



Final Plat - PUD #147

5917 Bristol Ponds

AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA; BEING A PART OF THE SE/4 OF SECTION 15, T-18-N, R-14-E, OF THE INDIAN BASE AND MERIDIAN; A RESUBDIVISION OF PART OF 'METROLAND COMMERCIAL CENTER', AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (PLAT #4955) AND PART OF 'VILLAGE PARK', AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA (PLAT #5152)

Owner/Developer
BREEZE PETROLEUM, LLC
7170 S. BRADEN AVE. #200
TULSA, OK 74136
PHONE: (918) 492-5090

Engineer/Surveyor
HALL, ROSENBAUM, ALMON & ASSOCIATES, INC.
1913 WEST TACOMA, SUITE-C
BROKEN ARROW, OKLAHOMA 74012-1472
PHONE: (918) 258-3737
FAX: (918) 258-2554
C.A.#3643 EXPIRES JUNE 30, 2007

Basis of Bearing
PLATTED BEARING OF S 00°00'00" W
ALONG THE WEST LINE OF "VANDEVER
PLAZA II" AN ADDITION TO THE CITY
OF BROKEN ARROW, TULSA COUNTY,
STATE OF OKLAHOMA (PLAT NO. 5108)

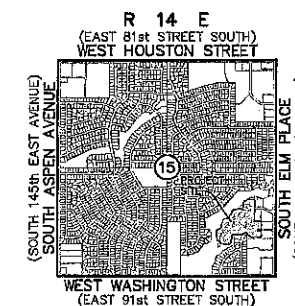
Notes
ADDRESSES SHOWN ON THIS PLAT WERE
ACCURATE AT THE TIME THIS PLAT WAS
FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED
ON IN PLACE OF LEGAL DESCRIPTION.

ALL PRIVATE STREETS SHOWN HEREON
ARE DEDICATED AS RESERVE A BY THIS
PLAT.

ALL WATER AND SANITARY SEWER
SERVICES WILL BE SUPPLIED AND
MAINTAINED BY THE CITY OF BROKEN
ARROW.

Benchmark
TOP OF SANITARY SEWER MANHOLE
LOCATED AT THE NORTHWEST CORNER
OF LOT 1 BLOCK 1 "VANDEVER PLAZA"
ELEVATION = 701.24 (NGVD 1929)

Monumentation
ALL CORNERS SHOWN WERE
SET USING A #3 X 18" REBAR PIN
WITH A PLASTIC CAP STAMPED "PLS
1283". UNLESS OTHERWISE NOTED.



Location Map

SCALE: none
Subdivision contains thirty-four (34) lots
in seven (7) blocks
Block 1 contains 4 lots
Block 2 contains 15 lots
Block 3 contains 10 lots
Block 4 contains 6 lots
Block 5 contains 15 lots
Block 6 contains 9 lots
Block 7 contains 7 lots
605,483.28 SF / 13.90 ACRES

STATE OF OKLAHOMA }
COUNTY OF TULSA }

I, Earlene Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a file maintained now on file in my office.

Dated the 1st day of Nov., 2005
EARLENE WILSON, Tulsa County Clerk
Attest: City Clerk

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 \$ 8,551.00 per trust receipt no. to be applied to 2005 taxes. This certificate is NOT to be construed as payment of 2005 taxes in full but is given in order that this plat may be filed on record. No taxes may exceed the amount of the security.

By: [Signature]
Tulsa County Clerk

Bristol Ponds
Case No. 0704-130
Development No. 04-175
Sheet 1 of 2

Date Prepared: October 17, 2005

BACKFLOW PREVENTER VALVE TABLE

BLOCK	LOTS	FINISH FLOOR ELEVATION	UPSTREAM MANHOLE	TOP OF RIM ELEVATION
1	1	706.50	28	704.50
1	2	706.50	28	704.50
1	3	706.50	28	704.50
1	4	706.50	28	704.50
2	1	706.50	28	704.48
2	2	706.50	28	704.48
2	3	706.50	28	704.48
2	4	706.50	28	704.48
2	5	706.50	28	704.48
2	6	706.50	28	704.48
2	7	706.50	28	704.48
2	8	706.50	28	704.48
2	9	706.50	28	704.48
2	10	706.50	28	704.48
2	11	706.50	28	704.48
2	12	706.50	28	704.48
2	13	706.50	28	704.48
2	14	706.50	28	704.48
2	15	706.50	28	704.48
3	1	709.50	29	709.49
3	2	709.50	29	709.49
3	3	709.50	29	709.49
3	4	709.50	29	709.49
3	5	709.50	29	709.49
3	6	709.50	29	709.49
3	7	709.50	29	709.49
3	8	709.50	29	709.49
3	9	709.50	29	709.49
3	10	709.50	29	709.49
4	1	703.50	19	702.78
4	2	704.50	19	702.78
4	3	704.50	19	702.78
4	4	704.50	19	702.78
4	5	704.50	19	702.78
4	6	704.50	19	702.78
5	1	704.50	20	703.25
5	2	704.50	20	703.25
5	3	704.50	20	703.25
5	4	704.50	20	703.25
5	5	704.50	20	703.25
5	6	704.50	20	703.25
5	7	704.50	20	703.25
5	8	704.50	20	703.25
5	9	704.50	20	703.25
5	10	704.50	20	703.25
5	11	704.50	20	703.25
5	12	704.50	20	703.25
5	13	704.50	20	703.25
5	14	704.50	20	703.25
5	15	704.50	20	703.25
6	1	706.00	21	705.19
6	2	706.00	21	705.19
6	3	706.00	21	705.19
6	4	706.00	21	705.19
6	5	706.00	21	705.19
6	6	706.00	21	705.19
6	7	706.00	21	705.19
6	8	706.00	21	705.19
6	9	706.00	21	705.19
6	10	706.00	21	705.19
6	11	706.00	21	705.19
6	12	706.00	21	705.19
6	13	706.00	21	705.19
6	14	706.00	21	705.19
6	15	706.00	21	705.19
7	1	704.50	18	703.76
7	2	704.50	18	703.76
7	3	704.50	18	703.76
7	4	704.50	18	703.76
7	5	704.50	18	703.76
7	6	704.50	18	703.76
7	7	704.50	18	703.76
7	8	704.50	18	703.76
7	9	704.50	18	703.76
7	10	704.50	18	703.76
7	11	704.50	18	703.76
7	12	704.50	18	703.76
7	13	704.50	18	703.76
7	14	704.50	18	703.76
7	15	704.50	18	703.76

* REQUIRES BACKFLOW PREVENTER VALVE.

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.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED BY THE ON-SITE DETENTION FACILITY AS SHOWN IN THE TWO EXCEPTIONS TAKEN ENGINEERING PLANS IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-0105-40.

Legend

- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- T/E TURNAROUND EASEMENT
- PL/E FENCE & LANDSCAPE EASEMENT
- MA/E MUTUAL ACCESS EASEMENT
- OO/E OVERLAND DRAINAGE EASEMENT
- R/W RIGHT OF WAY
- LNA LIMITS OF NO ACCESS
- POB POINT OF BEGINNING
- TCM TRAFFIC CONTROL MEDIAN
- 1234 STREET ADDRESS
- AREA DEDICATED TO CITY OF BROKEN ARROW
- 10' BUILDING SETBACK LINE
- MANDATORY BUILDING LINE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	62°37'32"	25.00'	27.33'
C2	39°43'07"	25.00'	17.33'
C3	131°19'33"	40.00'	91.68'
C4	80°05'11"	40.00'	58.91'
C5	40°22'03"	23.00'	16.20'
C6	158°45'54"	10.00'	27.72'
C7	90°00'00"	15.00'	23.56'
C8	180°00'00"	10.00'	31.42'
C9	180°00'00"	100.00'	26.18'
C10	07°28'29"	70.00'	8.15'
C11	97°30'31"	10.00'	17.02'
C12	107°57'33"	10.00'	18.85'
C13	08°12'08"	180.00'	28.70'
C14	137°49'18"	10.00'	24.05'
C15	03°10'12"	190.00'	10.51'
C16	76°37'01"	10.00'	13.37'
C17	90°00'00"	10.00'	15.71'
C18	70°08'04"	20.00'	24.47'
C19	126°48'29"	10.00'	22.13'
C21	21°41'52"	250.00'	94.67'
C22	70°00'22"	25.00'	30.55'
C24	79°50'37"	25.00'	34.84'
C25	34°58'38"	180.00'	97.72'
C26	78°42'40"	25.00'	34.34'
C27	22°25'07"	225.00'	88.04'
C28	22°25'07"	225.00'	99.78'
C29	04°08'28"	155.00'	11.11'
C30	91°04'48"	25.00'	39.74'
C31	144°57'52"	15.00'	37.95'
C32	215°02'08"	25.00'	93.83'
C33	215°02'08"	25.00'	206.42'
C34	94°25'53"	125.00'	206.13'
C35	130°11'58"	155.00'	35.28'
C36	45°00'52"	25.00'	19.64'
C37	105°13'03"	25.00'	45.91'
C38	14°41'58"	155.00'	39.76'
C39	139°28'53"	35.00'	85.20'
C40	139°28'53"	35.00'	158.24'
C41	130°00'00"	65.00'	147.48'
C42	130°00'00"	130.00'	36.91'
C43	110°17'43"	25.00'	39.27'
C44	90°00'00"	25.00'	46.40'
C45	17°43'27"	150.00'	46.81'
C46	17°43'27"	150.00'	39.36'
C47	150°21'21"	15.00'	15.40'
C48	08°52'57"	150.00'	91.47'
C49	208°38'39"	55.00'	201.24'
C50	142°12'51"	16.00'	37.23'
C52	91°59'46"	40.00'	64.18'
C53	39°42'46"	25.00'	17.33'
C54	90°00'00"	40.00'	82.83'
C55	90°00'00"	40.00'	23.58'

