

PUD 199  
Preliminary Plat

# 121 Elm

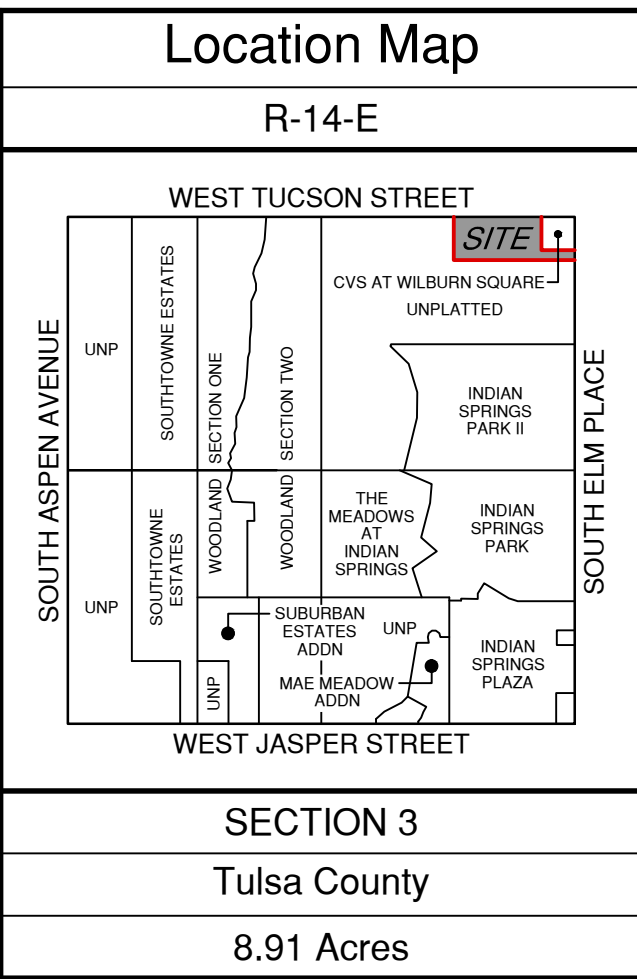
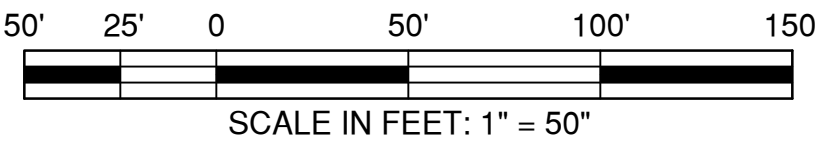
## OWNER / DEVELOPER

Stone Horse Development, L.L.C.  
an Oklahoma Limited Liability Company  
C/O Pete Kourtis  
P.O. Box 240  
Owasso, Oklahoma 74055  
918.272.3282

## ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.  
an Oklahoma corporation  
9820 East 41st Street South, Suite 102  
Tulsa, Oklahoma 74146  
918.252.9621  
JPMurphy@tulsaengineering.com  
CERTIFICATE OF AUTHORIZATION NO. 531  
RENEWAL DATE: JUNE 30, 2017

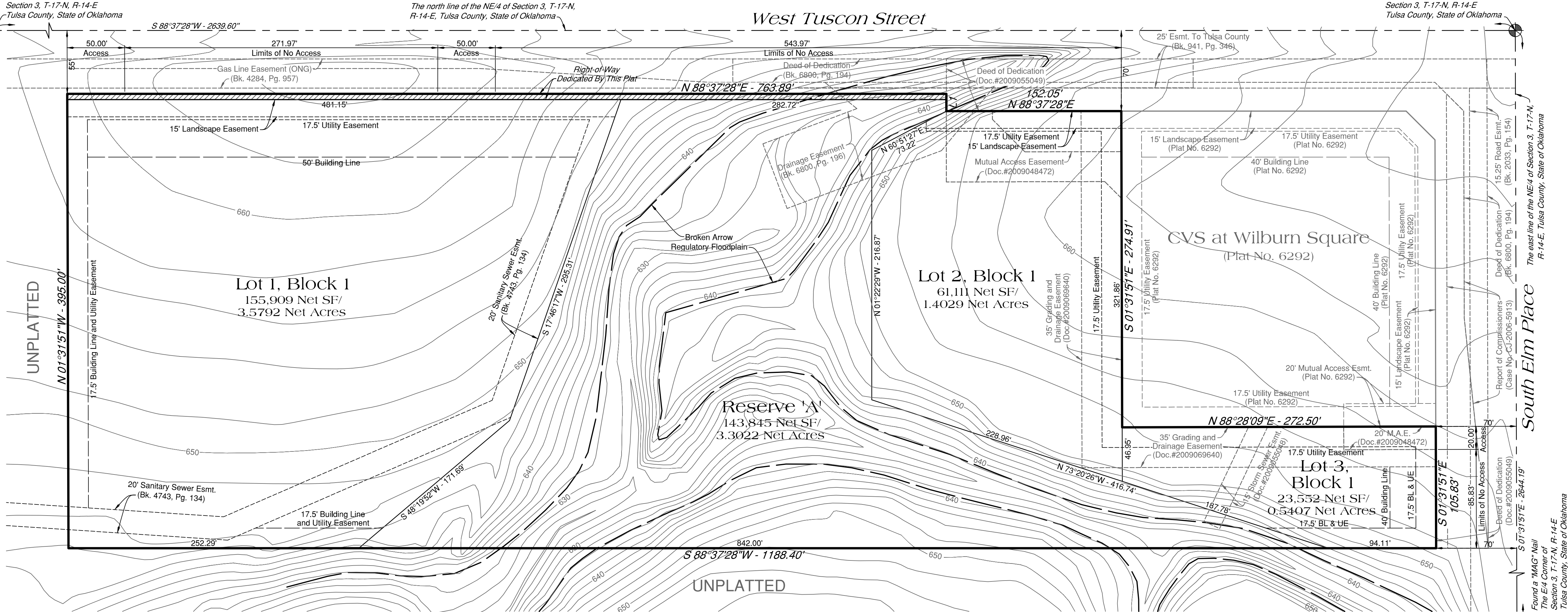
A subdivision in the City of Broken Arrow, being a part of the  
NE/4 of Section 3, Township 17 North, Range 14 East,  
of the Indian Meridian, Tulsa County, State of Oklahoma



Found a  $\frac{5}{8}$ " Steel Pin with  
Yellow Plastic Cap Stamped "CA 531"  
The NW corner of  
Section 3, T-17-N, R-14-E  
Tulsa County, State of Oklahoma

The north line of the NE/4 of Section 3, T-17-N,  
R-14-E, Tulsa County, State of Oklahoma

Found a chiseled "X"  
The northeast corner of  
Section 3, T-17-N, R-14-E  
Tulsa County, State of Oklahoma



## Legend

L.N.A. = Limits of No Access U/E = Utility Easement

## Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

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

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

## Basis of Bearings

The non-astronomic bearings for said tract are based on an assumed bearing of S 88°37'28" W along the north line of the NE/4 of Section 3, T-17-N, R-14-E, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

## Benchmark

Chiseled "X" in concrete pavement at intersection of West Tucson Street and South Elm Place, aka, the NE Corner of Section 3, T-17-N, R-14-E, Tulsa County, State of Oklahoma.

Elevation = 668.90 NAVD 1988

## Backflow Preventer Valve

If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

## Line Table

No.	Bearing	Distance
L1	S 01°22'32"E	15.00'

APPROVED \_\_\_\_\_ by the City  
Council of the City of Broken Arrow,  
Oklahoma.

Mayor

Attest: City Clerk

RECEIVED  
MARCH 20, 2017  
BROKEN ARROW  
PLAN DEVELOPMENT

121 Elm

Date of Preparation: March 20, 2017 Sheet 1 of 2

G:\16-103\Final\16-103 Preliminary Plat.dwg, 3/20/2017 - 9:52 AM