

OWNER/DEVELOPER

Ironwood Property Group, LLC
an Oklahoma Limited Liability Company
12150 East 96th Street North, Suite 202
Owasso, Oklahoma 74055
918.376.6536

Planned Unit Development No. 453-2022

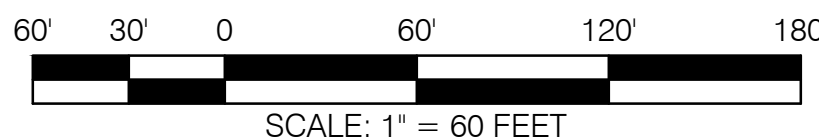
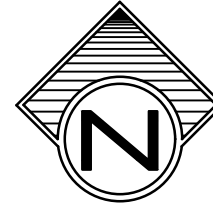
Ironwood

A subdivision in the City of Broken Arrow, being a part of the NE/4 of Section 34, Township 19 North, Range 14 East, of the Indian Base and Meridian, Tulsa County, State of Oklahoma

ENGINEER / SURVEYOR

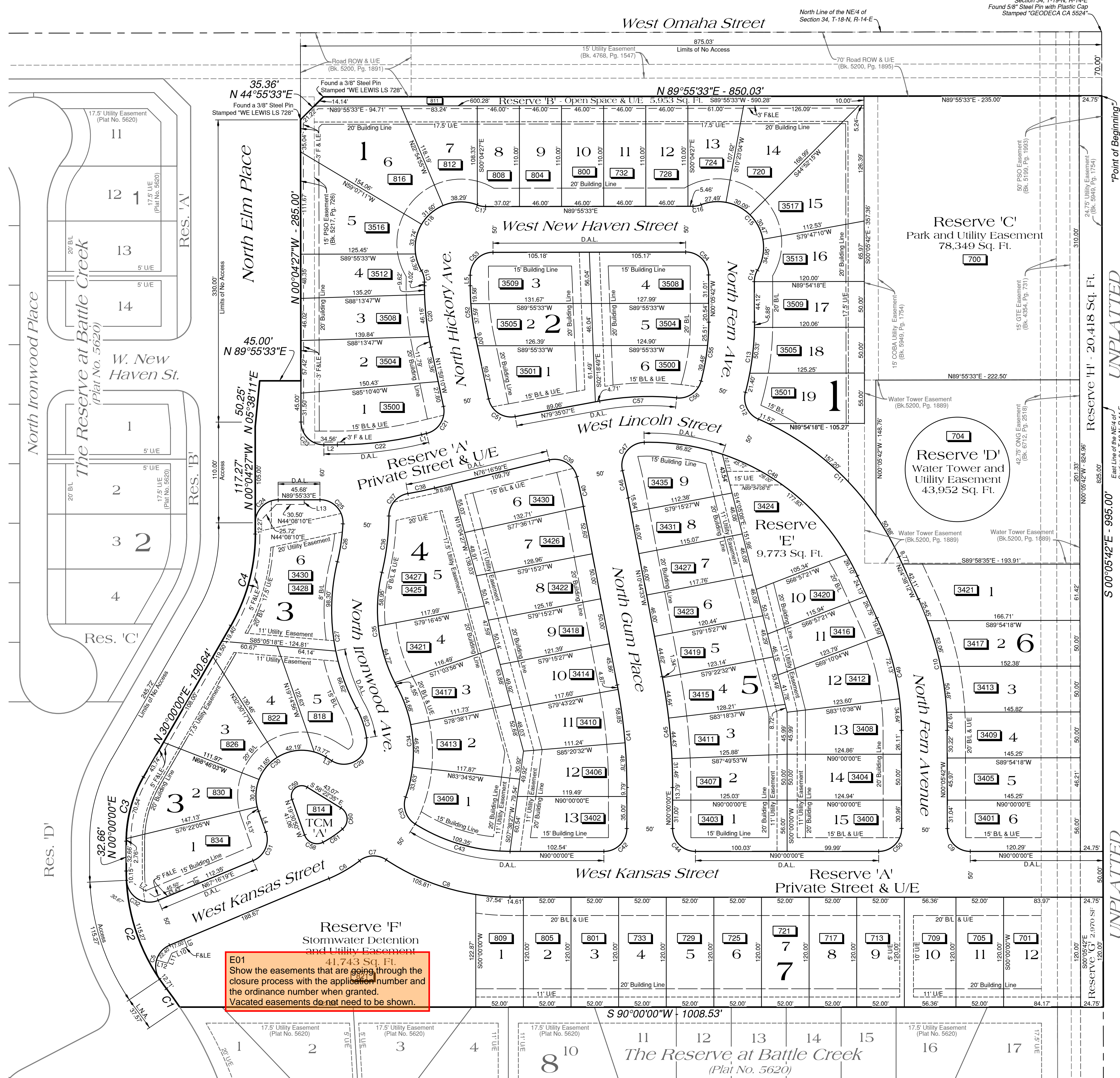
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2025

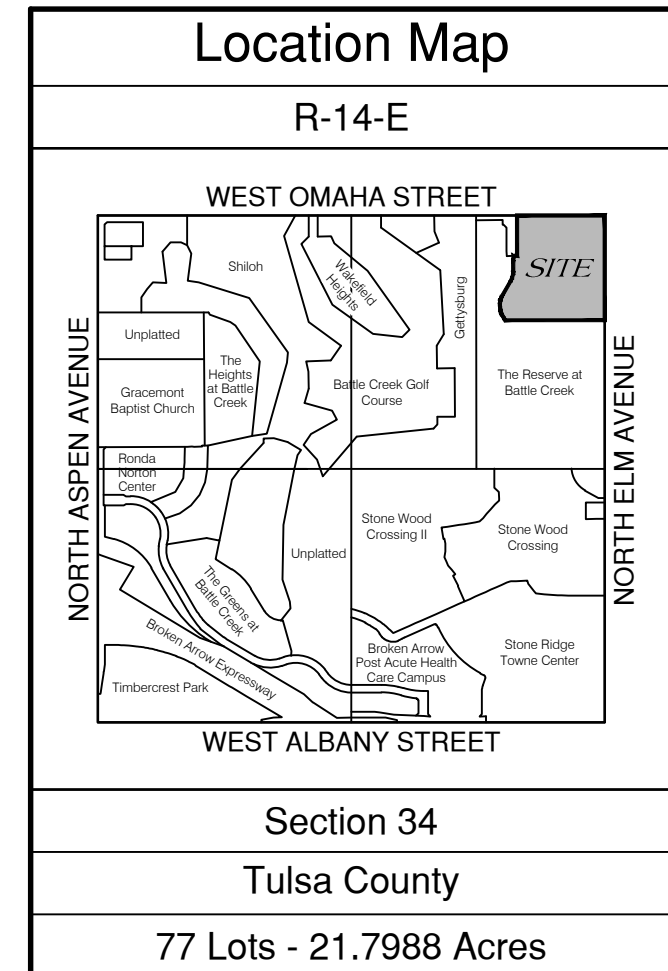


"Point of Commencement"

NE Corner NE/4
Section 34, T-19-N, R-14-E
Found 5/8" Steel Pin with Plastic Cap
Stamped "GEODECA CA 5524"



E01 Show the easements that are going through the closure process with the application number and the ordinance number when granted. Vacated easements do not need to be shown.



Legend
U/E = Utility Easement
BL = Building Line
Bk. = Book
Pg. = Page
FFE = Finish Floor Elevation
T.C.M. = Traffic Control Median
S.F. = Square Feet
L.N.A. = Limits of No Access
Res. = Reserve
F&LE = Fence and Landscape Easement
D.A.L. = Driveway Access Limitation

Monument Median
Found a 3/8" Steel Pin at all plat boundary corners, unless noted otherwise. A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.

Basis of Bearings
The non-astronomic bearings shown hereon are based on an assumed bearing of S 00°05'42"E along the East line of the NE/4 of Section 34, T-19-N, R-14-E, of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof.

Benchmark
A 3" aluminum cap flush with ground stamped "BA 41" set in concrete post, set on the south side of East 511 Street South (W. Omaha) approximately 0.55 mile east of South 146th East Avenue. (ADS Monument "BA 41") Elevation = 792.84 N.A.V.D. 1988

Notes
1. Water to be supplied by the City of Broken Arrow.
2. Sewage to be received by the City of Broken Arrow.

Stormwater Detention
Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-100721-60. Stormwater detention for this plat will be provided on site.

Lot Addresses
Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

Backflow Preventer Valve Note
All new buildings that are served by sanitary sewer service shall install a backflow device (backflow preventer). Installation of these devices and all maintenance shall be at the sole expense of the property owner. Broken Arrow Ordinance No. 3527, Section 24-303, Adopted May 15, 2018. All lots require a backflow preventer valve.

Finish Floor Elevations/Lot Area
Table with columns: Lot, FFE, Area-S.F., Block, and Lot Area-S.F.

Line Table
Table with columns: No., Bearing, Distance.

Curve Table
Table with columns: No., Delta, Radius, Length, Chord Bearing, Chord Distance.

Table with columns: No., Delta, Radius, Length, Chord Bearing, Chord Distance.

APPROVED by the City Council of the City of Broken Arrow, Oklahoma.
Mayor
Attest: City Clerk

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Date of Preparation: 7/08/2024 Page 1 of 3