

Freedom Wash

A REPLAT OF LOT 5 AND LOT 7, BLOCK 1 OF KENWOOD ACRES (PLAT # 1417)
PLANNED UNIT DEVELOPMENT (PUD # 172)

SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA,
BEING A PART OF THE S/2 OF THE SE/4 OF SECTION 02,
TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN,

PUD 172-D

OWNER:
Freedom Wash, LLC
2635 S. Harvard Avenue
Tulsa, Oklahoma, 74114
Phone: (918) 814-7058
Hayden Greene

ENGINEER:
KKT Architects, Inc.
2200 South Utica Place
Tulsa, Oklahoma, 74114
Phone: (918) 744-4270
A. NICOLE WATTS, P.E. NO. 21511
OK CA NO. 3305, EXPIRES 6/30/2019
email: nicole.watts@kktarchitects.com

SURVEYOR:
Sisemore Weisz & Associates, Inc.
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
OK CA NO. 2421, EXPIRES 6/30/2019

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD83), WITH THE SOUTH LINE OF SECTION 14 HAVING A BEARING OF S88°41'01"W.

MONUMENTATION

ALL CORNERS TO BE SET WITH A 3/8" IRON PIN WITH YELLOW CAP UNLESS OTHERWISE NOTED.

FLOOD ZONE NOTE

THE PROPERTY DESCRIBED HAS BEEN EXAMINED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA, MAP NO. 40143C0391L, MAP REVISED: SEPTEMBER 30, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE (X) NOT SHADED WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

NOTES

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON PIN UNLESS OTHERWISE NOTED.
- 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.
- ALL WATER AND SANITARY SEWER LINES WILL BE SUPPLIED BY THE CITY OF BROKEN ARROW.
- ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREET BY THIS PLAT.

ABBREVIATIONS

ACC	ACCESS
B/L	BUILDING LINE
BM	BENCH MARK
BK PG	BOOK & PAGE
CB	CHORD BEARING
CD	CHORD DISTANCE
ESMT	EASEMENT
FL/E	LANDSCAPE EASEMENT
FU/E	FENCE & UTILITY EASEMENT
ITB	INITIAL TANGENT BEARING
LNA	LIMITS OF NO ACCESS
MAE	MUTUAL ACCESS EASEMENT
PSO/E	PUBLIC SERVICE COMPANY EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT-OF-WAY
RWE	RESTRICTED WATERLINE EASEMENT
SD	STORM SEWER
SD/E	STORM DETENTION EASEMENT
SS	SANITARY SEWER
SS/E	SANITARY SEWER EASEMENT
ST/E	STORM SEWER EASEMENT
U/E	UTILITY EASEMENT
WL	WATERLINE
WL/E	WATERLINE EASEMENT

ADDRESSES

470 E. KENOSHA STREET
BROKEN ARROW,
OKLAHOMA 74012

500 E. KENOSHA STREET
BROKEN ARROW,
OKLAHOMA 74012

1020 N. 5TH STREET
BROKEN ARROW,
OKLAHOMA 74012

1030 N. 5TH STREET
BROKEN ARROW,
OKLAHOMA 74012

LAND AREA

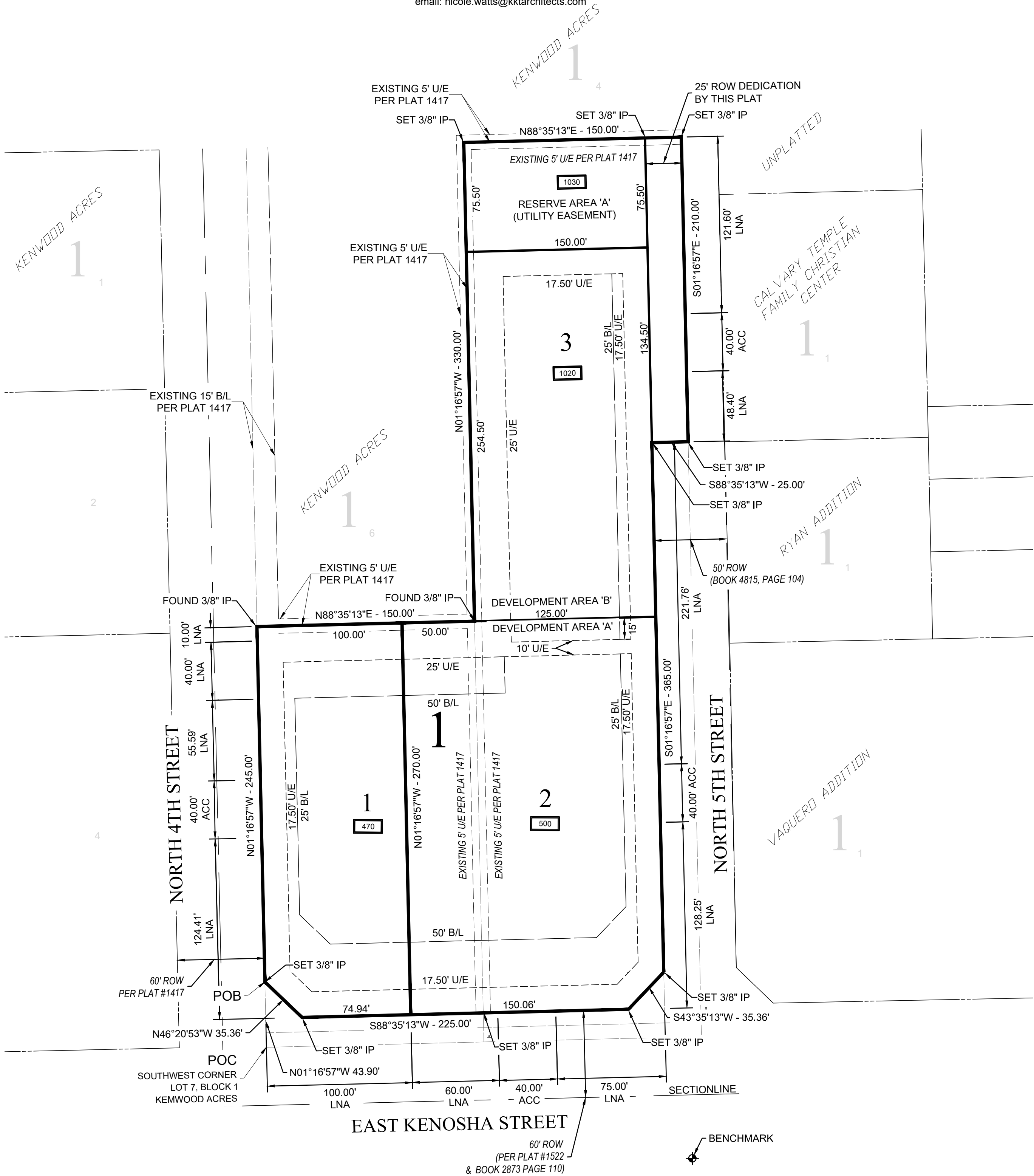
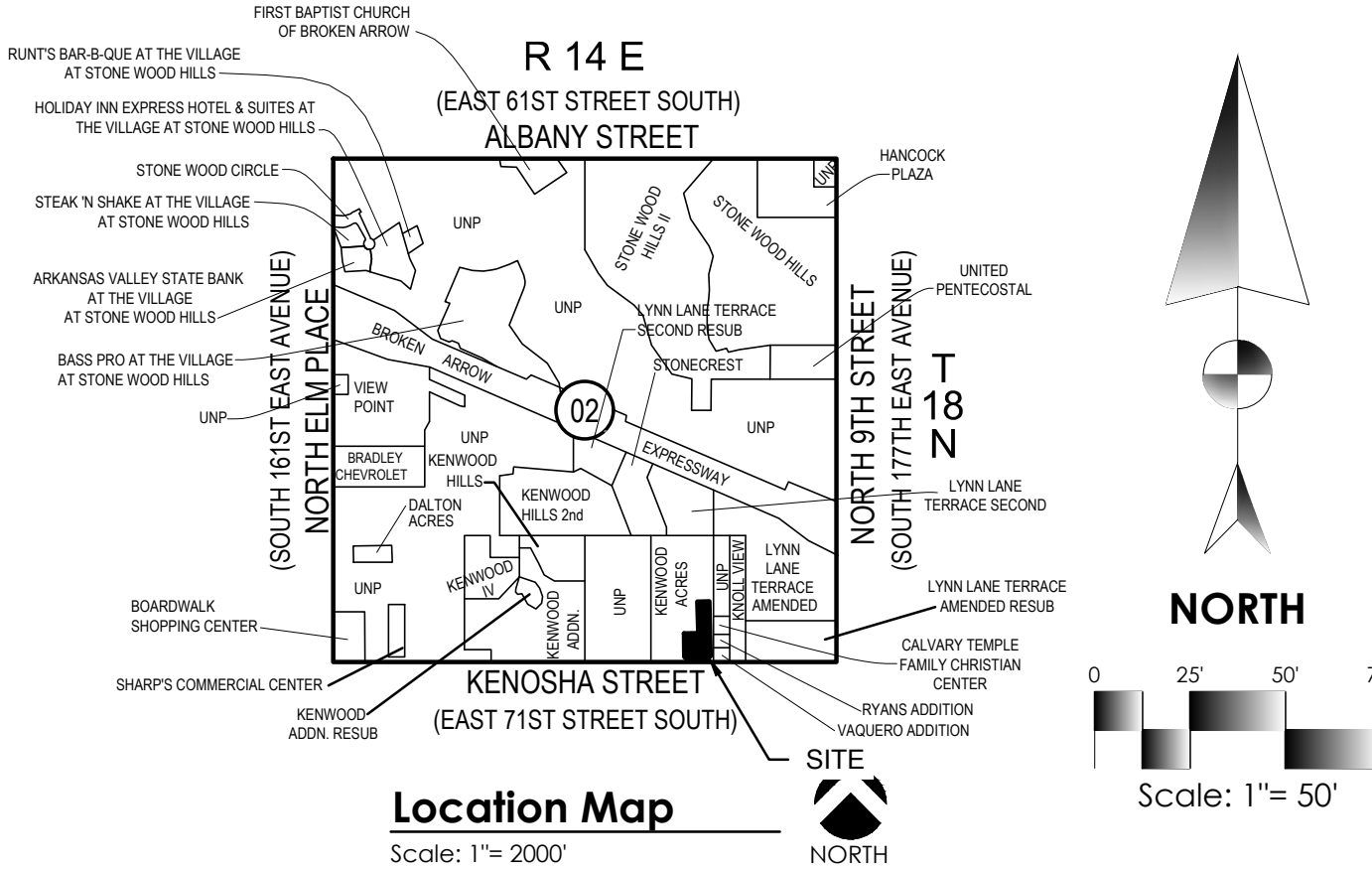
SUBDIVISION CONTAINS 3 LOTS IN 1 BLOCK
SUBDIVISION CONTAINS 120,125.00SF (2.76 AC)
BLOCK 1 CONTAINS 120,125.00SF (2.76 AC)
RESERVE AREA A CONTAINS 11,325.00SF (0.26 AC)

DETENTION NOTE

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE IN ACCORDANCE WITH FEE-IN-LIEU DETENTION DETERMINATION #DD-041918-13.

Benchmark

CHISELED SQUARE
(N:393646.70, E:2623410.00)
ELEVATION = 769.28



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 \$_____ per trust receipt no. _____ to be applied to 20_____ taxes. This certificate in NOT to be construed as payment of 20_____ taxes in full but is given in order that this plat may be filed on record. 20_____ taxes may exceed the amount of the security deposit.

Dated: _____
DENNIS SEMLER
Tulsa County Treasurer

By: _____
Deputy

APPROVED BY THE CITY COUNCIL OF THE
CITY OF BROKEN ARROW, OKLAHOMA.

MAYOR _____ DATE _____

ATTEST: CITY CLERK _____ DATE _____

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BEING A PART OF THE S/2 OF THE SE/4 OF SECTION 02,
TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.

Planned Unit Development No. 172
FREEDOM WASH
 Case No. PT18-107 / Development No. -----
 Sheet 3 OF 3
 Date of Preparation: SEPTEMBER 7, 2018