



BERWICK FAIRWAYS II

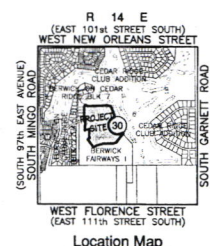
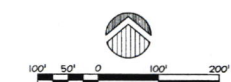
A REPLAT OF A PART OF CEDAR RIDGE CLUB ADDITION (PLAT NO. 2895), AN ADDITION TO THE CITY OF BROKEN ARROW IN SECTION 30, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA
PLANNED UNIT DEVELOPMENT 182

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 \$1,846.00 per tract receipt no. 18280. This certificate is NOT to be construed as payment of 2012 taxes in full but is given in order that this plat may be filed on record. 2012 taxes are to be paid the amount of the security deposit.

Dated 18-Dec-2011
Deanna Samler
Tulsa County Clerk
By: *Chris Thummond*
Deputy

Legend
B/L - BUILDING LINE
L/L - LANDSCAPE ELEMENT
LWA - LIMITS OF NO ACCESS
L/UA - UTILITY ADJACENT
L/UA - HOUSE ADDRESS
R/A - RESTRICTED ACCESS

STATE OF OKLAHOMA
COUNTY OF TULSA
I, Earlene Wilson, Tulsa County Clerk, in and for the County and State aforesaid, do hereby certify that the foregoing is a true and correct copy of a file instrument now on file in my office.
Dated the 18 day of December 2011
EARLENE WILSON, Tulsa County Clerk
By: *Chris Thummond*
Deputy



CURVE TABLE

CURVE NO.	LENGTH (FT)	RADIUS (FT)	DELTA
C1	100.45	200.00	28°47'33"
C2	20.81	550.00	02°10'05"
C3	NOT USED		
C4	44.05	25.00	107°56'49"
C5	88.42	125.00	45°04'17"
C6	13.08	100.00	7°30'00"
C7	NOT USED		
C8	38.38	25.00	90°14'47"
C9	139.96	675.00	8°30'24"
C10	129.55	625.00	11°52'34"
C11	33.41	25.00	76°34'49"
C12	209.33	190.00	58°41'53"
C13	628.51	900.00	41°22'12"
C14	653.27	950.00	42°49'05"
C15	342.77	140.00	140°18'50"
C16	33.59	25.00	76°31'41"
C17	198.00	190.00	58°41'53"
C18	35.04	25.00	80°18'56"
C19	39.71	25.00	91°00'43"
C20	334.81	475.00	12°29'10"
C21	271.03	325.00	47°48'26"
C22	220.74	275.00	45°59'28"
C23	78.30	600.00	7°28'39"
C24	190.95	550.00	21°14'14"
C25	154.69	50.00	180°02'00"
C26	40.03	25.00	91°44'24"
C27	42.85	25.00	98°12'48"
C28	354.53	600.00	37°51'17"
C29	104.37	550.00	18°52'02"
C30	42.85	25.00	98°12'48"
C31	104.37	550.00	18°52'02"
C32	75.89	150.00	28°59'12"
C33	39.08	25.00	90°14'47"
C34	51.54	175.00	16°52'26"
C35	29.68	125.00	17°41'52"
C36	21.60	25.00	49°30'26"
C37	21.60	25.00	49°30'26"
C38	253.23	52.00	27°00'53"
C39	190.19	525.00	20°45'24"
C40	623.19	315.00	124°38'28"
C41	74.84	365.00	118°29'27"
C42	36.59	25.00	83°50'59"
C43	219.91	70.00	180°00'00"
C44	39.27	25.00	90°00'00"
C45	116.06	525.00	12°33'24"
C46	126.03	575.00	12°53'28"
C47	83.87	525.00	40°23'10"

Project Data

OWNERS
BLAND DEVELOPMENT GROUP, L.L.C.
8058 101st STREET (Suley P)
TULSA, OKLAHOMA 74137
918.582.4300

ENGINEER / SURVEYOR
COOK & ASSOCIATES ENGINEERING, INC.
171 EAST COLLIERIE
918.258.8442 (PHONE) 918.258.8448 (FAX)
CNA#479 EXPIRES JUNE 30, 2012

(ADJ. 5817) BENCHMARK
1" ALUMINUM CAP-FLUSH WITH CONCRETE-STAMPED
"1817" SET 5' E. OF THE INTERSECTION OF EAST 11TH
STREET SOUTH & SOUTH GARNETT ROAD
(NEAR THE SE CORNER 30-18-14)
N 37°01'21.0" / E 26°04'33.73"
ELEVATION=862.07' (MVD 1988)

BASIS OF BEARINGS
ASSUMED BEARING OF N 01°11'24" W ALONG THE WEST
LINE OF THE WESTPORTION OF SECTION 30-18-14
1-18-N-14-E OF THE INDIAN BASE AND MERIDIAN,
TULSA COUNTY, STATE OF OKLAHOMA

LAND AREA
1,301.353 ACES / 28.87 ACES
73 LOTS / 4 BLOCKS
RESERVE AREA 1"

MONUMENTATION
A 5/8" x 18" STAMPED BAR WITH A CHROME PLASTIC
CAP STAMPED "1817" TO BE SET AT ALL PLAT
BOUNDARY CORNERS UNLESS NOTED OTHERWISE.
A 5/8" x 18" STAMPED BAR WITH A CHROME PLASTIC
CAP STAMPED "1817" TO BE SET AT ALL LOT
CORNERS UNLESS NOTED OTHERWISE.
A 3/8" x 18" STAMPED BAR WITH A CHROME PLASTIC
CAP STAMPED "1817" TO BE SET AT ALL STREET
CORNERS UNLESS NOTED OTHERWISE. POINTS OF
INTERSECTION, POINTS OF CURVE, POINTS OF
TANGENCY, POINTS OF COMPOUND CURVE, POINTS OF
REVERSE CURVE, CENTER OF CIRCLE-TO-SAGS AND
CENTER OF FRICTIONLESS RADIUS SHOWN.

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

PUBLIC UTILITY NOTES
STORMWATER DETENTION ACCOMMODATIONS FOR THIS
SITE ARE PROVIDED BY THE CHUTE DETENTION FACILITY
AS SHOWN IN THE "NO EXCEPT" SECTION.
TAKEN ENGINEERING PLANS IN ACCORDANCE WITH
FEE-IN-LEAD OF DETENTION DETERMINATION
E-002-12/02-08

POTABLE WATER SUPPLY WILL BE SUPPLIED BY THE CITY
OF BROKEN ARROW, OKLAHOMA.
SEWAGEWATER SERVICE WILL BE SUPPLIED BY THE CITY
OF BROKEN ARROW, OKLAHOMA.

Backflow Preventer Valve Table

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
1	1	673.50	674.83	X111	674.52	YES
1	2	674.50	675.83	X111	674.52	YES
1	3	675.75	677.08	X112	676.65	YES
1	4	674.50	675.83	A13	671.99	YES
1	5	672.75	674.08	A13	671.99	YES
1	6	670.25	671.58	A13	671.99	YES
1	7	669.25	670.58	A12	663.77	YES
1	8	667.75	669.08	A12	663.77	YES
1	9	667.25	668.58	A11	659.39	YES
1	10	666.75	668.08	A10	656.39	YES
1	11	665.25	666.58	A09	658.52	YES
1	12	664.75	666.08	A09	658.52	YES

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
1	13	664.25	665.58	A09	658.52	YES
1	14	663.25	664.58	A08	662.24	YES
1	15	662.75	664.08	A07	660.42	YES
1	16	663.25	664.58	A07	660.42	YES
1	17	661.25	662.58	A07	660.42	YES
1	18	659.75	661.08	A06	656.29	YES
1	19	658.75	659.08	A06	656.29	YES
2	1	672.75	674.08	C08	671.61	YES
2	2	673.25	674.58	C07	673.74	YES
2	3	674.25	675.58	C07	673.74	YES
2	4	674.75	676.08	C06	675.06	YES
2	5	674.25	675.58	C05	675.00	YES
2	6	673.75	675.08	C05	675.00	YES
2	7	672.25	673.58	C05	675.00	YES

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
2	8	671.25	672.58	C04	671.34	YES
2	9	670.75	672.08	C03	672.30	YES
2	10	669.75	671.08	C03	672.30	YES
2	11	669.25	670.58	C02	671.84	YES
2	12	668.25	669.58	C02	671.84	YES
2	13	672.25	673.58	C03	672.30	YES
2	14	673.25	674.58	C03	672.30	YES
2	15	674.25	675.58	C03	672.30	YES
2	16	675.25	676.58	C04	673.34	YES
2	17	676.50	677.83	C05	675.00	YES
2	18	676.25	677.58	C01	675.94	YES
2	19	676.25	677.58	C01	675.94	YES
2	20	675.75	677.08	C07	673.74	YES
2	21	675.25	676.58	C07	673.74	YES

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
2	22	674.75	676.08	C07	673.74	YES
2	23	674.25	675.58	C08	673.61	YES
2	24	674.25	675.58	C08	673.61	YES
3	1	672.25	673.58	B06	672.81	YES
3	2	672.75	674.08	B07	674.89	YES
3	3	673.25	674.58	B07	674.89	YES
3	4	672.75	674.08	B08	672.83	YES
3	5	672.25	673.58	B08	672.83	YES
3	6	671.75	673.08	B08	672.83	YES
3	7	670.75	672.08	B04	670.99	YES
3	8	668.38	669.71	B04	670.99	YES
3	9	666.75	668.08	B04	670.99	YES
3	10	664.75	666.08	B04	670.99	YES
3	11	662.75	664.08	B03	664.90	YES
3	12	665.75	667.08	B03	664.90	YES
3	13	667.50	668.83	B04	670.99	YES
3	14	669.25	670.58	B04	670.99	YES
3	15	671.25	672.58	B04	670.99	YES
3	16	673.25	674.58	B09	674.55	YES
3	17	676.50	677.83	B09	674.55	YES
3	18	677.25	678.58	B08	672.83	YES
3	19	677.75	679.08	B08	672.83	YES

Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
3	20	677.25	678.58	B07	674.89	YES
4	1	671.75	673.08	D08	671.65	YES
4	2	672.25	673.58	D08	671.65	YES
4	3	672.75	674.08	D07	671.24	YES
4	4	672.25	673.58	D07	671.24	YES
4	5	671.75	673.08	D07	671.24	YES
4	6	669.75	671.08	D06	671.06	YES
4	7	667.75	669.08	D06	671.06	YES
4	8	665.75	667.08	D05	666.42	YES
4	9	663.75	665.08	D05	666.42	YES
4	10	661.75	663.08	D04	661.27	YES

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 \$1,846.00 per tract receipt no. 18280. This certificate is NOT to be construed as payment of 2012 taxes in full but is given in order that this plat may be filed on record. 2012 taxes are to be paid the amount of the security deposit.

Dated 3/6/12 by the City of Broken Arrow
APPROVED: *Chris Thummond*
Mayor
Attest: *Mark Duce*
City Clerk

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 BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

BERWICK FAIRWAYS II
CASE NO. P1 07 08
DEV # 07 08
Sheet 1 of 2
Date Prepared 11/02/2012

