

Final Plat - PUD #147

# 5917 Bristol Ponds

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA; BEING A PART OF THE SE/4 OF SECTION 15, T-18-N, R-14-E, OF THE INDIAN BASE AND MERIDIAN; A RESUBDIVISION OF PART OF 'METROLAND COMMERCIAL CENTER', AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (PLAT #4955) AND PART OF 'VILLAGE PARK', AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (PLAT #5152)

**Owner/Developer**  
 BREEZE PETROLEUM, LLC  
 7170 S. BRADEN AVE. #200  
 TULSA, OK 74136  
 PHONE: (918) 492-5090

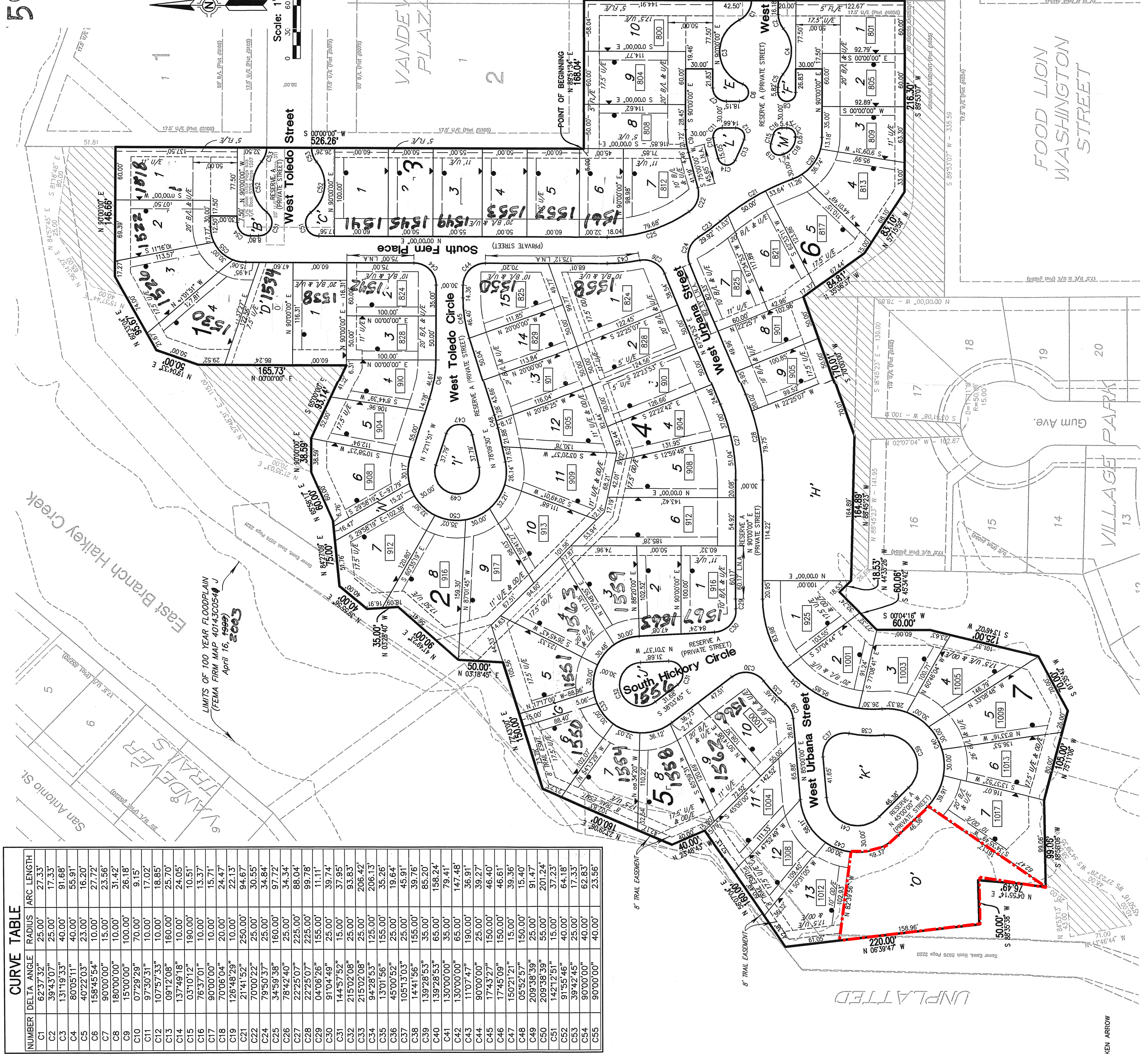
**Engineer/Surveyor**  
 HALL, ROSENBAUM, ALMON & ASSOCIATES, INC  
 1913 WEST TACOMA, SUITE-C  
 BROKEN ARROW, OKLAHOMA 74012-1472  
 PHONE: (918) 258-3737  
 FAX: (918) 258-2554  
 C.A.#3643 EXPIRES JUNE 30, 2007

**Basis of Bearing**  
 PLATTED BEARING OF S 00°00'00" W  
 ALONG THE WEST LINE OF "VANDEVER  
 PLAZA II" AND ADDITION TO THE CITY  
 OF BROKEN ARROW, TULSA COUNTY,  
 STATE OF OKLAHOMA (PLAT NO. 5108).

**Notes**  
 ADDRESSES SHOWN ON THIS PLAT WERE  
 ACCURATE AT THE TIME THIS PLAT WAS  
 FILED. ADDRESSES ARE SUBJECT TO  
 CHANGE AND SHOULD NEVER BE RELIED  
 ON IN PLACE OF LEGAL DESCRIPTION.  
 ALL PRIVATE STREETS SHOWN HEREON  
 ARE DEDICATED AS RESERVE A BY THIS  
 PLAT.

ALL WATER AND SANITARY SEWER  
 SERVICES WILL BE SUPPLIED AND  
 MAINTAINED BY THE CITY OF BROKEN  
 ARROW.

Scale: 1"=60'



**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	62.3732°	25.00'	27.33'
C2	39.4307°	25.00'	17.33'
C3	131.1933°	40.00'	91.68'
C4	80.0511°	40.00'	55.91'
C5	40.2203°	10.00'	16.20'
C6	158.4554°	10.00'	27.72'
C7	90.0000°	15.00'	23.56'
C8	180.0000°	10.00'	31.42'
C9	15.0000°	100.00'	26.18'
C10	97.3031°	70.00'	9.15'
C11	107.5733°	10.00'	17.02'
C12	89.1208°	160.00'	18.85'
C13	137.4918°	10.00'	24.05'
C14	63.1012°	190.00'	10.51'
C15	76.3701°	10.00'	13.37'
C16	90.0000°	10.00'	15.71'
C17	70.0604°	20.00'	24.47'
C18	126.9829°	10.00'	22.13'
C19	21.4152°	250.00'	94.67'
C20	70.0022°	25.00'	30.55'
C21	79.5037°	160.00'	97.72'
C22	34.5938°	160.00'	34.34'
C23	78.4240°	25.00'	34.34'
C24	22.2507°	225.00'	88.04'
C25	22.2507°	225.00'	88.04'
C26	40.0626°	155.00'	11.11'
C27	91.0449°	25.00'	39.74'
C28	144.5752°	15.00'	37.95'
C29	215.0208°	25.00'	93.83'
C30	215.0208°	25.00'	206.42'
C31	94.2853°	125.00'	206.13'
C32	13.0156°	155.00'	35.26'
C33	45.0052°	25.00'	19.64'
C34	105.1303°	25.00'	48.91'
C35	14.4156°	155.00'	39.76'
C36	139.2853°	35.00'	85.20'
C37	139.2853°	35.00'	158.24'
C38	130.0000°	65.00'	158.24'
C39	130.0000°	65.00'	158.24'
C40	130.0000°	65.00'	158.24'
C41	130.0000°	65.00'	158.24'
C42	130.0000°	65.00'	158.24'
C43	110.747°	190.00'	36.91'
C44	90.0000°	25.00'	39.27'
C45	174.3727°	150.00'	46.40'
C46	17.4509°	150.00'	46.61'
C47	150.2121°	15.00'	39.36'
C48	05.5257°	150.00'	15.40'
C49	209.3839°	55.00'	201.24'
C50	142.1251°	15.00'	37.23'
C51	91.5546°	40.00'	64.18'
C52	39.4245°	25.00'	17.33'
C53	90.0000°	40.00'	62.83'
C54	90.0000°	40.00'	23.56'
C55	90.0000°	40.00'	23.56'

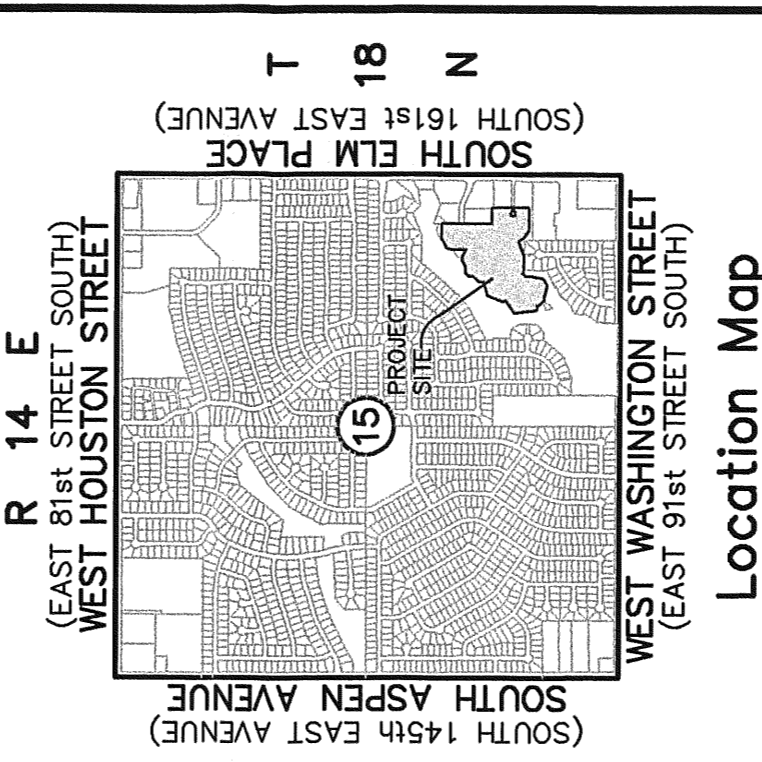
**BACKFLOW PREVENTER VALVE TABLE**

BLOCK	LOTS	FINISH FLOOR ELEVATION	TOP OF MANHOLE ELEVATION	
1	1	706.50	28	704.50
1	2	706.50	28	704.50
1	3	706.50	28	704.50
1	4	706.50	g	704.10
2	1	706.50	f	704.46
2	2	706.50	f	704.46
2	3	706.50	f	704.46
2	4	706.50	26	704.57
2	5	706.50	26	704.57
2	6	706.50	24	704.70
2	7	706.50	24	704.80
2	8	706.50	15	701.06
2	9	706.50	15	701.06
2	10	706.50	17	703.68
2	11	706.50	17	703.68
2	12	706.50	19	702.78
2	13	706.50	19	702.78
2	14	706.50	19	702.78
2	15	706.50	19	702.78
3	1	709.50*	29	709.49
3	2	709.50*	29	709.49
3	3	709.50*	29	709.49
3	4	707.50*	6	709.00
3	5	706.50*	6	709.00
3	6	706.50	d	705.00
3	7	706.50	d	705.00
3	8	706.00*	22	705.19
3	9	706.00*	21	709.52
3	10	703.50*	17	702.78
4	1	704.80	19	702.78
4	2	704.80	19	702.78
4	3	704.80	19	702.78
4	4	704.50*	18	703.76
4	5	704.50*	18	703.76
4	6	704.50*	6	703.25
4	7	704.50*	6	703.25
4	8	702.00*	16	703.56
4	9	702.00*	16	703.56
4	10	701.50*	16	703.56
4	11	701.50*	EXST.	697.36
4	12	701.50*	EXST.	698.82
4	13	701.50*	13	701.59
4	14	703.60	13	701.59
4	15	701.50*	EXST.	698.82
4	16	701.50*	EXST.	698.82
4	17	706.00*	EXST.	705.73
4	18	706.00*	EXST.	705.73
4	19	706.00*	EXST.	704.84
4	20	705.50	11	703.08
4	21	703.50*	6	703.00
4	22	704.50	b	703.00
4	23	704.50	b	703.00
4	24	703.50	9	699.95
4	25	703.50	9	699.95
4	26	702.50	7	695.29
4	27	701.50	7	695.29
4	28	701.50	5	696.97
4	29	701.50	4	696.97
4	30	701.50	4	696.97

\* REQUIRES BACKFLOW PREVENTER VALVE.  
 IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE IN ACCORDANCE WITH THE CITY OF BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

**STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE ON-SITE DETENTION FACILITY AS SHOWN IN THE "NO EXCEPTIONS TAKEN" ENGINEERING PLANS IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-60105-40.**

- Legend**
- B/L BUILDING LINE
  - U/E UTILITY EASEMENT
  - T/E TURNAROUND EASEMENT
  - F/E FENCE & LANDSCAPE EASEMENT
  - M/AE MUTUAL ACCESS EASEMENT
  - O/E OVERHEAD DRAINAGE EASEMENT
  - R/W RIGHT OF WAY
  - LMA LIMITS OF NO ACCESS
  - POB POINT OF BEGINNING
  - TRAFIC CONTROL MEDIAN
  - [ ] STREET ADDRESS
  - [ ] AREA DEDICATED TO CITY OF BROKEN ARROW
  - [ ] 10' BUILDING SETBACK LINE
  - [ ] MANDATORY BUILDING LINE



Subdivision Contains Sixty-four (64) Lots in Seven (7) Blocks  
 Block 1 contains 4 lots  
 Block 2 contains 15 lots  
 Block 3 contains 15 lots  
 Block 4 contains 6 lots  
 Block 5 contains 13 lots  
 Block 6 contains 13 lots  
 Block 7 contains 7 lots

605,483.28 SF / 13.80 ACRES

APPROVED 11-1-05 by the City Council of the City of Broken Arrow, Oklahoma.  
 Mayor: *Richard C. Carter*  
 Attest: City Clerk: *Barbara Wilson*

Dated the 24th day of Nov., 2005  
 BARBARA WILSON, Tulsa County Clerk  
 Deputy: *Steph*

**CERTIFICATE**  
 I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 8,557.00 per trust receipt no. 050555 to be applied to 20 05 taxes. This certificate is NOT to be construed as payment of 20 05 taxes in full but only in order that this plat may be filed on record. No fee in excess of the amount of the security provided herein may be collected.

Date: 11-1-05  
 Tulsa County Clerk  
 By: *Barbara Wilson*