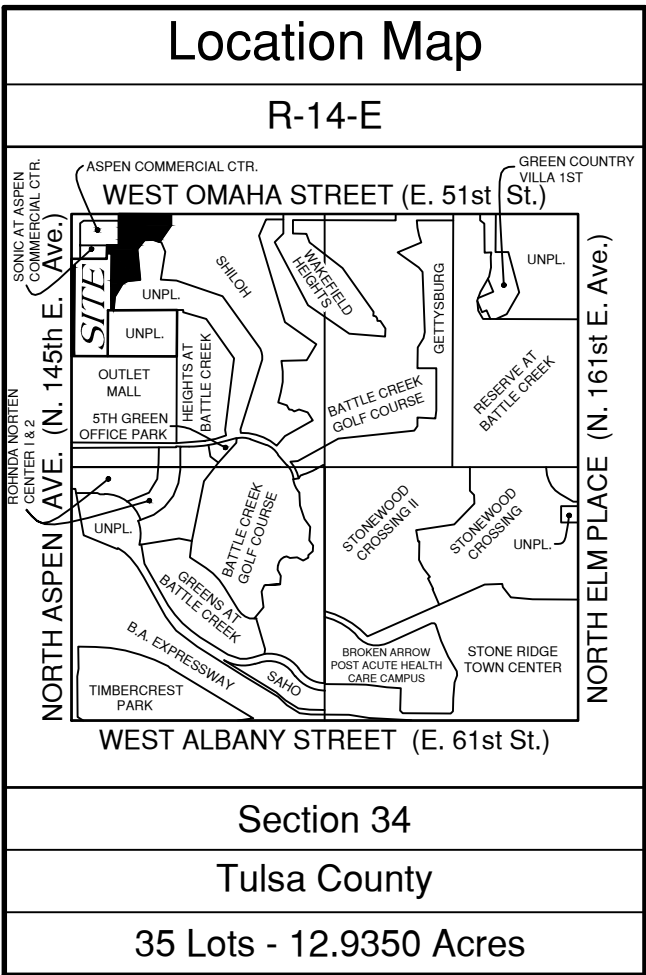
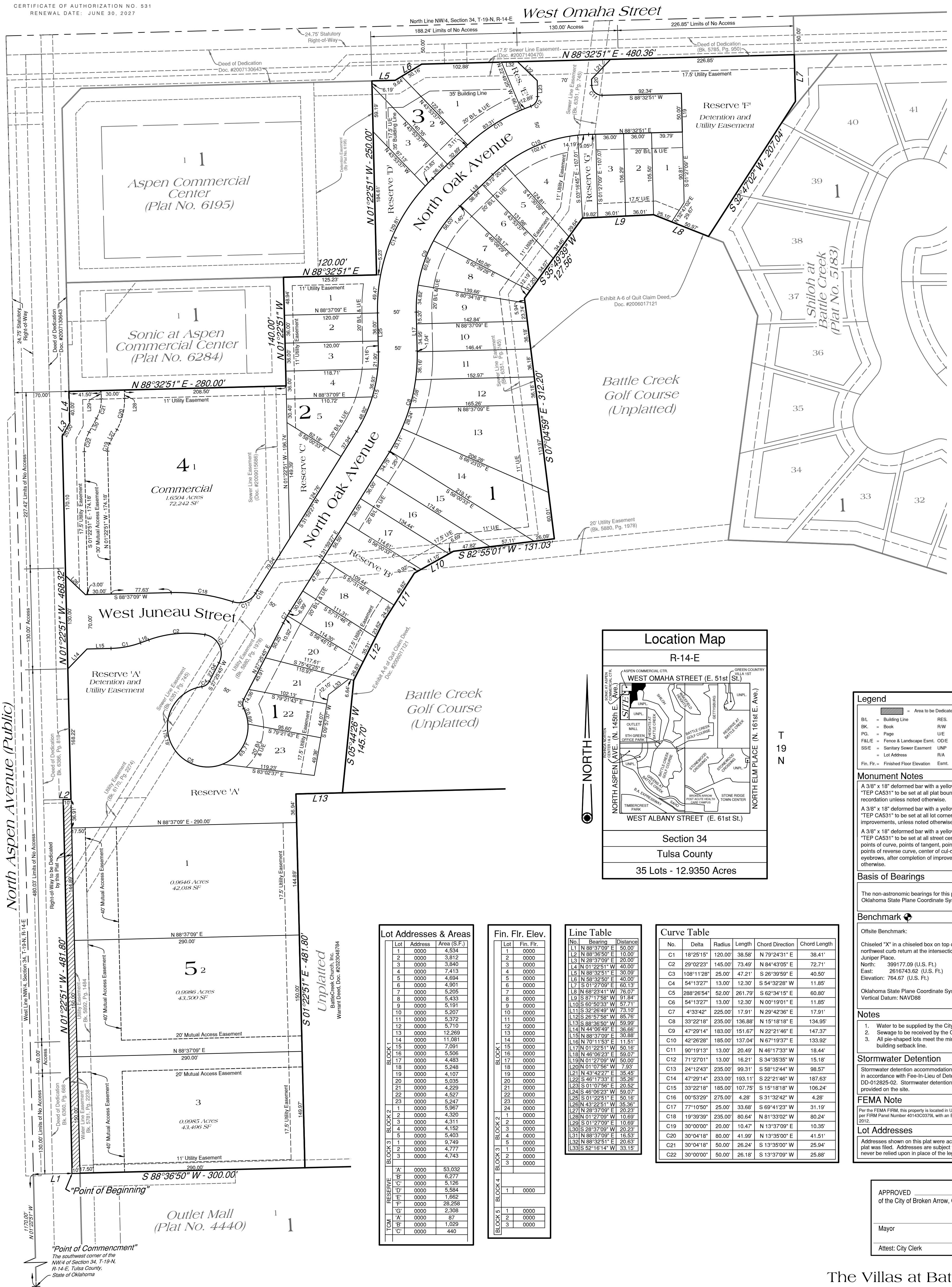
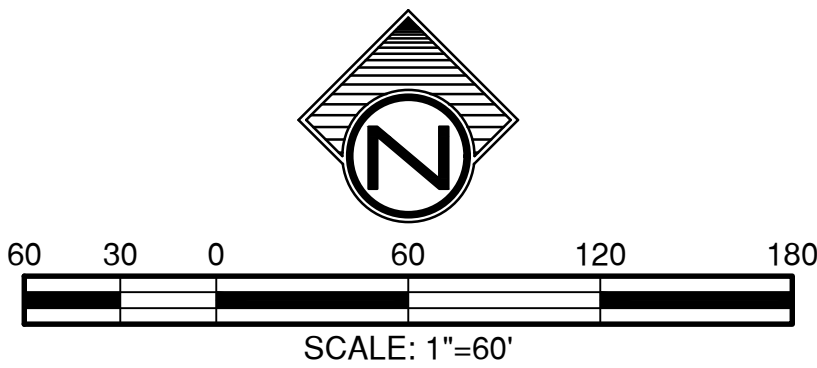


OWNER / DEVELOPER
BC Land Holding Company, LLC
an Oklahoma Limited Liability Company
12150 East 96th Street North, Suite 202
Owasso, Oklahoma 74055
918.376.6536

ENGINEER
Route 66 Engineering, LLC
an Oklahoma Limited Liability Company
28 West Street
Sapulpa, Oklahoma 74066
Phone: 918.852.1458
CA # 8863 Ren. Date June 30th 2025
bcz@r66eng.com

SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
Phone: 918.252.9621
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2027

Preliminary Plat
**The Villas
at Battle Creek**
A subdivision in the City of Broken Arrow, being a part of the
NW/4 of Section 34, Township 19 North, Range 14 East
of the Indian Base and Meridian, Tulsa County, State of Oklahoma



Legend

BL	= Building Line	RES.	= Reserve
BK	= Book	RW	= Right of Way
PG.	= Page	U.E.	= Utility Easement
F&L/E	= Fence & Landscape Easmt.	O.D.E.	= Overland Drainage Easmt.
SSE	= Sanitary Sewer Easement	UNP	= Unplatted
LA	= Lot Address	RA	= Restricted Access
Fin. Flr.	= Finished Floor Elevation	Easmt.	= Easement

Monument Notes
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" 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 "TEP CA531" 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 "TEP CA531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cut-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings
The non-astronomic bearings for this plat are based on the Oklahoma State Plane Coordinate System-North Zone NAD83.

Benchmark
Offsite Benchmark:
Chiseled "X" in a chiseled box on top of curb at the west northwest curb return at the intersection of Albany Drive and Juniper Place.
North: 3991.7709 (U.S. Ft.)
East: 2816743.62 (U.S. Ft.)
Elevation: 764.67 (U.S. Ft.)
Oklahoma State Plane Coordinate System North Zone NAD83
Vertical Datum: NAVD83

Notes
1. Water to be supplied by the City of Broken Arrow.
2. Sewage to be received by the City of Broken Arrow.
3. All pie-shaped lots meet the minimum lot width at the building setback line.

Stormwater Detention
Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-012825-02. Stormwater detention for this plat will be provided on the site.

FEMA Note
Per the FEMA FIRM, this property is located in Unshaded FEMA Flood Zone "X", per FIRM Panel Number 40143C0375L with an Effective date of October 16, 2012.

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.

APPROVED _____ by the City Council
of the City of Broken Arrow, Oklahoma

Mayor _____
Attest: City Clerk _____

Lot Addresses & Areas

Lot	Address	Area (S.F.)
1	0000	4,534
2	0000	3,812
3	0000	3,840
4	0000	7,413
5	0000	4,684
6	0000	4,901
7	0000	5,205
8	0000	5,433
9	0000	5,191
10	0000	5,207
11	0000	5,372
12	0000	5,710
13	0000	12,269
14	0000	11,081
15	0000	7,691
16	0000	5,506
17	0000	4,483
18	0000	5,248
19	0000	4,107
20	0000	5,035
21	0000	4,229
22	0000	4,527
23	0000	5,247
24	0000	5,967
25	0000	4,320
26	0000	4,311
27	0000	4,152
28	0000	5,403
29	0000	9,749
30	0000	4,777
31	0000	4,743

Fin. Flr. Elev.

Lot	Fin. Flr.
1	0000
2	0000
3	0000
4	0000
5	0000
6	0000
7	0000
8	0000
9	0000
10	0000
11	0000
12	0000
13	0000
14	0000
15	0000
16	0000
17	0000
18	0000
19	0000
20	0000
21	0000
22	0000
23	0000
24	0000
25	0000
26	0000
27	0000
28	0000
29	0000
30	0000
31	0000

Line Table

No.	Bearing	Distance
L1	N 88°37'09" E	50.00'
L2	N 88°35'50" E	10.00'
L3	N 28°37'09" E	20.00'
L4	N 01°22'51" E	40.00'
L5	N 88°32'51" E	30.00'
L6	N 58°32'50" E	40.00'
L7	S 01°27'09" E	60.13'
L8	N 68°23'41" W	75.00'
L9	S 87°17'58" W	51.24'
L10	S 60°50'33" W	57.71'
L11	S 32°26'40" W	73.10'
L12	S 26°57'58" W	65.76'
L13	S 88°36'50" W	59.99'
L14	N 44°06'09" E	36.68'
L15	N 88°37'09" E	30.88'
L16	N 70°11'33" E	11.51'
L17	N 01°22'51" W	59.16'
L18	N 46°06'23" E	59.07'
L19	N 01°27'09" W	50.00'
L20	N 01°07'56" W	7.93'
L21	N 43°42'27" E	35.45'
L22	S 46°17'33" E	35.26'
L23	S 01°07'56" E	20.52'
L24	S 46°06'23" W	59.07'
L25	S 01°22'51" E	50.16'
L26	N 43°22'41" W	35.36'
L27	N 28°37'09" E	20.23'
L28	N 01°27'09" W	10.69'
L29	S 01°27'09" E	10.69'
L30	S 28°37'09" E	20.23'
L31	N 88°37'09" E	15.53'
L32	N 88°32'51" E	20.63'
L33	S 2°18'14" W	33.15'

Curve Table

No.	Delta	Radius	Length	Chord Direction	Chord Length
C1	18°25'15"	120.00'	38.58'	N 79°24'31" E	38.41'
C2	29°02'23"	145.00'	73.49'	N 84°43'05" E	72.71'
C3	108°11'28"	25.00'	47.21'	S 26°39'59" E	46.50'
C4	54°13'27"	13.00'	12.30'	S 54°32'28" W	11.85'
C5	288°26'54"	52.00'	261.79'	S 62°34'15" E	60.80'
C6	54°13'27"	13.00'	12.30'	N 00°19'01" E	11.85'
C7	4°33'42"	225.00'	17.91'	N 29°42'36" E	17.91'
C8	33°22'18"	235.00'	136.88'	N 15°18'18" E	134.95'
C9	47°29'14"	183.00'	151.67'	N 22°21'46" E	147.37'
C10	42°26'26"	185.00'	137.04'	N 67°19'37" E	133.92'
C11	90°19'13"	13.00'	20.49'	N 46°17'33" W	18.44'
C12	71°27'01"	13.00'	16.21'	S 34°35'35" W	15.18'
C13	24°12'43"	235.00'	99.31'	S 58°12'44" W	98.57'
C14	47°29'14"	235.00'	193.11'	S 22°21'46" W	187.63'
C15	33°22'18"	185.00'	107.75'	S 15°18'18" W	106.24'
C16	00°53'29"	275.00'	4.28'	S 31°32'42" W	4.28'
C17	77°10'50"	25.00'	33.68'	S 69°41'23" W	31.19'
C18	19°39'39"	235.00'	80.64'	N 81°33'02" W	80.24'
C19	30°00'00"	20.00'	10.47'	N 13°37'09" E	10.35'
C20	30°04'18"	80.00'	41.99'	N 13°35'00" E	41.51'
C21	30°04'18"	50.00'	26.24'	S 13°35'00" W	25.94'
C22	30°00'00"	50.00'	26.18'	S 13°37'09" W	25.88'

The Villas at Battle Creek
Date of Preparation: April 9, 2025
PT00-000 Sheet 1 of 2