

Aspen Crossing

A subdivision in the City of Broken Arrow, being a part of the SE/4 of Section 3, Township 17 North, Range 14 East of the Indian Meridian, Tulsa County, State of Oklahoma

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2017

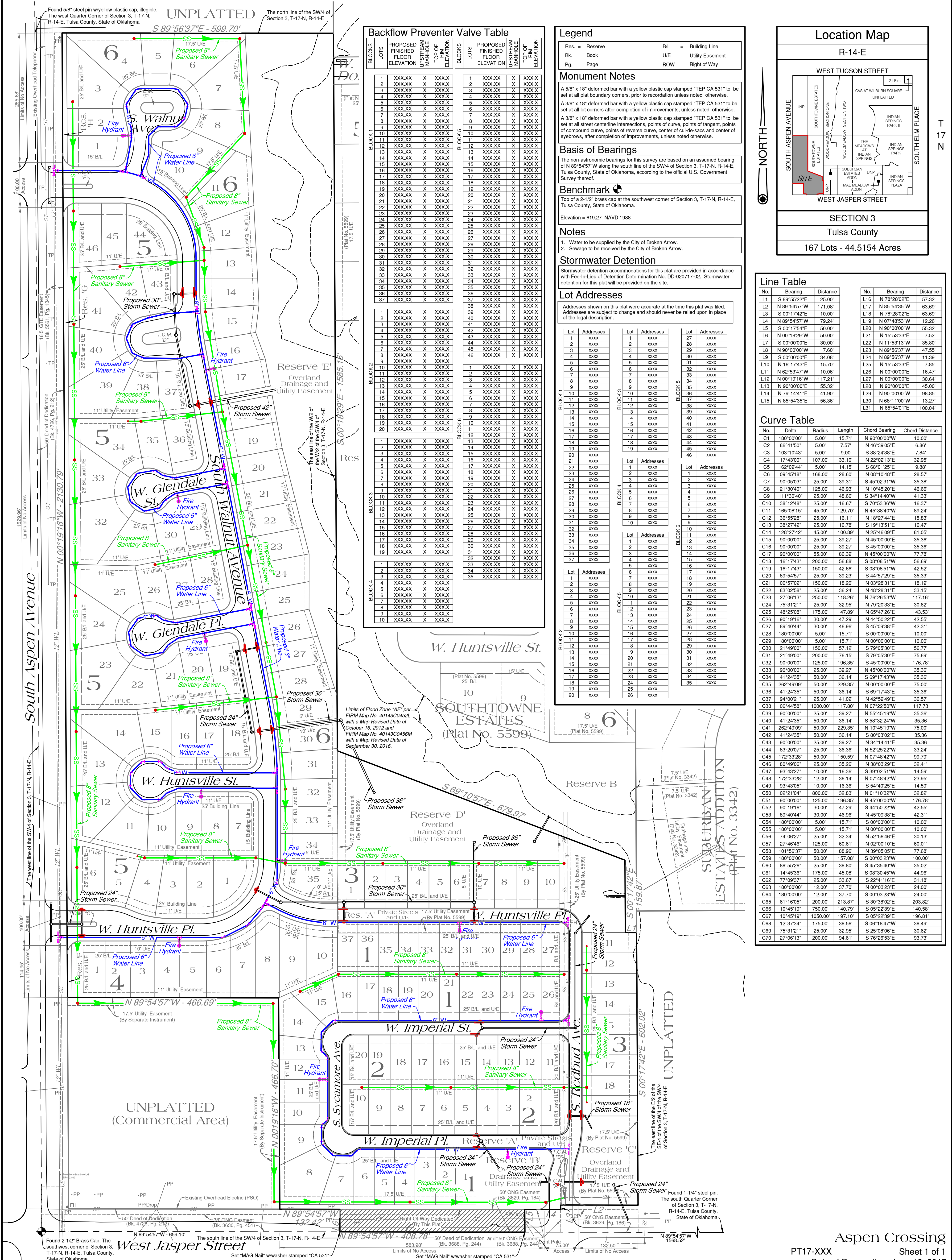


100 50 0 100 200 300
SCALE: 1"=100'

OWNER / DEVELOPER

Capital Homes Residential Group, L.L.C.

an Oklahoma Limited Liability Company
P.O. Box 240
Owasso, Oklahoma 74055
918.376.6536



Backflow Preventer Valve Table

Block	Lot	Proposed Backflow Preventer Valve	Block	Lot	Proposed Backflow Preventer Valve
BLOCK 1	1	XXXXXX	BLOCK 5	1	XXXXXX
	2	XXXXXX		2	XXXXXX
	3	XXXXXX		3	XXXXXX
	4	XXXXXX		4	XXXXXX
	5	XXXXXX		5	XXXXXX
	6	XXXXXX		6	XXXXXX
	7	XXXXXX		7	XXXXXX
	8	XXXXXX		8	XXXXXX
	9	XXXXXX		9	XXXXXX
	10	XXXXXX		10	XXXXXX
BLOCK 2	1	XXXXXX	BLOCK 6	1	XXXXXX
	2	XXXXXX		2	XXXXXX
	3	XXXXXX		3	XXXXXX
	4	XXXXXX		4	XXXXXX
	5	XXXXXX		5	XXXXXX
	6	XXXXXX		6	XXXXXX
	7	XXXXXX		7	XXXXXX
	8	XXXXXX		8	XXXXXX
	9	XXXXXX		9	XXXXXX
	10	XXXXXX		10	XXXXXX
BLOCK 3	1	XXXXXX	BLOCK 7	1	XXXXXX
	2	XXXXXX		2	XXXXXX
	3	XXXXXX		3	XXXXXX
	4	XXXXXX		4	XXXXXX
	5	XXXXXX		5	XXXXXX
	6	XXXXXX		6	XXXXXX
	7	XXXXXX		7	XXXXXX
	8	XXXXXX		8	XXXXXX
	9	XXXXXX		9	XXXXXX
	10	XXXXXX		10	XXXXXX
BLOCK 4	1	XXXXXX	BLOCK 8	1	XXXXXX
	2	XXXXXX		2	XXXXXX
	3	XXXXXX		3	XXXXXX
	4	XXXXXX		4	XXXXXX
	5	XXXXXX		5	XXXXXX
	6	XXXXXX		6	XXXXXX
	7	XXXXXX		7	XXXXXX
	8	XXXXXX		8	XXXXXX
	9	XXXXXX		9	XXXXXX
	10	XXXXXX		10	XXXXXX

Legend

Res. = Reserve	B.L. = Building Line
Bk. = Book	U/E = Utility Easement
Pg. = Page	ROW = Right of Way

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of cut-off-cuts and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for this survey are based on an assumed bearing of N 89°54'57"W along the south line of the SW/4 of Section 3, T-17-N, R-14-E, Tulsa County, State of Oklahoma, according to the official U.S. Government Survey thereof.

Benchmark

Top of a 1-1/2" brass cap at the southwest corner of Section 3, T-17-N, R-14-E, Tulsa County, State of Oklahoma.
Elevation = 619.27 NAVD 1988

Notes

- Water to be supplied by the City of Broken Arrow.
- Sewage to be received by the City of Broken Arrow.

Stormwater Detention

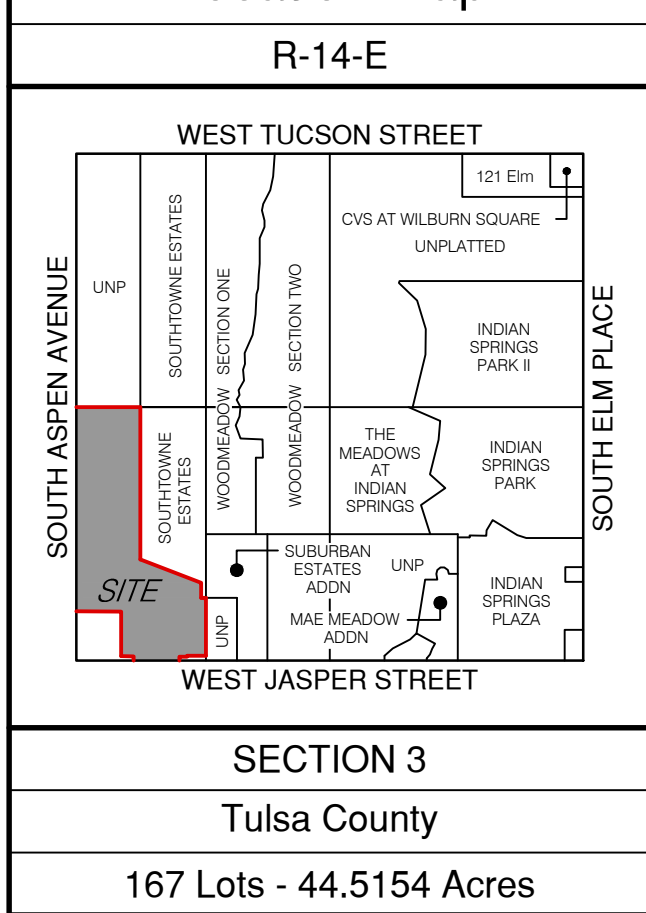
Stormwater detention accommodations for this plat are provided in accordance with the City of Broken Arrow Stormwater Detention Manual. Stormwater detention for this plat will be provided on the site.

Lot Addresses

Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

Block	Lot	Address	Block	Lot	Address
BLOCK 1	1	XXXXXX	BLOCK 5	1	XXXXXX
	2	XXXXXX		2	XXXXXX
	3	XXXXXX		3	XXXXXX
	4	XXXXXX		4	XXXXXX
	5	XXXXXX		5	XXXXXX
	6	XXXXXX		6	XXXXXX
	7	XXXXXX		7	XXXXXX
	8	XXXXXX		8	XXXXXX
	9	XXXXXX		9	XXXXXX
	10	XXXXXX		10	XXXXXX
BLOCK 2	1	XXXXXX	BLOCK 6	1	XXXXXX
	2	XXXXXX		2	XXXXXX
	3	XXXXXX		3	XXXXXX
	4	XXXXXX		4	XXXXXX
	5	XXXXXX		5	XXXXXX
	6	XXXXXX		6	XXXXXX
	7	XXXXXX		7	XXXXXX
	8	XXXXXX		8	XXXXXX
	9	XXXXXX		9	XXXXXX
	10	XXXXXX		10	XXXXXX
BLOCK 3	1	XXXXXX	BLOCK 7	1	XXXXXX
	2	XXXXXX		2	XXXXXX
	3	XXXXXX		3	XXXXXX
	4	XXXXXX		4	XXXXXX
	5	XXXXXX		5	XXXXXX
	6	XXXXXX		6	XXXXXX
	7	XXXXXX		7	XXXXXX
	8	XXXXXX		8	XXXXXX
	9	XXXXXX		9	XXXXXX
	10	XXXXXX		10	XXXXXX
BLOCK 4	1	XXXXXX	BLOCK 8	1	XXXXXX
	2	XXXXXX		2	XXXXXX
	3	XXXXXX		3	XXXXXX
	4	XXXXXX		4	XXXXXX
	5	XXXXXX		5	XXXXXX
	6	XXXXXX		6	XXXXXX
	7	XXXXXX		7	XXXXXX
	8	XXXXXX		8	XXXXXX
	9	XXXXXX		9	XXXXXX
	10	XXXXXX		10	XXXXXX

Location Map



Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	S 89°55'22"E	25.00'	L16	N 78°28'02"E	57.32'
L2	N 89°54'57"W	171.08'	L17	N 85°54'35"W	63.69'
L3	S 00°17'42"E	10.00'	L18	N 78°28'02"E	63.69'
L4	N 89°54'57"W	79.24'	L19	N 07°45'57"W	12.26'
L5	S 00°17'42"E	50.00'	L20	N 90°00'00"E	55.32'
L6	N 00°18'29"W	50.00'	L21	N 15°53'33"E	7.52'
L7	S 00°00'00"E	30.00'	L22	N 11°53'13"W	35.80'
L8	N 89°56'37"W	7.60'	L23	N 89°56'37"W	47.55'
L9	S 00°00'00"E	34.08'	L24	N 89°56'37"W	11.39'
L10	N 16°17'43"E	15.70'	L25	N 15°53'33"E	7.85'
L11	N 82°53'47"W	10.06'	L26	N 00°00'00"E	16.47'
L12	N 00°18'16"W	117.21'	L27	N 00°00'00"E	30.64'
L13	N 90°00'00"E	55.32'	L28	N 90°00'00"E	45.00'
L14	N 79°14'41"E	41.90'	L29	N 90°00'00"E	98.85'
L15	N 85°54'35"E	56.36'	L30	N 68°11'00"W	13.27'
L31	N 65°54'01"E	100.04'			

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	180°00'00"	5.00'	15.71'	N 90°00'00"W	10.00'
C2	86°41'50"	5.00'	7.57'	N 46°39'05"E	6.86'
C3	103°10'43"	5.00'	9.00'	S 38°24'38"E	7.84'
C4	17°43'00"	107.00'	33.10'	N 22°02'13"E	32.95'
C5	162°09'44"	5.00'	14.15'	S 68°01'25"E	9.88'
C6	09°45'18"	168.00'	28.80'	N 05°10'48"E	28.57'
C7	90°05'03"	25.00'	39.31'	S 45°02'31"W	35.38'
C8	21°30'40"	125.00'	46.93'	N 10°45'20"E	46.66'
C9	111°30'40"	25.00'	46.66'	S 34°14'40"W	41.33'
C10	38°12'48"	25.00'	16.67'	S 70°53'36"W	16.37'
C11	165°08'15"	45.00'	129.70'	N 45°38'40"W	89.24'
C12	36°55'28"	25.00'	16.11'	N 18°27'44"E	15.83'
C13	38°27'42"	25.00'	16.78'	S 19°13'51"W	16.47'
C14	128°27'42"	45.00'	100.89'	N 25°46'09"E	81.05'
C15	90°00'00"	25.00'	39.27'	N 45°00'00"E	35.36'
C16	90°00'00"	25.00'	39.27'	S 45°00'00"E	35.36'
C17	90°00'00"	55.00'	86.39'	N 45°00'00"W	77.78'
C18	161°74'33"	200.00'	56.88'	S 08°05'19"W	56.69'
C19	161°74'33"	150.00'	42.66'	S 08°05'19"W	42.52'
C20	89°54'57"	25.00'	39.23'	S 44°57'29"E	35.33'
C21	06°57'02"	150.00'	18.20'	N 03°28'31"E	18.19'
C22	83°02'58"	25.00'	36.24'	N 08°28'31"E	33.15'
C23	27°06'13"	250.00'	118.26'	N 76°26'53"W	117.16'
C24	75°31'21"	25.00'	32.95'	N 79°20'33"E	30.62'
C25	48°25'38"	175.00'	147.89'	N 65°47'26"E	140.63'
C26	90°19'16"	30.00'	47.29'	N 44°50'22"E	42.55'
C27	89°40'44"	30.00'	46.96'	S 45°09'38"E	42.31'
C28	180°00'00"	5.00'	15.71'	S 00°00'00"E	10.00'
C29	180°00'00"	5.00'	15.71'	N 00°00'00"E	10.00'
C30	21°49'00"	150.00'	57.12'	S 79°05'30"E	56.77'
C31	21°49'00"	200.00'	76.15'	S 79°05'30"E	75.69'
C32	90°00'00"	125.00'	196.35'	S 45°00'00"E	176.78'
C33	90°00'00"	25.00'	39.27'	N 45°00'00"W	35.36'
C34	41°24'35"	50.00'	36.14'	S 69°17'43"E	35.36'
C35	262°49'09"	50.00'	229.35'	N 00°00'00"E	75.00'
C36	41°24'35"	50.00'	36.14'	S 69°17'43"E	35.36'
C37	94°00'21"	25.00'	41.02'	N 42°59'49"E	36.57'
C38	08°44'58"	1000.00'	117.80'	N 07°22'50"W	117.73'
C39	90°00'00"	25.00'	39.27'	N 55°45'19"W	35.36'
C40	41°24'35"	50.00'	36.14'	S 68°32'24"W	35.36'
C41	262°49'09"	50.00'	229.35'	N 10°45'19"W	75.00'
C42	41°24'35"	50.00'	36.14'	S 68°03'02"E	35.36'
C43	90°00'00"	25.00'	39.27'	N 34°14'41"E	35.36'
C44	89°20'07"	25.00'	36.36'	N 52°25'22"W	33.24'
C45	172°33'28"	50.00'	150.59'	N 07°48'42"W	99.79'
C46	89°40'44"	30.00'	36.26'	N 38°03'29"E	32.41'
C47	93°43'27"	10.00'	16.36'	S 39°02'51"W	14.59'
C48	172°33'28"	12.00'	36.14'	N 07°48'42"W	23.95'
C49	93°43'05"	10.00'	16.36'	S 54°40'25"E	14.59'
C50	02°21'04"	800.00'	32.83'	N 01°10'32"E	32.82'
C51	90°00'00"	125.00'	196.35'	N 45°00'00"E	176.78'
C52	90°19'16"	30.00'	47.29'	S 44°50'22"W	42.55'
C53	89°40'44"	30.00'	46.96'	N 45°09'38"E	42.31'
C54	180°00'00"	5.00'	15.71'	S 00°00'00"E	10.00'
C55	180°00'00"	5.00'	15.71'	N 00°00'00"E	10.00'
C56	74°06'27"	25.00'	32.34'	N 52°56'46"E	30.13'
C57	27°46'46"	125.00'	60.61'	N 02°00'10"E	60.01'
C58	101°56'37"	50.00'	88.96'	N 30°05'05"E	77.68'
C59	180°00'00"	50.00'	157.08'	S 00°03'23"W	100.00'
C60	88°55'26"	25.00'	38.80'	S 45°35'40"W	35.02'
C61	14°45'36"	175.00'	45.08'	S 08°30'45"W	44.96'
C62	77°09'37"	25.00'	33.67'	S 22°41'16"E	31.18'
C63	180°00'00"	12.00'	37.70'	N 00°03'23"E	24.00'
C64	180°00'00"	12.00'	37.70'	S 00°03'23"W	24.00'
C65	61°16'05"	200.00'	213.87'	S 30°38'02"E	203.82'
C66	10°45'19"	750.00'	140.79'	S 05°22'39"E	140.58'
C67	10°45'19"	1050.00'	197.10'	S 05°22'39"E	196.81'
C68	12°37'34"	175.00'	38.56'	S 06°18'47"W	38.49'
C69	75°31'21"	25.00'	32.95'	S 25°08'06"E	30.62'
C70	27°06'13"	200.00'	94.61'	S 76°26'53"E	93.73'

Aspen Crossing

PT17-XXX Sheet 1 of 1
Date of Preparation: June 12, 2017