



Tulsa County Clerk - EARLENE WILSON
Doc # 2008016362 Pages 1
Receipt# 969878 02/15/08 11:57:24
Fee 30.00



Line Table

LINE#	LENGTH	BEARING
L1	44.23'	N 44°55'36" W
L2	44.14'	S 45°04'24" W
L3	102.01'	S 11°17'03" E
L4	21.66'	N 0°01'23" E
L5	44.15'	S 45°03'21" W
L6	44.22'	N 44°56'40" W
L7	22.01'	S 52°38'41" E
L8	30.16'	S 5°41'32" E
L9	30.14'	S 5°43'44" W
L10	30.14'	S 84°24'43" W
L11	30.16'	S 84°10'01" E
L12	101.69'	S 61°20'33" E

Curve Table

CURVE#	LENGTH (L)	RADIUS (R)	DELTA (Δ)
C1	75.40'	360.00'	12°00'00"
C2	75.40'	360.00'	12°00'00"
C3	39.32'	25.00'	90°06'23"
C4	39.22'	25.00'	89°53'37"
C5	87.96'	420.00'	12°00'00"
C6	62.94'	300.00'	12°01'17"

Lot Area Table

LOT	BLOCK	LOT SIZE (SQUARE FEET)
1	1	126,724
2	1	79,887
3	1	75,168
1	2	145,276
2	2	79,884
3	2	82,126
4	2	187,026
1	3	203,291
2	3	63,750
3	3	63,750
4	3	63,570
5	3	60,444

PLAT No.

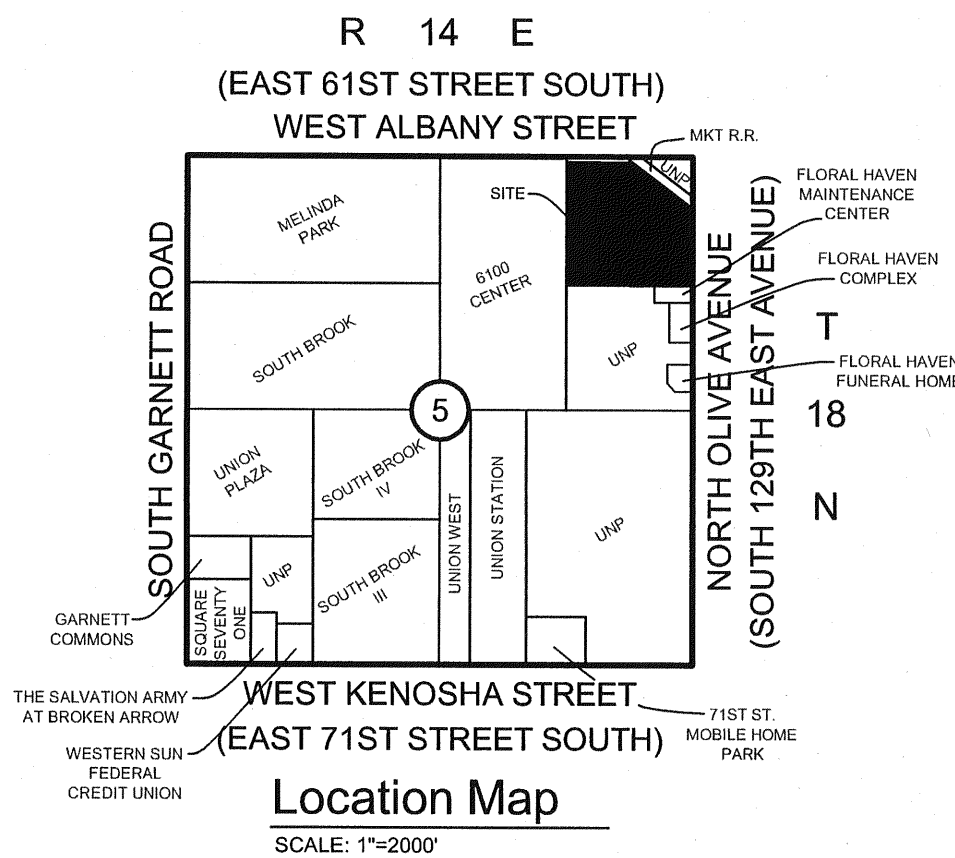
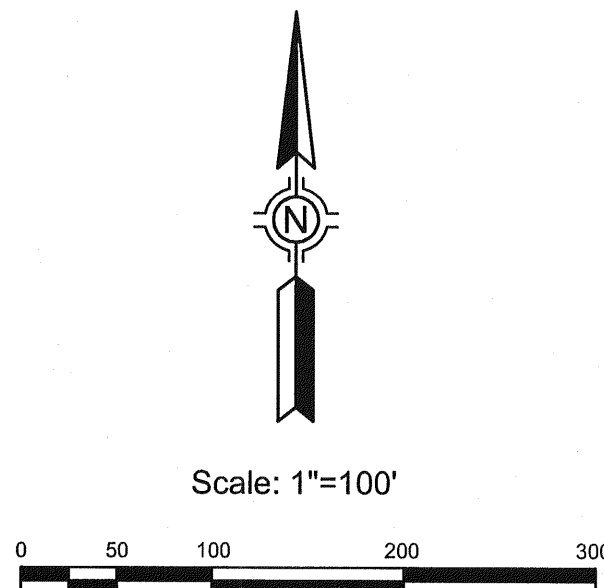
6183

Commerce Crossing

A SUBDIVISION THAT IS PART OF GOVERNMENT LOT 1 OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 14 EAST,
CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

Owner:
Kansas City Life Insurance Company
A Missouri Corporation
3520 Broadway
Kansas City, Missouri 64111
Phone: (816) 753-7299

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2009
6111 East 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600



Subdivision Statistics:

SUBDIVISION CONTAINS TWELVE (12) LOTS
IN THREE (3) BLOCKS
SUBDIVISION CONTAINS 34.997 TOTAL ACRES
RESERVE AREA "A" CONTAINS 1.387 ACRES.
RESERVE AREA "B" CONTAINS 1.848 ACRES.
ARTERIAL ROAD R/W BEING DEDICATED BY THIS
PLAT CONTAINS 0.553 ACRES.

Legend:

R/W = RIGHT-OF-WAY
ACC = ACCESS PERMITTED
LNA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT
EASE = EASEMENT
L/E = LANDSCAPE EASEMENT
LS/E = LANDSCAPE AND SIDEWALK EASEMENT
B/L = BUILDING SETBACK LINE
[3924] = STREET ADDRESS

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.
- STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-010605-01.

Benchmark

600 NAIL WITH BRACE IN POWER POLE LOCATED NEAR SE CORNER OF LOT 1, BLOCK 1, 6100 CENTER.
ELEVATION = 707.00
NGVD 1929 DATUM

Basis of Bearings

BEARINGS BASED UPON THE EASTERLY LINE OF 6100 CENTER (PLAT NO. 4575) AS S 0°01'02" W.

Monumentation

IRON PINS TO BE SET AT ALL LOT CORNERS.

STATE OF OKLAHOMA) SS
COUNTY OF TULSA)

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated the 15 day of Feb, 2008
Earlene Wilson, Tulsa County Clerk

Christy H. Hiett
Deputy

APPROVED 12-3-07 by the City
Council of the City of Broken Arrow,
Oklahoma.

J. Wade M. Cable Sr.
Mayor

Mary E. Boyce
Attest: City Clerk

2-15-08

Backflow Preventer Table

BLOCK	LOT NO.	MINIMUM ALLOWABLE FINISHED FLOOR ELEV. W/O BACKFLOW PREVENTER	UPSTREAM MANHOLE TOP OF RIM ELEVATION	PROPOSED PAD ELEVATION	BACKFLOW PREVENTER VALVE REQUIRED (YES OR NO)
1	1	708.21	705.21	707.00	NO
1	2	708.21	705.21	708.50	NO
1	3	705.80	704.80	706.00	NO
2	1	699.44	698.44	708.00	NO
2	2	699.44	698.44	704.00	NO
2	3	698.73	697.73	701.00	NO
2	4	701.01	700.01	705.00	NO
3	1	696.89	695.89	700.00	NO
3	2	696.00	695.00	698.00	NO
3	3	698.00	697.00	700.00	NO
3	4	698.00	697.00	701.00	NO
3	5	700.57	699.57	702.00	NO

WHEN INDIVIDUAL LOTS ARE CONSTRUCTED, NEED FOR BACKFLOW PREVENTER VALVES SHALL BE RE-EVALUATED. IF THE ABOVE FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.