

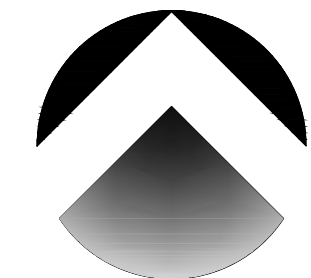
Conceptual Utility Plan

Creek 51 Business Park

Phase I

PUD XXX

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER (E/2 SE/4) OF SECTION EIGHTEEN (18), AND A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION SEVENTEEN (17), ALL LYING WITHIN TOWNSHIP EIGHTEEN (18) NORTH, RANGE (15) EAST OF THE INDIAN BASE AND MERIDIAN A SUBDIVISION WITHIN THE CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA



Scale: 1"= 80'

Tanner Consulting

OWNER:
FP Investors I, LLC
A TEXAS LIMITED LIABILITY COMPANY
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SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
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CURVE	LENGTH(L)	RADIUS(R)	DELTA(Δ)	CHORD(BRG(CB)	CHORD(D(CD)
1	208.34	460.00'	25°59'05"	N59°06'73"E	206.57'
2	197.80	540.00'	20°98'72"	N61°34'58"W	196.70'
3	168.50'	460.00'	20°98'72"	N61°34'59"E	167.56'
4	244.578'	540.00'	25°59'05"	N59°04'73"E	242.492'

AREA LABEL	AREA(ACRES)	ADDRESS
BLOCK 1 LOT 1	2.065	SOUTH 37TH STREET
BLOCK 1 LOT 2	3.576	SOUTH 37TH STREET
BLOCK 2 LOT 1	2.321	SOUTH 37TH STREET
BLOCK 2 LOT 2	2.353	SOUTH 37TH STREET
RESERVE A	0.019	-
RESERVE B	0.019	-
RESERVE C	0.257	-

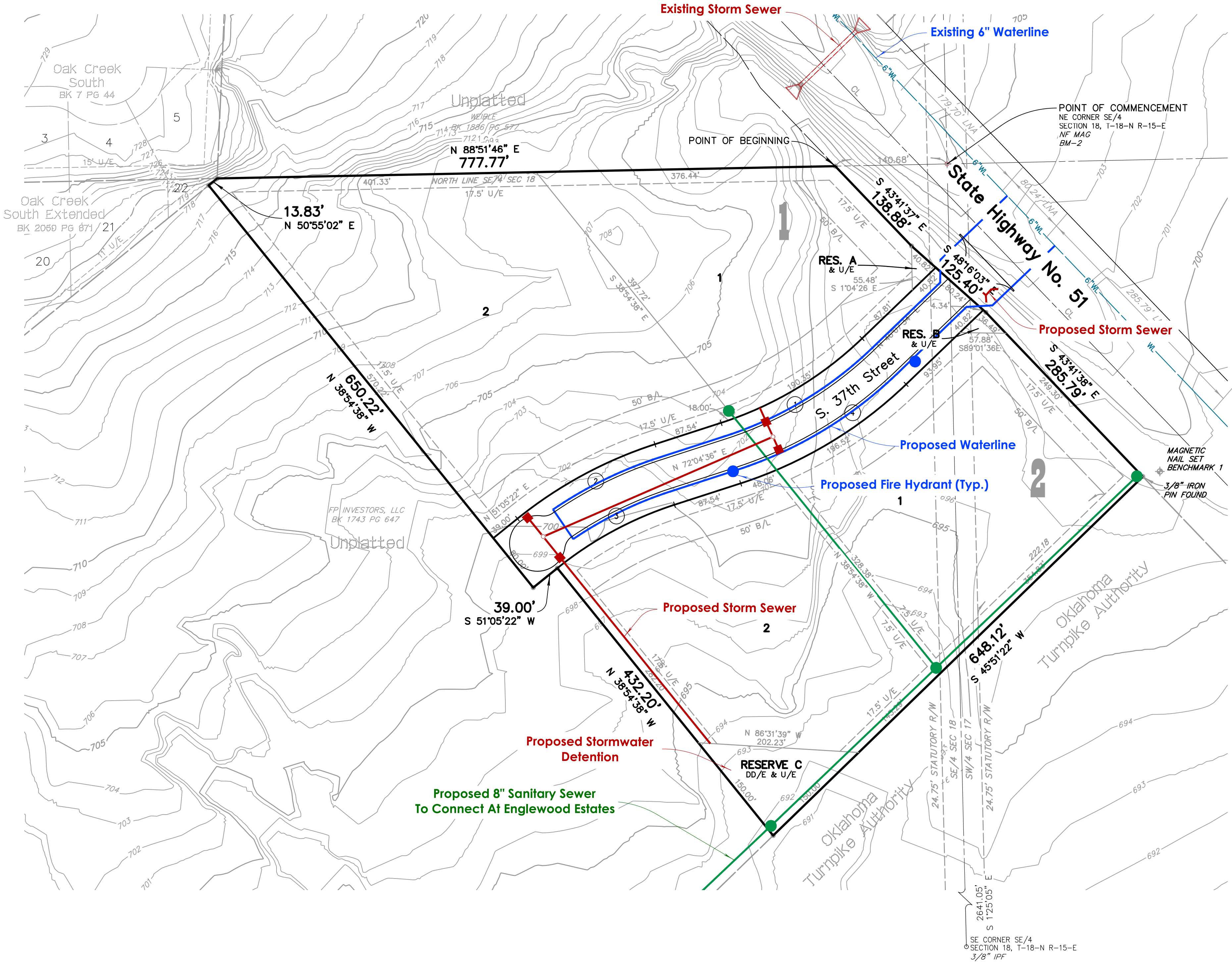
Benchmark 1

MAGNETIC NAIL WITH BRASS TAG MARKED "TANNER 1435" SET IN ASPHALT DRIVEWAY, APPROXIMATELY 21 FEET EAST AND 8 FEET NORTH OF THE MOST EASTERLY PROPERTY CORNER.
N: 385631.57 E: 2635736.61

ELEVATION = 698.37 (NAVD 88)

LEGEND

B/L BUILDING LINE
B/U BUILDING LINE & UTILITY EASEMENT
BK PG BOOK & PAGE
CB CHORD BEARING
CD CHORD DISTANCE
CL CENTERLINE
Δ DELTA ANGLE
DD/E DRAINAGE AND DETENTION EASEMENT
ESMT EASEMENT
IPF IRON PIN FOUND
LNA LIMITS OF NO ACCESS
MAG MAGNETIC
NF NAIL FOUND
ODE OVERLAND DRAINAGE EASEMENT
RES. RESERVE
R/W RIGHT-OF-WAY
SEC SECTION
U/E UTILITY EASEMENT
9929 ADDRESS ASSIGNED SET MONUMENT
FOUND MONUMENT



SUBDIVISION CONTAINS:
FOUR (4) LOTS
IN TWO (2) BLOCKS
WITH THREE (3) RESERVE AREAS
GROSS SUBDIVISION AREA: 11.877 ACRES

Notes:

- 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.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3503), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:
(1) MAGNETIC NAIL FOUND AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 18;
(2) OKLAHOMA DEPARTMENT OF TRANSPORTATION BRASS CAP FOUND AT THE NORTHWEST CORNER OF SOUTHEAST QUARTER (SE/4) OF SECTION 18;
THE BEARING BETWEEN SAID MONUMENTS BEING SOUTH 88°51'46" WEST.
- ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY VIRTUE OF STATE HIGHWAY NO. 51 RIGHT-OF-WAY AS PRESENTLY LOCATED.
- STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-072817-24

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

DATE OF PREPARATION: December 4, 2017

Creek 51 Business Park
Phase I
CASE NO. PT00-000
SHEET 1 OF 1