



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)

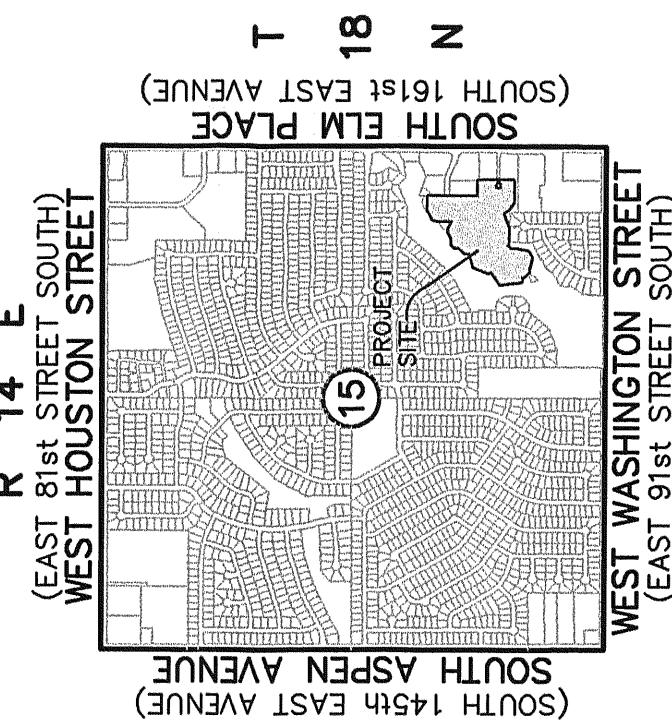
Notes
ADDRESSES SHOWN ON THIS PLAT WERE
ACCURATE AT THE TIME THIS PLAT WAS
FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED
ON IN PLACE OF LEGAL DESCRIPTION.

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

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

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

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



Location Map

SCALE: none

Subdivision Contains Sixty-four (64) Lots
in Seven (7) Blocks
Block 1 contains 4 lots
Block 2 contains 4 lots
Block 3 contains 4 lots
Block 4 contains 4 lots
Block 5 contains 4 lots
Block 6 contains 4 lots
Block 7 contains 4 lots

605,483.28 SF / 13.80 ACRES

APPROVED 11-1-05 by the City
Council of the City of Broken Arrow,
Oklahoma.

Mayor
Attest: City Clerk

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. No fees may exceed the
amount of the security provided.

Dated: 11-1-05
Tulsa County Clerk
By: [Signature]

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	13°11'33"	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'	27.72'
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	09°12'08"	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	CESTRAM 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
2	1	706.50	f	704.46
	2	706.50	f	704.46
	3	706.50	f	704.46
	4	706.60	26	704.57
2	5	706.60	26	704.57
	6	706.70	26	704.70
	7	706.50	26	704.80
	8	706.50	15	701.06
2	9	705.50	16	701.06
	10	705.50	16	703.66
	11	705.50	17	703.68
	12	705.50	19	702.78
2	13	705.50	19	702.78
	14	705.50	19	702.78
	15	705.50	19	702.78
	16	709.50*	29	709.49
3	1	709.50*	29	709.49
	2	709.50*	29	709.49
	3	709.50*	29	709.49
	4	707.50*	e	709.00
3	5	706.50	e	709.00
	6	706.50	d	705.00
	7	706.50	d	705.00
	8	708.00*	22	705.19
3	9	708.00*	22	705.19
	10	706.00*	21	703.52
	11	703.50*	19	702.78
	12	704.80	19	702.78
4	3	704.80	19	702.78
	4	704.80	19	702.78
	5	704.50*	18	703.76
	6	704.50*	18	703.76
4	7	704.50	c	703.25
	8	704.00*	c	703.25
	9	704.00*	20	703.19
	10	702.00*	16	703.56
5	5	701.50*	16	703.56
	6	701.50*	EXIST.	697.36
	7	701.50*	EXIST.	698.82
	8	701.50*	13	701.59
5	9	702.50*	13	701.59
	10	703.50*	13	701.59
	11	701.50*	EXIST.	698.67
	12	701.50*	EXIST.	698.67
5	13	701.50*	EXIST.	698.67
	6	706.00*	EXIST.	705.73
	7	706.00*	EXIST.	705.73
	8	706.00*	EXIST.	705.73
6	4	706.00	EXIST.	704.84
	6	705.50	11	703.08
	7	705.50	11	703.08
	8	704.50*	d	703.00
6	7	704.50*	b	703.00
	9	704.50	b	703.00
	10	704.50	b	703.00
	11	704.50	b	703.00
7	2	703.50	9	699.95
	3	702.50	7	695.29
	4	701.50	7	695.29
	5	701.50	5	686.97
7	6	701.50	5	686.97
	7	701.50	5	686.97
	8	701.50	5	686.97
	9	701.50	5	686.97

* 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
IN THE LINE. SEE DETENTION PREVENTER VALVE
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-LIEU OF DETENTION DETERMINATION
#DD-60105-40.

Legend

- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- T/E TURNAROUND EASEMENT
- F/L/F FENCE & 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