# (KENOSHA STREET) EAST 71ST STREET SOUTH EAST 81ST STREET SOUTH (HOUSTON AVENUE) **Location Map** Scale: 1"= 2000'

### **SUBDIVISION CONTAINS:**

FORTY-FIVE (45) LOTS IN SIX (6) BLOCKS

WITH TWO (2) RESERVES

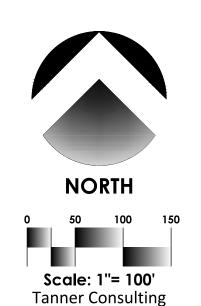
GROSS SUBDIVISION AREA: 39.85 ACRES

### Notes:

- 1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- 2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- 3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
- (a) PK NAIL FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 11;
- (b) BRASS CAP FOUND AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 11;

THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 1°31'14" WEST.

- 4. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY S. 266TH EAST AVE. AND S.267 EAST AVE., BOTH BEING PUBLIC STREETS.
- 5. ACCESS IS RESTRICTED, AND ADDITIONAL SETBACK AND OTHER CITY OF BROKEN DESIGNATED "RESTRICTED ACCESS" OR "R.A." THIS NOTE IS IN REFERENCE AND SUBORDINATE TO A SIMILAR PROVISION IN THE RESTRICTIVE COVENANTS.
- 6. STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION



**BUILDING LINE BUILDING LINE & UTILITY** EASEMENT **BOOK & PAGE** 

CHORD BEARING **CHORD DISTANCE** CENTERLINE **DELTA ANGLE** DOC DOCUMENT EASEMENT

GOVERNMENT LNA ODE RES. LIMITS OF NO ACCESS OVERLAND DRAINAGE EASEMENT

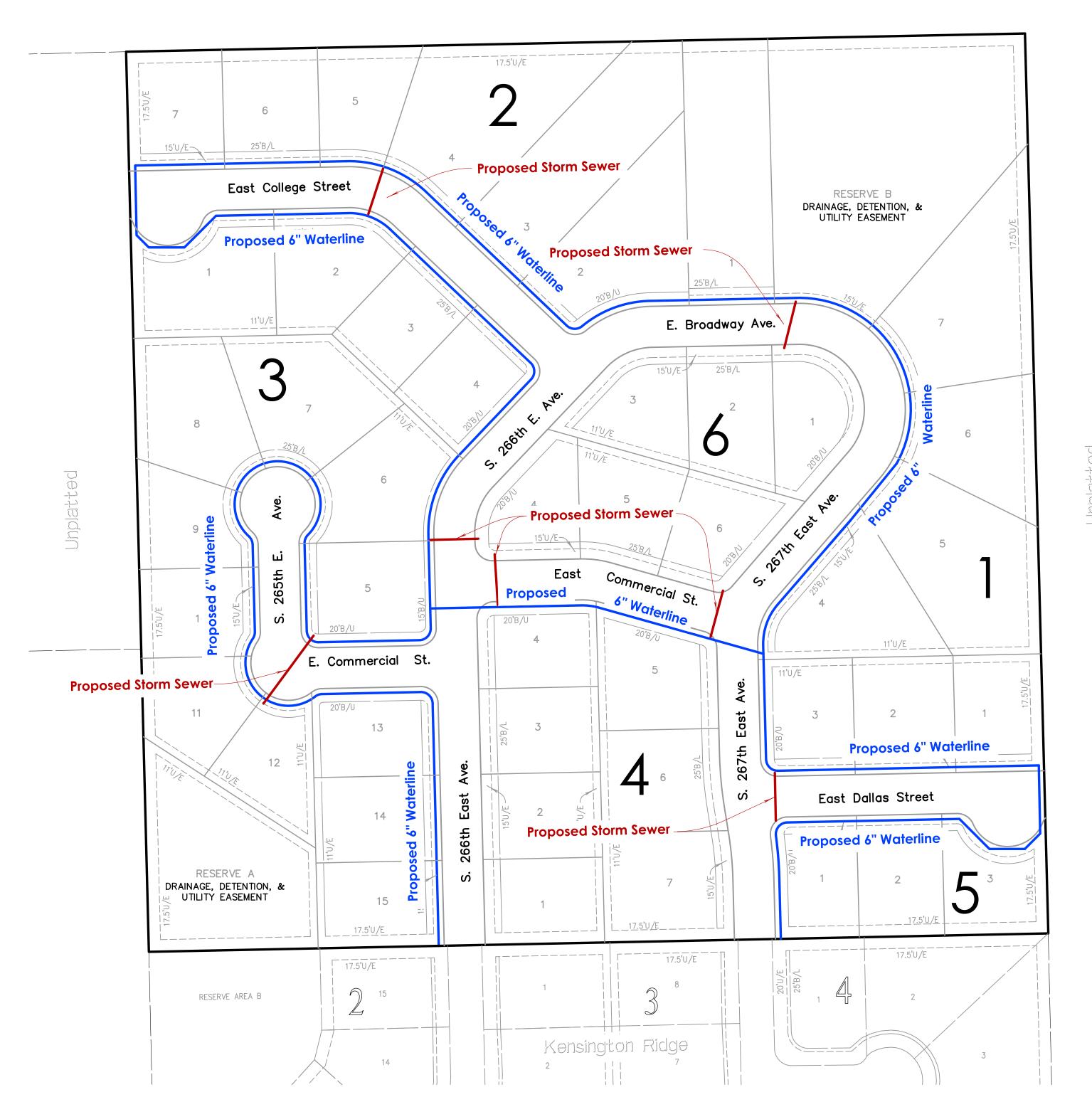
R/W RIGHT-OF-WAY U/E UTILITY EASEMENT ADDRESS ASSIGNED

## RESERVE

# Conceptual Utility Plan Kensington Ridge II

PART OF THE SOUTHEAST QUARTER (SW/4) OF SECTION ELEVEN (11) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIFTEEN (15) EAST, OF THE INDIAN MERIDIAN A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA

Unplatted



### OWNER:

### Green Property Management, Inc.

17211 S. 4170 Road Claremore, Oklahoma 74017 Phone: (918)342-0840 Contact: Brian Green

### SURVEYOR/ENGINEER:

### Tanner Consulting, L.L.C.

DAN E. TANNER, P.L.S. NO. 1435 OK CA NO. 2661, EXPIRES 6/30/2019 EMAIL: DAN@TANNERBAITSHOP.COM 5323 South Lewis Avenue Tulsa, Oklahoma 74105 Phone: (918) 745-9929

Kensington Ridge II