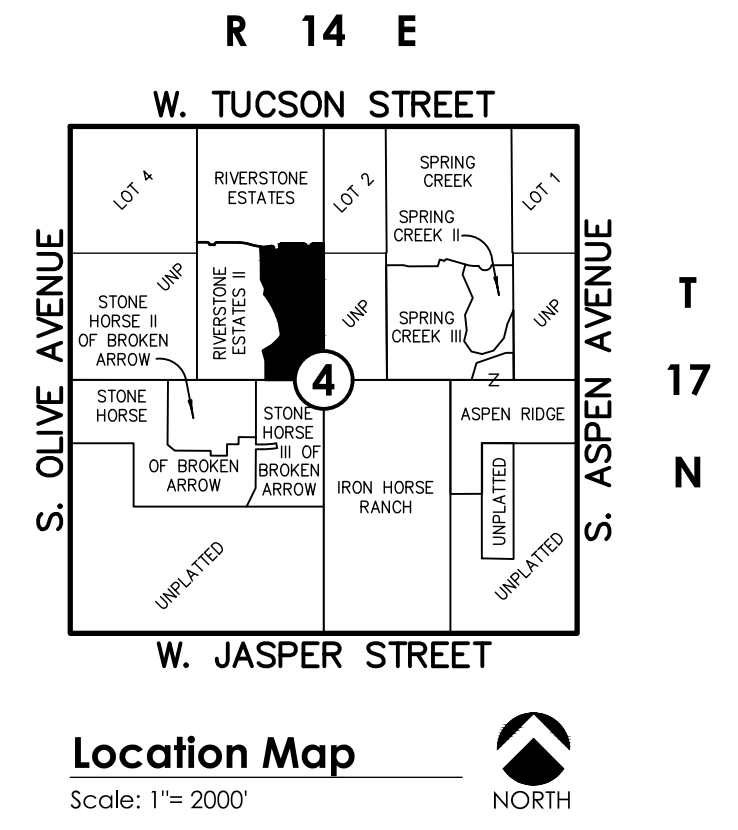


PRELIMINARY PLAT

Riverstone Estates III

PART OF THE EAST HALF OF THE NORTHWEST QUARTER (E/2 NW/4) OF SECTION FOUR (4) TOWNSHIP SEVENTEEN (17) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

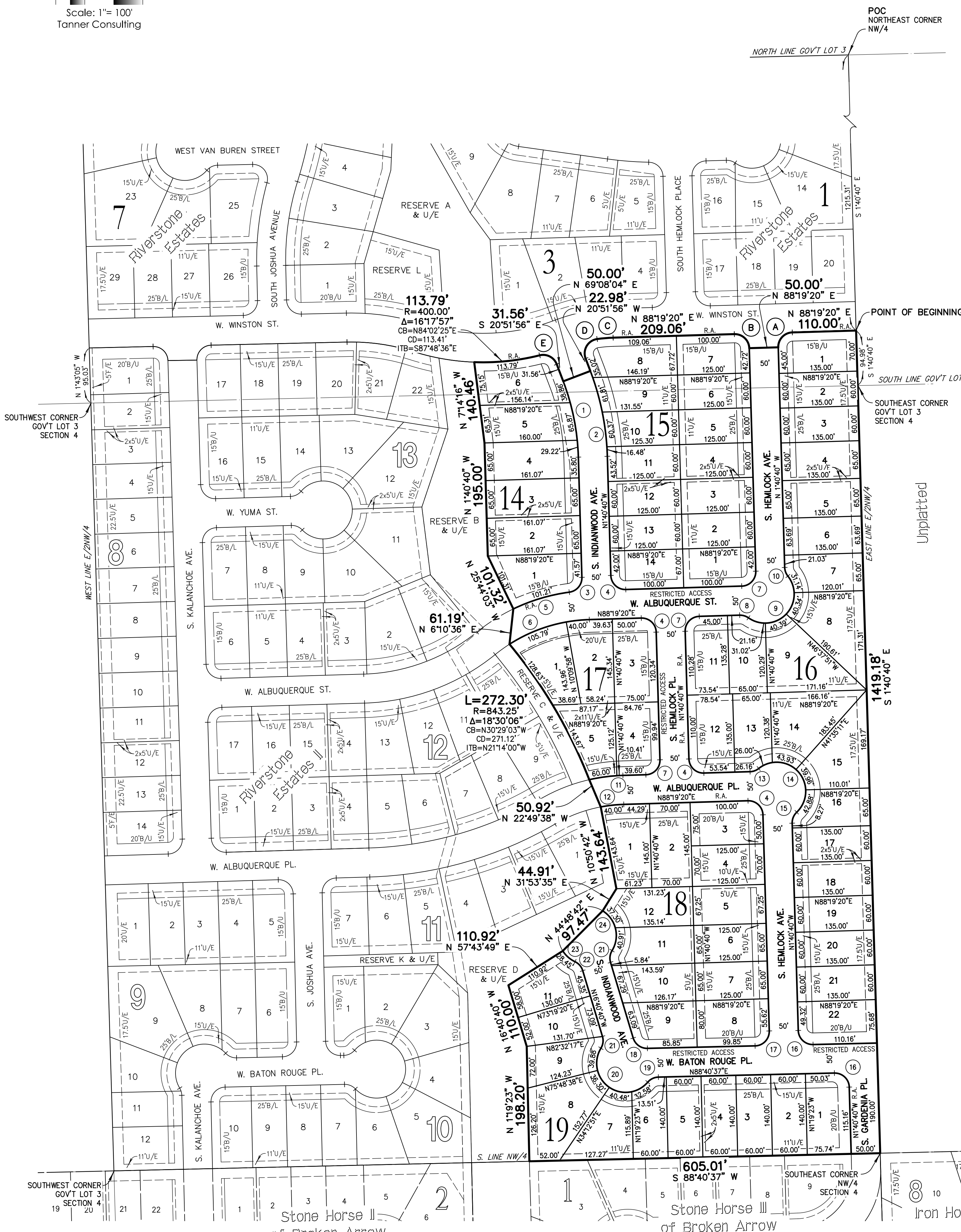


Location Map
Scale: 1"=2000'

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2019
EMAIL: DAN@TANNERBAITSHOP.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

OWNER:
Stone Horse Development, L.L.C.
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: BRIAN DOYLE
12150 E. 96th Street North, Suite 200
Owasso, Oklahoma 74055
Phone: (918)376-6533



Pad Elevation Table

BLOCK	LOT	PAD ELEV.	BLOCK	LOT	PAD ELEV.
14	1	653.60	16	16	653.05
14	2	653.85	16	17	652.55
14	3	654.55	16	18	652.05
14	4	655.25	16	19	651.45
14	5	656.15	16	20	651.55
14	6	658.50	16	21	652.65
15	1	654.15	16	22	654.65
15	2	655.10	17	1	653.55
15	3	656.30	17	2	652.75
15	4	657.05	17	3	651.85
15	5	658.70	17	4	648.10
15	6	659.90	17	5	647.40
15	7	661.15	18	1	647.90
15	8	658.50	18	2	649.40
15	9	656.50	18	3	651.45
15	10	655.70	18	4	651.35
15	11	655.15	18	5	650.70
15	12	654.50	18	6	650.85
15	13	653.85	18	7	652.65
15	14	653.30	18	8	654.65
16	1	662.60	18	9	651.10
16	2	660.90	18	10	649.90
16	3	659.20	18	11	649.05
16	4	657.95	18	12	648.50
16	5	656.70	19	1	658.65
16	6	655.40	19	2	657.85
16	7	654.90	19	3	656.80
16	8	654.60	19	4	654.85
16	9	654.20	19	5	652.85
16	10	653.30	19	6	651.85
16	11	652.05	19	7	651.15
16	12	650.40	19	8	650.65
16	13	651.85	19	9	649.95
16	14	652.55	19	10	649.30
16	15	653.05	19	11	648.65

* DENOTES LOTS THAT REQUIRE BACKFLOW PREVENTION

Notes:

- THIS PLAT 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.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD 83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
 - A. MAGNETIC NAIL FOUND AT THE NORTHWEST CORNER OF GOVERNMENT LOT 3 OF SECTION 4;
 - B. 3/8" IRON PIN FOUND AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 OF SECTION 4;
 THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°41'07" EAST.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH INDIANWOOD AVENUE, SOUTH HEMLOCK AVENUE, AND SOUTH GARDENIA PLACE, ALL BEING PUBLIC STREETS.
- ACCESS IS RESTRICTED AND ADDITIONAL SETBACK AND OTHER CITY OF BROKEN ARROW ZONING ORDINANCE RESTRICTIONS APPLY TO LOTS WITH LOT LINES DESIGNATED "RESTRICTED ACCESS" OR "R.A."
- STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-70215-17.

Curve Table

CURVE	LENGTH	RADIUS	DELTA(A)	CHORD(BRG)(CB)	CHORDDIS(CD)
A	39.27	25.00	90°00'00"	N43°19'20"E	35.36
B	39.27	25.00	90°00'00"	N46°40'40"W	35.36
C	27.70	250.00	6°20'54"	N85°08'53"E	27.69
D	44.87	25.00	102°50'23"	N30°33'15"E	39.09
E	36.32	25.00	83°14'37"	N62°29'15"W	33.21

CURVE	LENGTH	RADIUS	DELTA(A)	CHORD(BRG)(CB)	CHORDDIS(CD)
1	133.96	400.00	19°11'16"	N11°16'18"W	133.33
2	150.70	450.00	19°11'16"	N11°16'18"W	150.00
3	36.68	25.00	84°03'52"	N40°21'16"E	33.48
4	39.27	25.00	90°00'00"	N46°40'40"W	35.36
5	101.21	320.00	18°07'15"	N73°19'35"E	100.79
6	145.98	270.00	30°58'43"	N72°49'59"E	144.21
7	39.27	25.00	90°00'00"	N43°19'20"E	35.36
8	16.09	25.00	36°52'12"	N73°14'34"W	15.81
9	142.89	50.00	163°44'23"	N43°19'20"E	98.99
10	16.09	25.00	36°52'12"	N20°06'46"W	15.81
11	74.22	300.00	14°10'33"	N81°14'04"E	74.03
12	40.00	250.00	9°10'02"	N83°44'19"E	39.96
13	16.09	25.00	36°52'12"	N69°53'14"E	15.81
14	152.77	50.00	175°03'34"	N41°01'05"W	99.91
15	21.03	25.00	48°11'23"	N22°25'01"E	20.41
16	39.12	25.00	89°38'42"	N46°30'01"W	35.25
17	39.42	25.00	90°21'18"	N43°29'59"E	35.46
18	32.57	25.00	74°38'42"	N54°00'01"W	30.32
19	21.03	25.00	48°11'23"	N64°34'56"E	20.41
20	149.25	50.00	171°01'28"	N54°00'01"W	99.69
21	21.03	25.00	48°11'23"	N7°25'01"E	20.41
22	21.03	25.00	48°11'23"	N40°46'22"W	20.41
23	28.45	50.00	32°35'52"	N48°34'07"W	28.06
24	78.21	50.00	89°37'08"	N13°17'51"W	70.48

SUBDIVISION CONTAINS:

SEVENTY (70) LOTS
IN SIX (6) BLOCKS
GROSS SUBDIVISION AREA: 18.610 ACRES

LEGEND

- B/L BUILDING LINE
- B/U BUILDING LINE & UTILITY
- EASEMENT
- BK PG BOOK & PAGE
- ESMT EASEMENT
- CD CHORD DISTANCE
- CL CENTERLINE
- Δ DELTA ANGLE
- DOC DOCUMENT
- ESMT EASEMENT
- F/E FENCE EASEMENT
- GOV'T GOVERNMENT
- LNA LIMITS OF NO ACCESS
- ODE OVERLAND DRAINAGE EASEMENT
- R.A. RESTRICTED ACCESS (SEE NOTE 6)
- RES. RESERVE
- R/W RIGHT-OF-WAY
- U/E UTILITY EASEMENT
- 1234 ADDRESS ASSIGNED

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

