

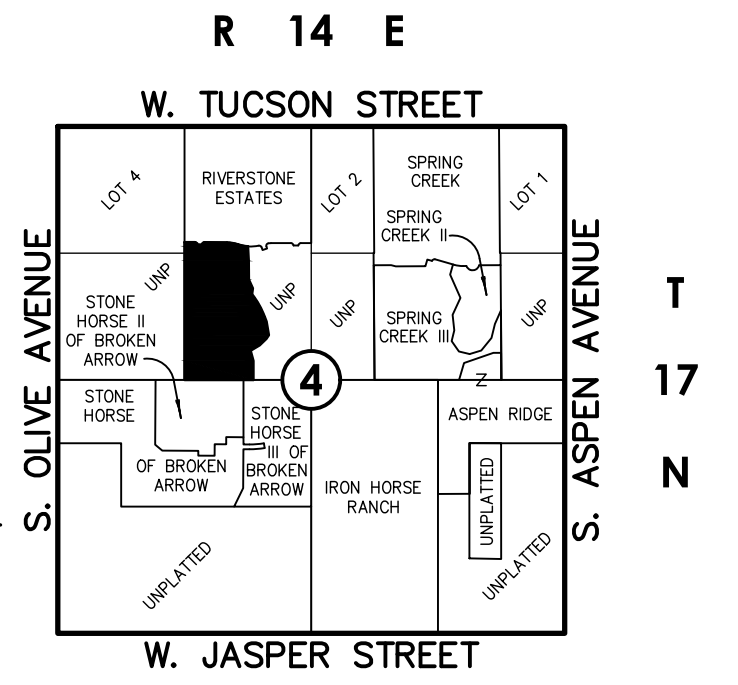
PRELIMINARY PLAT

Riverstone Estates II

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

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

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

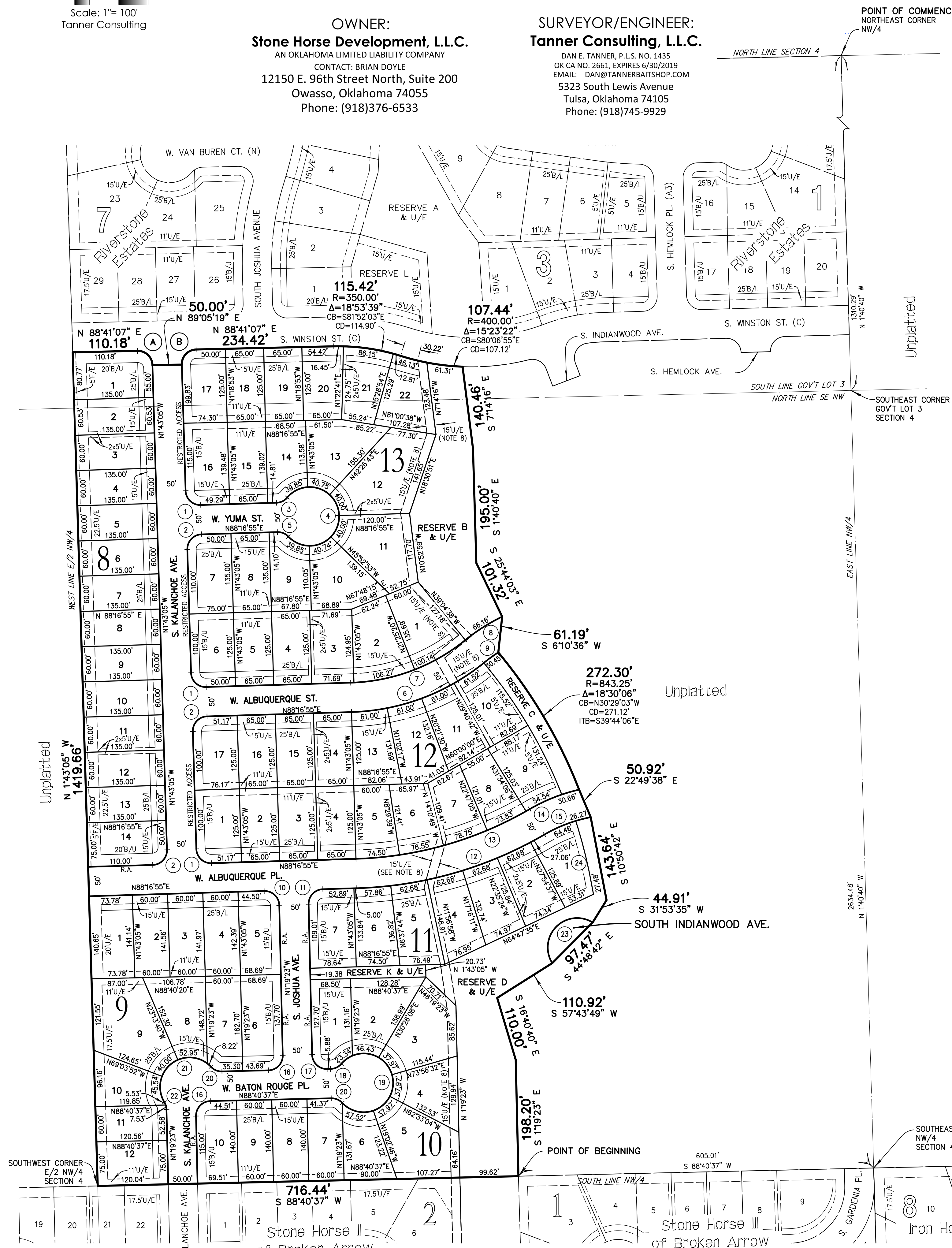


Location Map
 Scale: 1"= 200'

SUBDIVISION CONTAINS:
 SEVENTY THREE (73) LOTS
 IN SIX (6) BLOCKS
 WITH THREE (3) RESERVES
 GROSS SUBDIVISION AREA: 24.085 ACRES

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
CL	CENTERLINE
A	DELTA ANGLE
DOC	DOCUMENT
ESMT	EASEMENT
F/E	FENCE EASEMENT
GOVT	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



Pad Elevation Table

BLOCK	LOT	PAD ELEV	BLOCK	LOT	PAD ELEV
8	1	660.65	11	7	650.50
8	2	659.65	12	1	654.90
8	3	659.10	12	2	653.05
8	4	658.05	12	3	651.45
8	5	657.40	12	4	650.30
8	6	656.85	12	5	649.60
8	7	656.25	12	6	648.80
8	8	655.70	12	7	648.10
8	9	655.10	12	8	647.75
8	10	654.85	12	9	647.40
8	11	655.45	12	10	653.45
8	12	656.20	12	11	652.95
8	13	656.90	12	12	652.55
8	14	657.95	12	13	652.10
9	1	662.20	12	14	652.10
9	2	660.75	12	15	652.75
9	3	658.60	12	16	653.90
9	4	655.45	12	17	655.20
9	5	653.05	13	1	653.75
9	6	655.85	13	2	652385
9	7	657.40	13	3	652.6
9	8	658.95	13	4	652.8
9	9	659.80	13	5	653.9
9	10	661.70	13	6	657.85
9	11	662.50	13	7	658.15
10	1	651.40	13	8	658.45
10	2	650.60	13	9	657.95
10	3	650.30	13	10	657.35
10	4	650.45	13	11	657.15
10	5	650.45	13	12	657.15
10	6	651.10	13	13	657.85
10	7	652.10	13	14	658.85
10	8	652.75	13	15	658.95
10	9	654.35	13	16	659.05
10	10	658.05	13	17	659.20
11	1	646.65	13	18	658.60
11	2	647.25	13	19	658.52
11	3	647.85	13	20	657.55
11	4	648.45	13	21	657.95
11	5	649.10	13	22	659.50
11	6	649.60			

* 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).
 - MAG NAIL FOUND AT THE NORTHWEST CORNER OF LOT GOVERNMENT LOT 3 OF SECTION 4;
 - IRON PIN FOUND AT THE NORTHEAST CORNER OF LOT GOVERNMENT LOT 3 OF SECTION 4;
 - 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 WEST WINSTON ST., AND S. KALANCHOE AVE., BOTH BEING PUBLIC STREETS.
 - ACCESS IS RESTRICTED AND ADDITIONAL SETBACK & 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.
 - UTILITY EASEMENT FILED OF RECORD 07/23/2015 AT DOC #2015065915.

Curve Table

CURVE	LENGTH	RADIUS	DELTA(A)	CHORDBRG(CB)	CHORDDIS(CD)
A	39.09'	25.00'	89°35'48"	S46°30'59"E	35.23'
B	39.45'	25.00'	90°24'12"	N43°29'01"E	35.48'

CURVE	LENGTH(L)	RADIUS(R)	DELTA(A)	CHORDBRG	CHORDDIS
1	39.27'	25.00'	90°00'00"	N46°43'05"W	35.36'
2	39.27'	25.00'	90°00'00"	N43°16'55"E	35.36'
3	21.03'	25.00'	48°11'23"	N64°11'14"E	20.41'
4	241.19'	50.00'	276°22'46"	N1°43'05"W	66.67'
5	21.03'	25.00'	48°11'23"	N67°37'24"W	20.41'
6	244.52'	375.00'	37°21'33"	N69°36'09"E	240.21'
7	211.91'	325.00'	37°21'33"	N69°36'09"E	208.18'
8	74.52'	320.00'	13°20'35"	N57°35'39"E	74.35'
9	30.26'	270.00'	6°25'15"	N54°08'00"E	30.24'
10	39.44'	25.00'	90°23'42"	N46°31'14"W	35.48'
11	39.10'	25.00'	89°36'18"	N43°28'46"E	35.23'
12	335.63'	675.00'	28°29'21"	N74°02'15"E	332.18'
13	310.77'	625.00'	28°29'20"	N74°02'15"E	307.58'
14	75.15'	300.00'	14°21'13"	N66°58'11"E	74.96'
15	84.48'	250.00'	19°21'43"	N69°28'26"E	84.08'
16	39.27'	25.00'	90°00'00"	N43°40'37"E	35.36'
17	39.27'	25.00'	90°00'00"	N46°19'23"W	35.36'
18	21.03'	25.00'	48°11'23"	N64°34'56"E	20.41'
19	241.19'	50.00'	276°22'46"	N1°19'23"W	66.67'
20	21.03'	25.00'	48°11'23"	N67°13'41"W	20.41'
21	146.71'	50.00'	168°06'58"	N52°48'31"E	99.46'
22	13.06'	25.00'	29°55'35"	N16°17'10"W	12.91'
23	134.53'	50.00'	154°09'46"	N44°48'42"E	97.47'
24	101.11'	820.00'	7°03'55"	N14°22'40"W	101.05'

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

