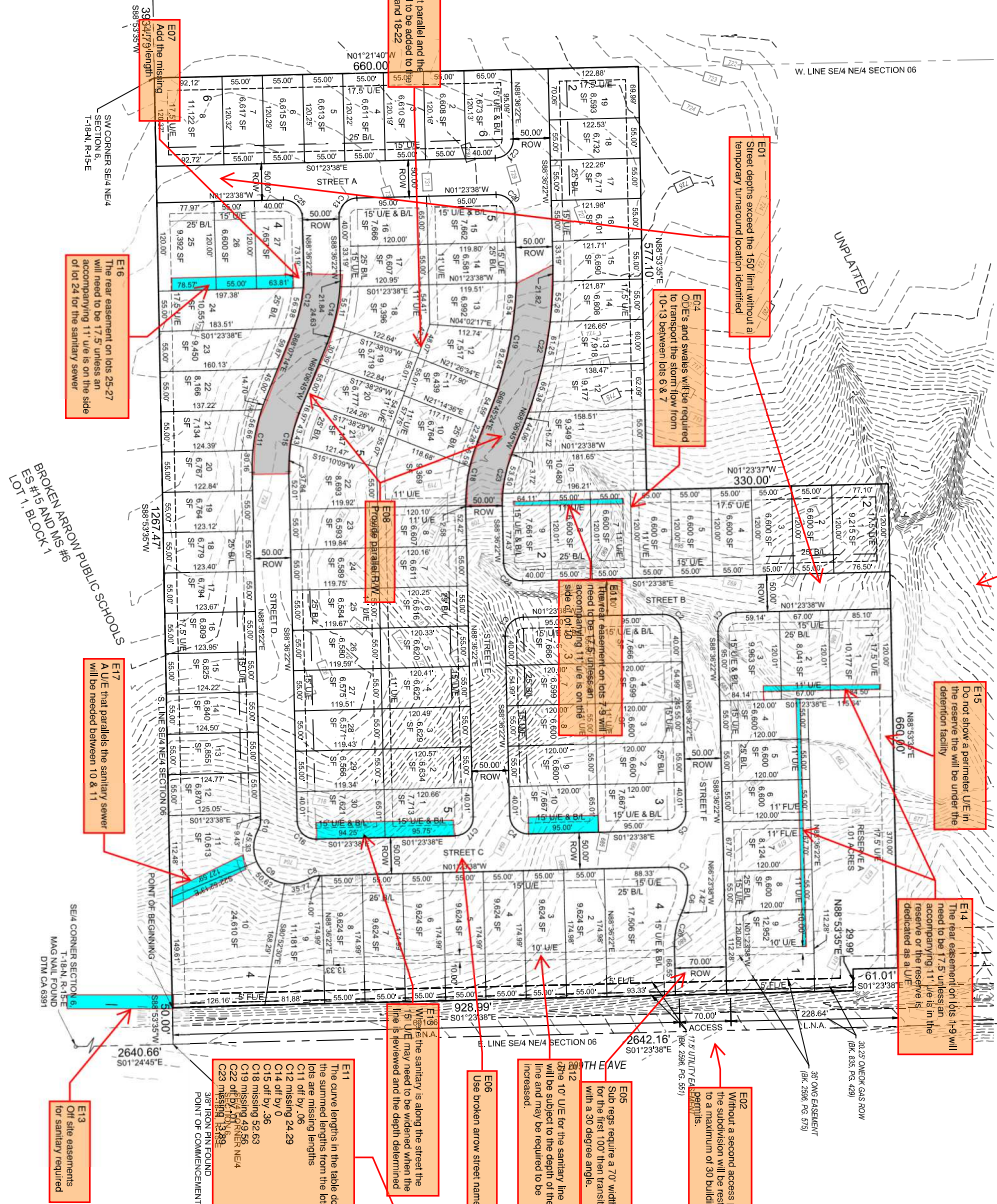
A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 15 EAST WAGONER COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF

ENGINEER/SURVEYOR

PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4263
FAX: 918.514.4286
EMAIL: ALAN@ABBENG.COM

The map shows a street grid with 'E ALBANY ST' running vertically and 'E 61ST ST' running horizontally. A diagonal street, 'SPOKEN AVENUE', is shown. A road with a '06' shield is labeled 'TH E AVE' and '18-N'. A 'SITE LOCATION' is marked with an arrow pointing to a specific lot. Other labels include 'LAKE HOLLOWAY' and 'BURNERS'.

P01: Show Broken Arrow Names



FLOODPLAIN

PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DEFINED SPECIAL FLOOD HAZARD AREA AND COVERED BY ZONE X (UNSHADED) PER FIRM PANEL "40145C0105J" DATED SEPTEMBER 30, 2016.

Gene #	Length	Radius	DNA	CHORD LENGTH	CHORD BEARING
C1	39.27	25.00	000.0000	35.36	S49.22279E
C2	39.27	25.00	000.0000	35.36	N49.22279E
C3	39.27	25.00	000.0000	35.36	N49.22279E
C4	39.27	25.00	000.0000	35.36	S49.22279E
C5	39.27	25.00	000.0000	35.36	S49.22279E
C6	36.41	80.00	005.0000	34.63	N49.22279E
C7	39.27	25.00	000.0000	35.36	S49.22279E
C8	13.29	25.00	002.0462	13.14	S19.37391E
C9	13.1171	50.00	100.0322	13.00	S49.22279E
C10	13.29	25.00	003.0462	13.14	N19.39297E
C11	101.26	250.00	023.2415	103.06	N49.22279E
C12	39.27	25.00	000.0000	35.36	N49.22279E
C13	39.27	25.00	000.0000	35.36	N49.22279E
C14	101.26	250.00	023.2415	103.06	N49.22279E
C15	81.27	250.00	023.2415	80.71	N79.49117E
C16	39.27	25.00	000.0000	35.36	S49.22279E
C17	39.27	25.00	000.0000	35.36	S49.22279E
C18	81.26	220.00	023.2415	80.80	S79.4511E
C19	186.11	250.00	023.2415	187.74	S49.22279E
C20	39.27	25.00	000.0000	35.36	N49.22279E
C21	210.42	560.00	023.2415	217.92	N49.22279E
C22	210.42	560.00	023.2415	217.92	N49.22279E
C23	71.11	175.00	023.2415	70.62	S79.4511E
C24	39.27	25.00	000.0000	35.36	S49.22279E
C25	39.27	25.00	000.0000	35.36	S49.22279E
C26	43.63	100.62	004.9300	43.29	N79.53979E

SUBDIVISION STATISTICS	
SUBDIVISION CONTAINS ONE HUNDRED FOUR (104) LOTS IN SEVEN (7) BLOCKS AND ONE (1) RESERVE AREA	
CONTAINING 24.40 ACRES	
BLOCK 1, 1.76 ACRES - 9.0 LOTS	1.76 ACRES - 9.0 LOTS
BLOCK 2, 1.76 ACRES - 9.0 LOTS	1.76 ACRES - 9.0 LOTS
BLOCK 3, 1.76 ACRES - 9.0 LOTS	1.61 ACRES - 10.0 LOTS
BLOCK 4, 1.76 ACRES - 9.0 LOTS	5.77 ACRES - 27 LOTS
BLOCK 5, 4.80 ACRES - 30 LOTS	4.80 ACRES - 30 LOTS
BLOCK 6, 1.34 ACRES - 10 LOTS	1.34 ACRES - 10 LOTS
RESERVE A, 1.01 ACRES	1.01 ACRES

E19 Add the project number reference PR-000893-2025

P04: No PUD for this property. Please remove any language referring to PUD

ION SHALL BE SUBJECT TO THE PUD PROVISIONS OF THE CITY ZONING
LY RESIDENTIAL DWELLING UNITS

2 STORES (40 FEET)

SQUARE FEET

30 FEET
35 FEET[illegible]

MENTAL AUTHORITY OR POLITICAL SUBDIVISION HAVING JURISDICTION

IN ORDER TO MAINTAIN A BEAUTIFUL AND PLEASING SETTING IN THE BUILDING AND SITE IMPROVEMENT PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE (COMMITTEE) FOR ITS APPROVAL. PRIOR TO THE ACQUISITION OF ANY LOT WITHIN THE SUBDIVISION, EACH OWNER/CO-OWNER/CO-OWNERS COVENANTS WITH AND REPRESENTS TO THE DECLARANT THAT THE LOT IS BEING SPECIFICALLY ACQUIRED FOR THE SPECIFIC A SINGLE FAMILY RESIDENTIAL DWELLING THEREON AND USING A SINGLE FAMILY RESIDENTIAL DWELLING THEREON. OWNER AND/OR OWNERS IMMEDIATE FAMILY MEMBERS.

THE COMMITTEE SHALL ACT TO ENFORCE THE PROPOSED CONSTRUCTION SHALL IN A REASONABLE MANNER, THE COMMITTEE HAS DETERMINE THAT THE PROPOSED CONSTRUCTION SHALL IN A REASONABLE MANNER, THE COMMITTEE HAS

FOR A TWENTY-ONE (21) DAY MAXIMUM TIME WITHIN WHICH PLANS MUST BE SUBMITTED TO THE BOARD OF DIRECTORS FOR REVIEW, APPROVAL OR DISAPPROVED AFTER SUBMISSION, AND IF NOT APPROVED WITHIN THE SAME SHALL BE CONSIDERED AS AUTOMATICALLY APPROVED. THE DUTIES OF THE COMMITTEE IN THE EVENT THE BOARD DEEMED TO SO.

CLOSER TO THE STREET THAN THE MINIMUM BUILDING OR SETBACK
D PLAT.

LINDBERGH RIDGE CROSS
Shipped

property. Please

PUD NO. _____
 USED IN SUBSTANTIAL ACCORDANCE WITH THE RESTRICTION

ION SHALL BE SUBJECT TO THE POD PROVISIONS OF THE CITY ZONING

LY RESIDENTIAL DWELLING UNITS

SED OFF-STREET PARKING SPACES REQUIRED PER DWELLING UNIT.

400000

ED STONE OR STUCCO. THE EXTERIOR SURFACE OF ANY FOUNDATION OF MASONRY.

OTHERWISE SPLIT. THE SUBDIVISION (AND EACH LOT SITUATED THEREON) OCCUPIED AND USED AS FOLLOWS:

PRIMARY AND USUAL NECESSARY STRUCTURES MAY BE CONSTRUCTED BY CITY REGULATIONS. NO BUILDING OR STRUCTURE INTENDED FOR

ON TO SUCH RESTRICTIONS ON USAGE AS MAY FROM TIME TO TIME
TO THE STATUTES, RULES, REGULATIONS AND ORDINANCES OF THE

THE LOT IS BEING SPECIFICALLY ACQUIRED FOR THE SPECIFIC A-
 CACTING AND USING A SINGLE FAMILY RESIDENTIAL DWELLING THERE

CONSTRUCTION (THIS REQUIREMENT SHALL NOT BE APPLICABLE TO THE NATIONAL CONTROL COMMITTEE) FOR ITS APPROVAL PRIOR TO THE CONSTRUCTION OF THE PROJECT.

AND SHALL ENTRUST THE PURPOSE OF THE DEVELOPMENT AND SETTING IN THE SUBDIVISION. THE COMMITTEE SHALL CONSIDER

THE DUTIES OF THE COMMITTEE IN THE EVENT THE BOARD DEEM

DEDICATED STREET.

OF SHINGLES THAT ARE LIKE THE ORIGINAL IN COLOR
FROM THIS COLOR REQUIRES APPROVAL FROM THE COMMITTEE

LINDBERGH RIDGE CROSS
Shipped

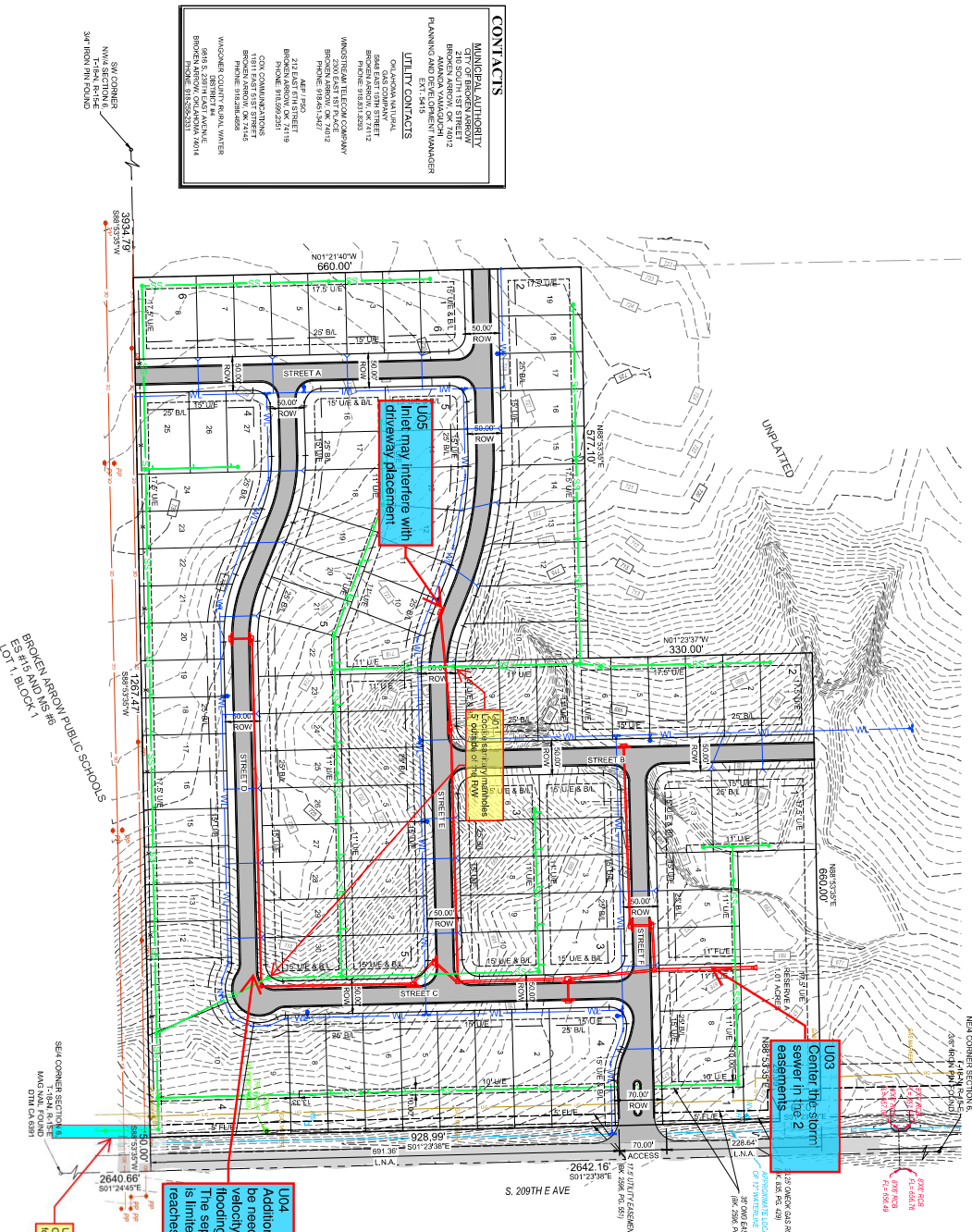
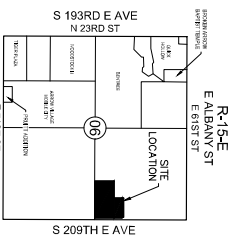
CONCEPTUAL UTILITY

OWNER/DEVELOPER
DELCO HOLDINGS LLC
2121 EAST 17TH AVE
BROKEN ARROW, OK 74614

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2026
SAND SPRINGS, OK 74063
PHONE: 918.614.4283
FAX: 918.614.4283
EMAIL: ALAN@AABENGINEERING.COM

A TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 18 NORTH, RANGE 15 EAST, CITY OF BROKEN ARROW, WAGONER
COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT
SURVEY THEREOF

GRAPHIC SCALE 1"=80'



CONTACTS

MUNICIPAL AUTHORITY
CITY OF BROKEN ARROW
2121 EAST 17TH AVE
BROKEN ARROW, OK 74614
PHONE: 918.258.4000

UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY
2121 EAST 17TH AVE
BROKEN ARROW, OK 74614
PHONE: 918.258.4000

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LEGEND

BL	BUILDING LINE
WM	PROPOSED WATER LINE
SS	PROPOSED STORM SEWER
SS	EXISTING STORM SEWER
SS	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER