

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" AN 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.

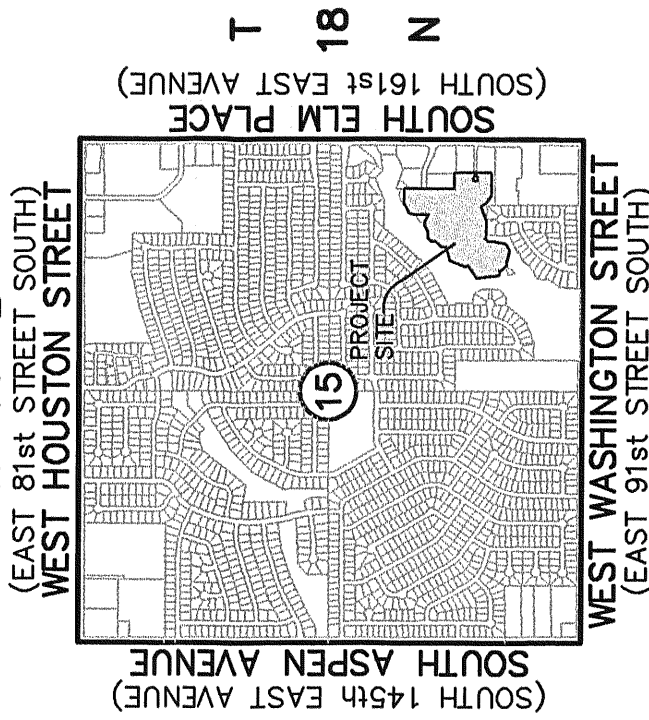
**Monumentation**  
ALL CORNERS SHOWN HEREON WERE  
SET USING A #3 X 18" REBAR PIN  
WITH A PLASTIC CAP STAMPED "PLS  
1283". UNLESS OTHERWISE NOTED.

**Benchmark**  
TOP OF SANITARY SEWER MANHOLE  
LOCATED AT THE NORTHWEST CORNER  
OF LOT 1 BLOCK 1 "VANDEVER PLAZA"  
ELEVATION = 701.24 (NGVD 1929)

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

ALL PRIVATE STREETS SHOWN HEREON  
ARE DEDICATED AS RESERVE A BY THIS  
PLAT.

**Location Map**  
SCALE: none  
Subdivision Contains Sixty-four (64) Lots  
in Seven (7) Blocks  
Block 1 contains 4 lots  
Block 2 contains 5 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 Carter  
Attest: City Clerk Barlene Wilson

Dated the 24th day of Nov., 2005  
BARLENE WILSON, Tulsa County Clerk  
Deputy

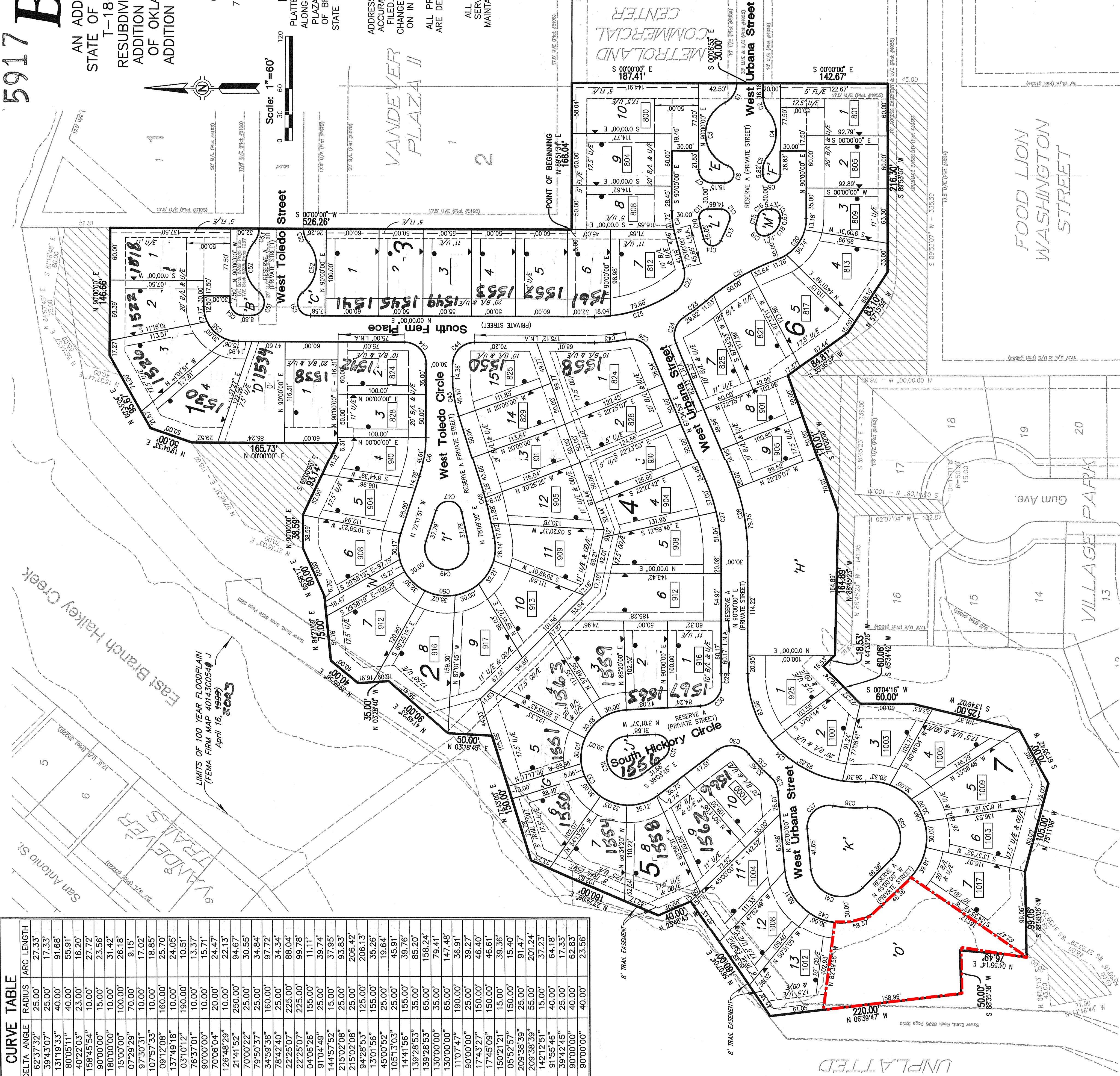
## CERTIFICATE

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 \$ 8,551.00 per trust receipt no.  
to be applied to 20 05 taxes. This  
certificate is NOT to be construed as payment of  
20 05 taxes in full but is given in order that this plat  
may be filed on record. If said taxes may exceed the  
amount of the security provided, the City of Broken Arrow  
may be held harmless.

Date: 11-1-05  
Tulsa County Clerk  
By: Barlene Wilson

Bristol Ponds  
Case No. P104-170  
Development No. 04-135  
Sheet 1 of 2

Date Prepared: October 17, 2005



CURVE TABLE			
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	62°37'32"	25.00'	27.33'
C2	39°43'07"	25.00'	17.33'
C3	131°19'33"	40.00'	91.68'
C4	80°05'11"	40.00'	55.91'
C5	40°22'03"	23.00'	16.20'
C6	158°45'54"	10.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	180°00'00"	10.00'	31.42'
C9	15°00'00"	100.00'	26.18'
C10	07°29'29"	70.00'	17.02'
C11	97°30'31"	10.00'	9.15'
C12	107°57'33"	10.00'	18.85'
C13	091°02'08"	160.00'	25.70'
C14	137°49'18"	10.00'	24.05'
C15	03°10'12"	190.00'	10.51'
C16	76°37'01"	10.00'	13.37'
C17	90°00'00"	10.00'	15.71'
C18	70°06'04"	20.00'	22.13'
C19	126°48'29"	10.00'	22.13'
C20	21°41'52"	250.00'	94.67'
C21	70°00'22"	25.00'	30.55'
C22	79°50'37"	160.00'	91.72'
C23	34°59'38"	25.00'	34.34'
C24	78°42'40"	225.00'	88.04'
C25	22°25'07"	225.00'	99.78'
C26	04°06'26"	155.00'	11.11'
C27	91°04'49"	25.00'	39.74'
C28	144°57'52"	15.00'	37.95'
C29	215°02'08"	25.00'	93.83'
C30	215°02'08"	25.00'	206.42'
C31	94°28'53"	125.00'	206.13'
C32	130°15'56"	155.00'	35.26'
C33	45°00'52"	25.00'	19.64'
C34	105°13'03"	25.00'	48.91'
C35	139°28'53"	35.00'	85.20'
C36	139°28'53"	65.00'	158.24'
C37	130°00'00"	65.00'	147.45'
C38	11°07'47"	190.00'	36.91'
C39	90°00'00"	25.00'	39.27'
C40	17°43'27"	150.00'	46.40'
C41	17°45'09"	150.00'	46.61'
C42	150°21'21"	15.00'	39.36'
C43	05°52'57"	150.00'	15.40'
C44	209°38'39"	55.00'	91.47'
C45	142°12'51"	15.00'	37.23'
C46	91°55'46"	40.00'	64.18'
C47	39°42'45"	25.00'	17.33'
C48	90°00'00"	40.00'	62.83'
C49	90°00'00"	40.00'	23.56'

BACKFLOW PREVENTER VALVE TABLE				
BLOCK	LOTS	FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
1	1	706.50	28	704.50
	2	706.50	28	704.50
	3	706.50	28	704.50
	4	706.50	q	704.10
	5	706.50	f	704.46
	6	706.50	f	704.46
	7	706.50	26	704.57
	8	706.50	26	704.57
	9	706.50	25	704.70
	10	706.50	24	704.60
2	1	705.50	15	701.06
	2	705.50	15	701.06
	3	705.50	16	703.68
	4	705.50	17	703.68
	5	705.50	19	702.78
	6	705.50	19	702.78
	7	705.50	19	702.78
	8	705.50	19	702.78
	9	705.50	29	709.49
	10	705.50	29	709.49
3	1	709.50*	29	709.49
	2	709.50*	29	709.49
	3	709.50*	29	709.49
	4	709.50*	e	709.00
	5	706.50	d	705.00
	6	706.50	d	705.00
	7	706.50	d	705.00
	8	706.50*	22	705.19
	9	706.50*	22	705.19
	10	706.50*	21	709.52
4	1	703.50	19	702.78
	2	704.80	19	702.78
	3	704.80	19	702.78
	4	704.80	19	702.78
	5	704.50*	18	703.76
	6	704.50*	18	703.76
	7	704.50*	c	703.25
	8	704.50*	c	703.25
	9	704.50*	20	703.19
	10	703.50*	16	703.56
5	1	701.50*	EXIST.	697.36
	2	701.50	EXIST.	698.82
	3	701.50*	13	701.59
	4	702.50*	13	701.59
	5	703.60	13	701.59
	6	701.50*	13	701.59
	7	701.50*	EXIST.	698.67
	8	701.50	EXIST.	698.67
	9	706.00*	EXIST.	705.73
	10	706.00*	EXIST.	705.73
6	1	706.00*	EXIST.	705.73
	2	706.00*	EXIST.	705.73
	3	706.00*	EXIST.	704.84
	4	706.00*	EXIST.	704.84
	5	705.50	11	703.08
	6	704.50	11	703.08
	7	703.50*	a	703.00
	8	704.50	b	703.00
	9	704.50	b	703.00
	10	703.50	9	699.95
7	1	702.50	7	699.95
	2	702.50	7	699.95
	3	702.50	7	699.95
	4	701.50	5	696.97
	5	701.50	5	696.97
	6	701.50	5	696.97
	7	701.50	5	696.97
	8	701.50	5	696.97
	9	701.50	5	696.97
	10	701.50	4	696.83

\* REQUIRES BACKFLOW PREVENTER VALVE

\* 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  
NEAR THE MANHOLE. THE BACKFLOW PREVENTER VALVE  
SHALL BE INSTALLED IN ACCORDANCE WITH THE  
ARROW ORDINANCE NO. 1777, SECTION 24-100,  
ADOPTED MAY 17, 1993.

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

## Legend

- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- T/E TURNAROUND EASEMENT
- F/L/F FURNACE & LANDSCAPE EASEMENT
- M/A/E MUTUAL ACCESS EASEMENT
- O/E OVERLAND DRAINAGE EASEMENT
- R/W RIGHT OF WAY
- LNA LIMITS OF NO ACCESS
- POB POINT OF BEGINNING
- TRAFFIC CONTROL MEDIAN
- 1234 STREET ADDRESS
- AREA DEDICATED TO CITY OF BROKEN ARROW
- 10' BUILDING SETBACK LINE
- MANDATORY BUILDING LINE