

Aspen Crossing Patio Homes

A subdivision in the City of Broken Arrow, being a part of the SW/4 of Section 3, Township 17 North, Range 14 East of the Indian Meridian, Tulsa County, State of Oklahoma

I, the undersigned, the duly qualified and acting county Treasurer, of Wagoner County, Wagoner, Oklahoma, hereby certify that according to the _____ tax rolls the taxes on the above description are paid.

Dana Patten, County Treasurer

Legend	
	Res. = Reserve
	ROW = Right of Way
	T.C.M. = Traffic Control Median
	U/E = Utility Easement
	UNP = Unplatted

Monument Notes
A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all lot corners after completion of improvements, unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all street centerline intersections, points of curve, points of tangency, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings
The non-astronomic bearings for this survey are based on an assumed bearing of N 89°54'57"W along the south line of the SW/4 of Section 3, T-17-N, R-14-E, Tulsa County, State of Oklahoma, according to the official U.S. Government Survey thereof.

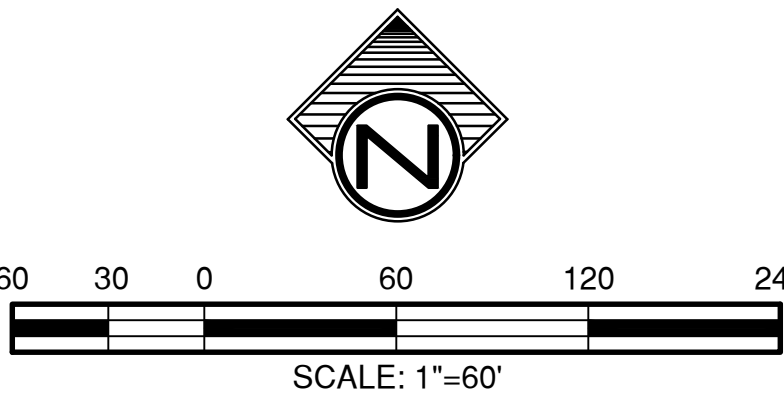
Benchmark
Top of a 2-1/2" brass cap at the southwest corner of Section 3, T-17-N, R-14-E, Tulsa County, State of Oklahoma.
Elevation = 619.27 NAVD 1988

Notes
1. Water to be supplied by the City of Broken Arrow.
2. Sewage to be received by the City of Broken Arrow.
3. Access is restricted and additional setbacks apply as per PUD 260 with lots designated "Driveway Access Limitation".
4. There are to be no "Zero Lot Line" single-family detached units.
5. All pie-shaped meet the minimum lot width at the building setback line.

Stormwater Detention
Stormwater detention accommodations for this plat are provided in accordance with Detention Determination No. DD-020717-02. Stormwater detention for this plat will be provided on the site.

Lot Addresses
Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied upon in place of the legal description.

Lot	Addresses	Lot	Addresses	Lot	Addresses
1	1915	30	1905	18	1935
2	1919	31	1909	19	1939
3	1923	32	1913	20	1945
4	1927	33	1917		
5	1931	34	1921		
6	1935	35	1925		
7	1939	36	1929		
8	1943	37	1933		
9	1947	38	1937		
10	1951	39	1941		
11	1955	40	1945		
12	1959				
13	1963				
14	1967				
15	1971				
16	1975				
17	1979				
18	1983				
19	1987				
20	1991				
21	1995				
22	1999				
23	2003				
24	2007				
25	2011				
26	2015				
27	2019				
28	2023				
29	2027				



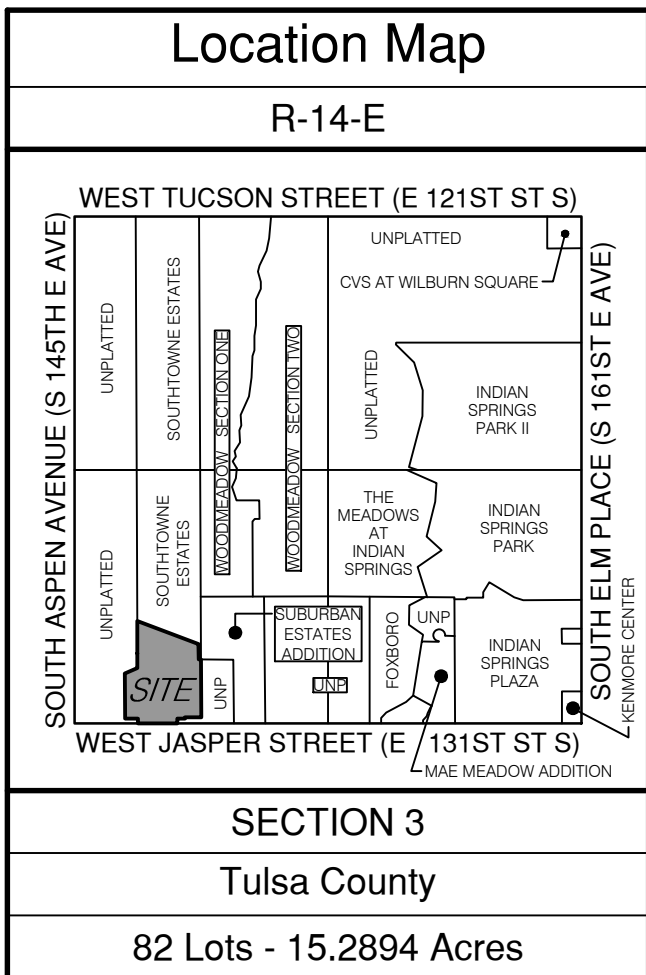
OWNER / DEVELOPER

Aspen Crossing Development Company, L.L.C.
an Oklahoma Limited Liability Company
12150 East 96th Street North, Suite 202
Owasso, Oklahoma 74055
918.376.6536

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918.252.9621

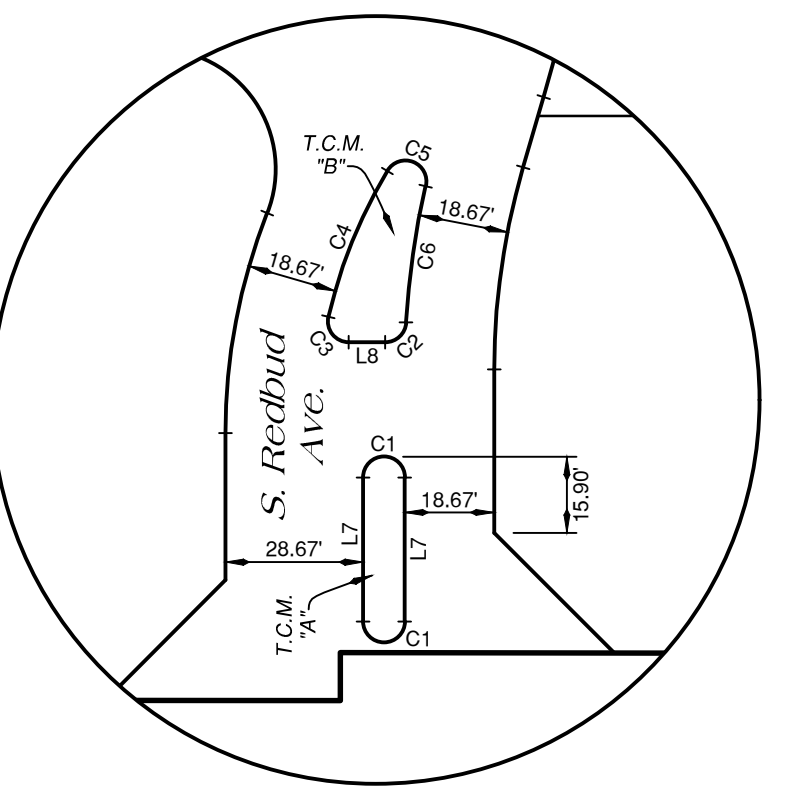
CERTIFICATE OF AUTHORIZATION No. 531
RENEWAL DATE: JUNE 30, 2019



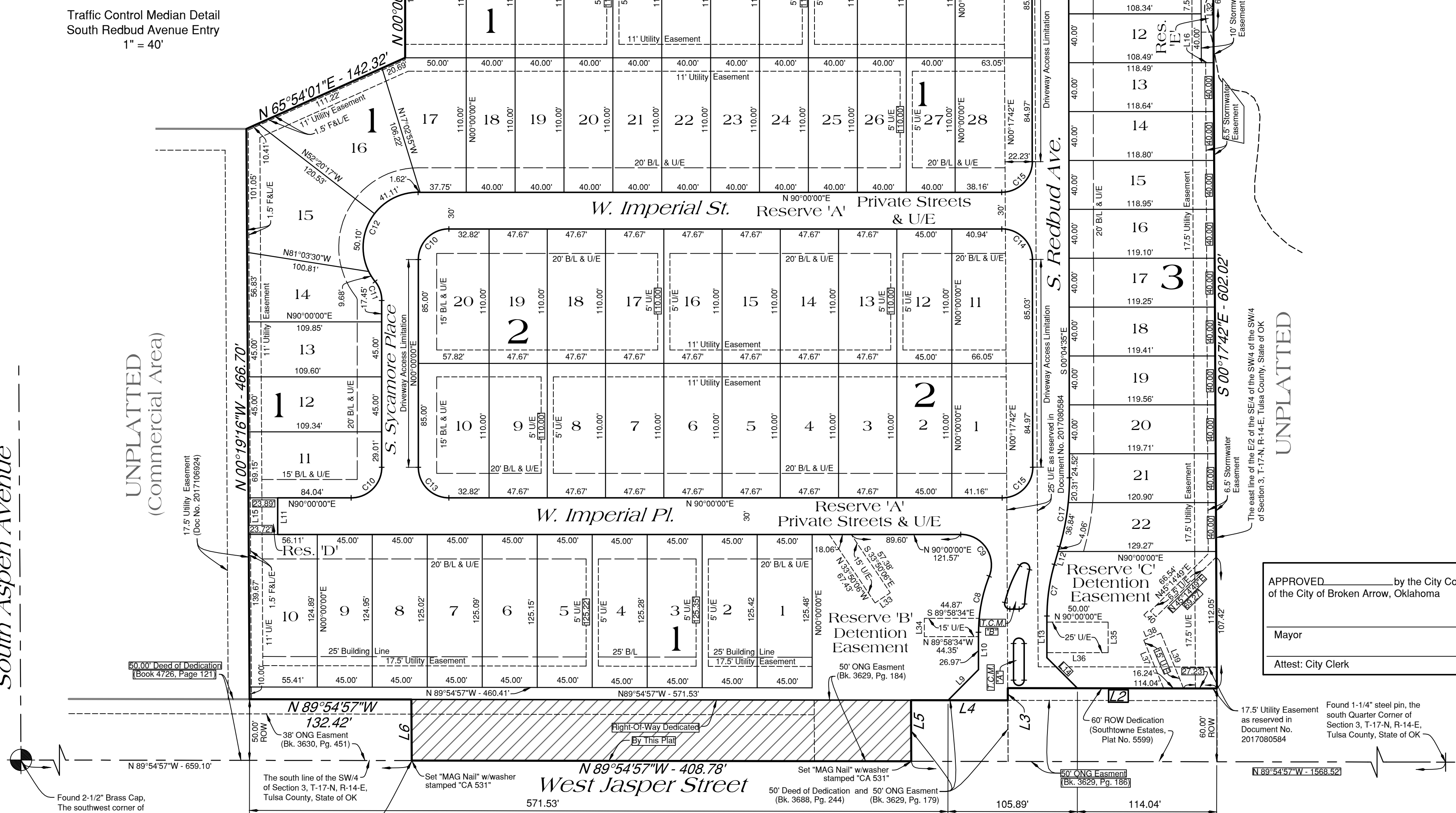
Backflow Preventer Valve Table	
LOTS	PROPOSED FINISHED FLOOR ELEVATION
1	627.2
2	627.2
3	627.2
4	627.2
5	627.2
6	627.2
7	627.2
8	627.2
9	627.2
10	627.2
11	627.2
12	627.2
13	627.2
14	627.2
15	627.2
16	627.2
17	627.2
18	627.2
19	627.2
20	627.2
21	627.2
22	627.2
23	627.2
24	627.2
25	627.2
26	627.2
27	627.2
28	627.2
29	627.2
30	627.2
31	627.2
32	627.2
33	627.2
34	627.2
35	627.2
36	627.2
37	627.2
38	627.2
39	627.2
40	627.2

Aspen Crossing Patio Homes	
LOTS	PROPOSED FINISHED FLOOR ELEVATION
1	627.2
2	627.2
3	627.2
4	627.2
5	627.2
6	627.2
7	627.2
8	627.2
9	627.2
10	627.2
11	627.2
12	627.2
13	627.2
14	627.2
15	627.2
16	627.2
17	627.2
18	627.2
19	627.2
20	627.2
21	627.2
22	627.2
23	627.2
24	627.2
25	627.2
26	627.2
27	627.2
28	627.2
29	627.2
30	627.2
31	627.2
32	627.2
33	627.2
34	627.2
35	627.2
36	627.2
37	627.2
38	627.2
39	627.2
40	627.2

*All new buildings that are served by sanitary sewer service shall install a backwater device (backflow preventer). Installation of these devices and all maintenance shall be at the sole expense of the property owner. Broken Arrow Ordinance No. 3527, Section 24-303, Adopted May 15, 2016. All lots require a backflow preventer valve.



Traffic Control Median Detail
South Redbud Avenue Entry
1" = 40'



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