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 ORDINACE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

FND 3/8" IP

-N 01°14'36" W

√ N 31°14'36" W

PROPOSED BUILDING FF=633.5

-25' R/W TO ONG (BK. 4502, PG. 1641)

239.22' LNA

W/ ID PLATE

24.75' STATUTORY R/W-

FND PK NAIL

W/ ID PLATE

256.04

SOUTH LINE SECTION 36

65' R/W DEDICATION PER PLAT

(East Tuscon Street)

40' ACC

15.58'

/∃30.00'

EXISTING

GAS LINE

EXISTING

WATER LINE

24.75' 25.25'

177th reet (S.

50' R/W TO ONG—

(BK. 3903, PG. 2034)

24.75' STATUTORY R/W

R/W DEDICATION-

BENCHMARK

R/W DEDICATION TO OTA

(BK. 6200, PG. 290)

PER PLAT

10.63' N 88°39'45" E-

SW CORNER
SW/4 SECTION 36
POINT OF COMMENCEMENT 22.76'
(LESS & EXCEPT 1)
(LESS & EXCEPT N 01°14'56" W

SW COR., SW/4

SECTION 36

P.O.C. 30.00' P.O.B.

N 88°38'02" E

R/W DEDICATION TO OTA-

(BK. 6200, PG. 290)

10' WOOD FENCE -

PROPOSED BUILDING

⁻N 88°41'52" E

-264.84'

17.5' U/E

Preliminary Plat Top Dog

A SUDIVISION OF PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTY-SIX (36), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA

P.U.D. NO. 264

FND PK NAIL

W/ ID PLATE

-50' R/W TO PSO

EXISTING 2'x3'

EXISTING CMP (3)

-100-YR FEMA FLOODPLAIN-

Brighton Village Reserve Area "C"

Overland Drainage Easement

-R/W DEDICATION PER BRIGHTON VILLAGE PLAT (PLAT NO. 6223)

GAS LINE

AND SEALED DOCUMENT.

.50' R/W TO PSO (BK. 5620, PG. 502)

(DOC. #2014041107)

-50' ACCESS

EXISTING CMP (4)

PROPOSED 8' SAN. SEWER

PER ELEVATION (MAP #40143C0457M, DATED 9/30/16)

PROPOSED

STORM SEWER

FND PK NAIL

W/ ID PLATE

STORM SEWER (BK. 4502, PG. 1641)

PROPOSED

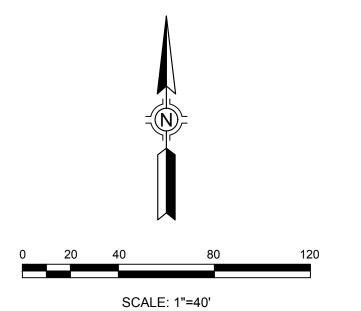
61.78' LNA

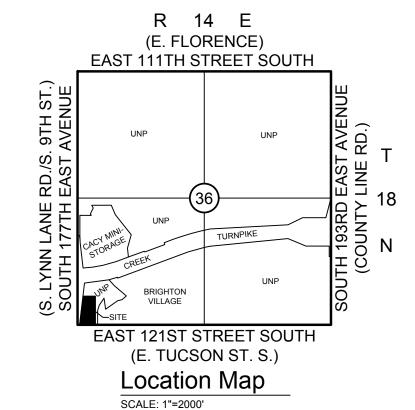
25' R/W TO ONG

24.75' STATUTORY R/W~

(BK. 5620, PG. 502)

(DOC. #2014041107)





Indian Creek, LLC An Oklahoma Limited Liability Company 5407 South Lewis Avenue Tulsa, Oklahoma 74105 Phone: (918) 557-6405 Contact: Mr. John Day

Owner/Developer:

Engineer/Surveyor: Sisemore Weisz & Associates, Inc. Certificate of Authorization No. 2421 Exp. June 30, 2019 6111 E. 32nd Place Tulsa, Oklahoma 74135 Phone: (918) 665-3600 E-mail: gweisz@sw-assoc.com



SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK

LOT ONE CONTAINS 3.602 ACRES (156,903 SF)

R/W BEING DEDICATED BY PLAT CONTAINS 0.542 ACRES (23,623 SF)

SUBDIVISION CONTAINS 4.144 TOTAL ACRES (180,526 SF)

Legend:

U/E = UTILITY EASEMENT B/L = BUILDING SETBACK LINE

R/W = RIGHT-OF-WAY

ACC = ACCESS

LNA = LIMITS OF NO ACCESS

ONG = OKLAHOMA NATURAL GAS

OTA = OKLAHOMA TURNPIKE AUTHORITY PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA

P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT

FND = FOUND IP = IRON PIN

DOC. = DOCUMENT

BK. = BOOK

PG. = PAGE

Note:

XXXX = STREET ADDRESS

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

Monumentation:

OF LEGAL DESCRIPTION.

3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

Basis of Bearing:

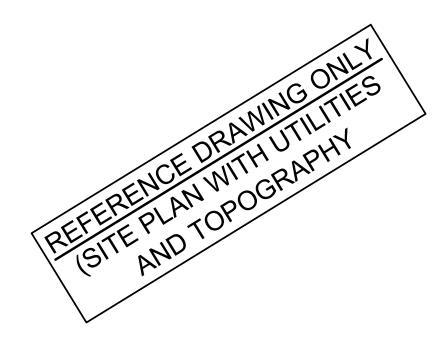
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM. (NORTH ZONE 3501) WITH THE WEST LINE OF SECTION 36 AS N 01°14'36' W.

Benchmark:

3/8' IP LOCATED APPROXIMATELY 20' WEST AND 133' NORTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 36. NAVD 1988 DATUM ELEVATION=632.11

Utility Legend:

RCB = REINFORCED CONCRETE BOX CMP = CORRUGATED METAL PIPE



APPROVED by the City Council of the City of Broken Arrow, Oklahoma.

Attest: City Clerk

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED

EXISTING SAN. SEWER

> CASE NO. XXX-XXX DEVELOPMENT NO. XX-XXX

Preliminary Plat Top Dog Sheet 1 of 2 Date Prepared: May 30, 2017