

Preliminary Plat

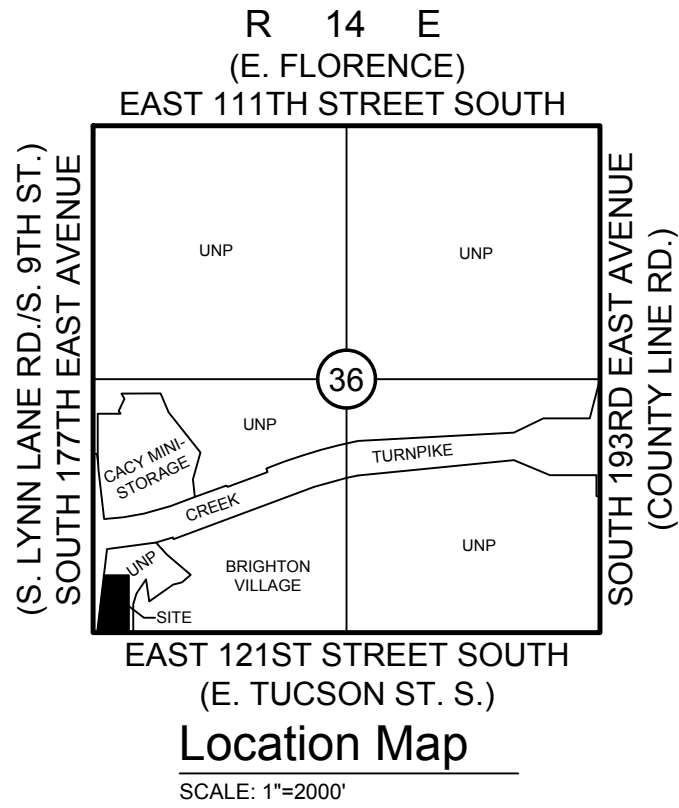
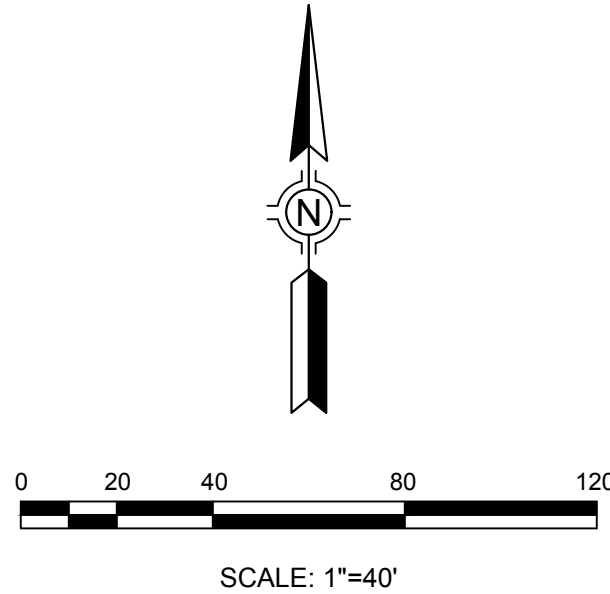
Top Dog

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

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

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 Statistics:

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
[Hatched Box] = STREET ADDRESS

Note:

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.

Monumentation:

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.

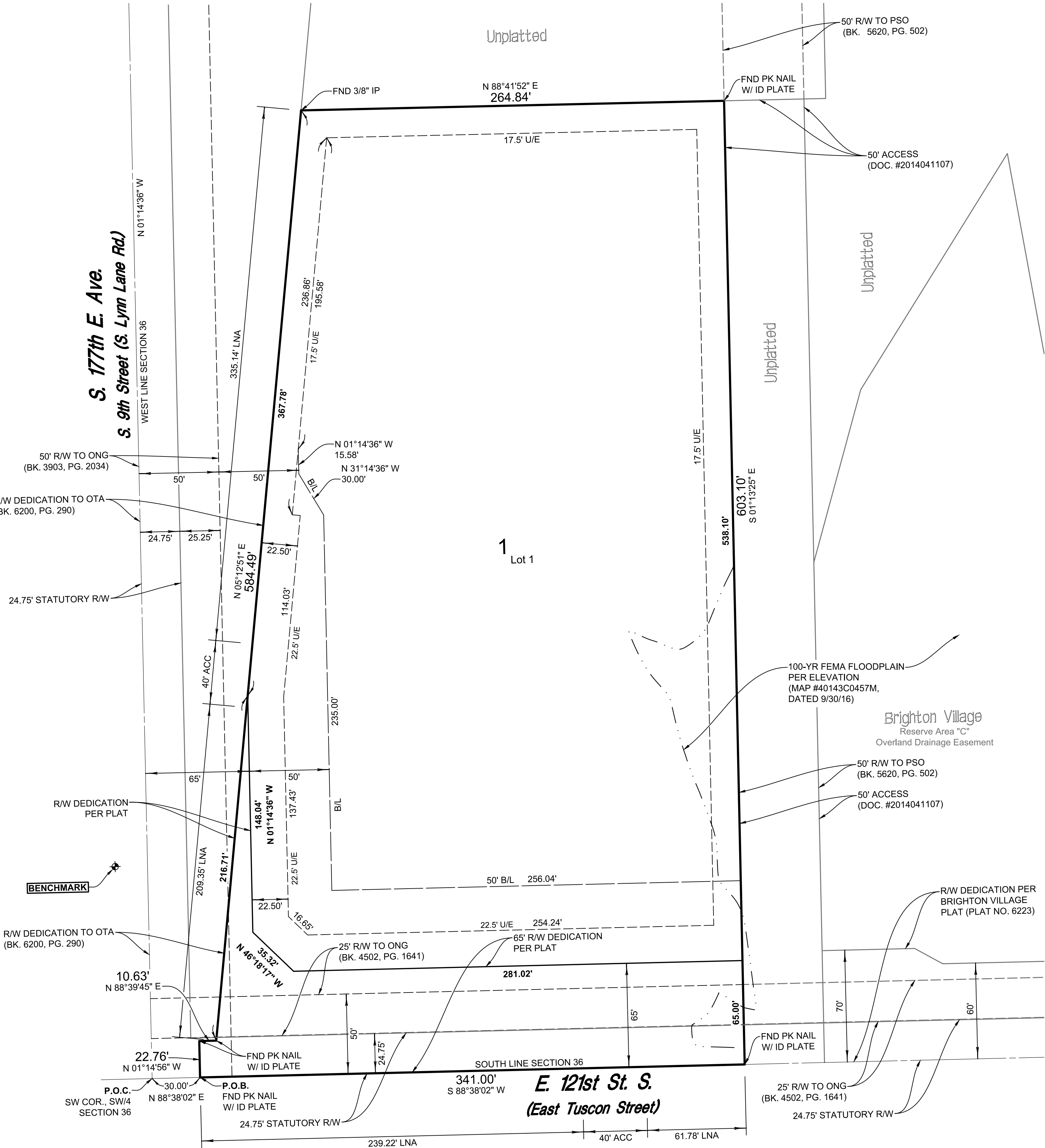
Benchmark:

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

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	-	-	-	-	-

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.



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

APPROVED _____ by the City
Council of the City of Broken Arrow,
Oklahoma.
Mayor
Attest: City Clerk

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