

Final Plat
Planned Unit Development 260

OWNER / DEVELOPER

Aspen Crossing Development Company, L.L.C.

an Oklahoma Limited Liability Company
12150 East 96th Street North, Suite 102
Owasso, Oklahoma 74055
918.376.6536

ENGINEER / SURVEYOR

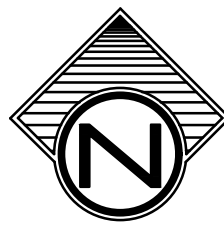
Tulsa Engineering & Planning Associates, Inc.

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

Aspen Crossing I

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

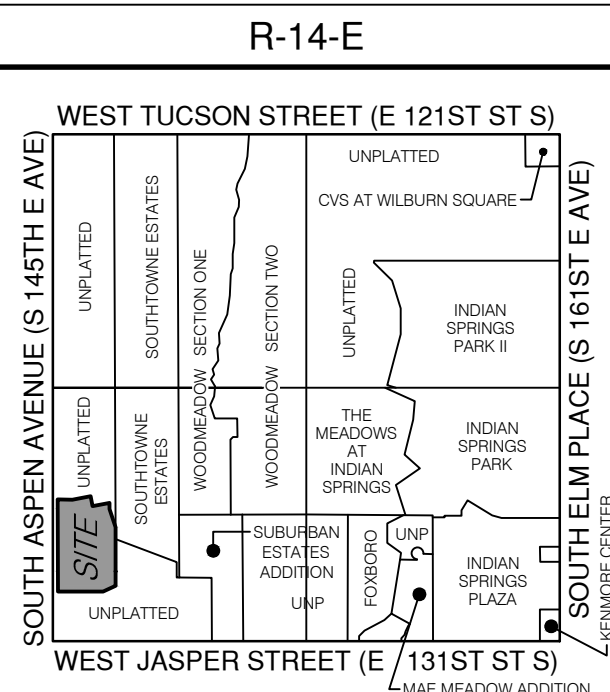


60 30 0 60 120 240
SCALE: 1"=60'

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

Location Map



SECTION 3

Tulsa County

49 Lots - 12.6319 Acres

Legend

Esmt.	= Easement	Res.	= Reserve
B/L	= Building Line	ROW	= Right of Way
Bk.	= Book	T.C.M.	= Traffic Control Median
F&L/E	= Fence & Landscape Easement	U/E	= Utility Easement
Pg.	= Page		

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 tangent, points of compound curve, points of reverse curve, center of cut-de-asse 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

- Water to be supplied by the City of Broken Arrow.
- Sewage to be received by the City of Broken Arrow.
- Access is restricted and additional setbacks apply as per PUD 260 with lots designated "Driveway Access Limitation".
- All lots shall 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 adjacent site, Aspen Crossing Palto Homes.

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	2029	8	2005	26	2010
2	2025	9	2009	27	2006
3	2021	10	2013	28	2002
4	2017	11	2017		
5	2013	12	2021	Lot	Addresses
6	2009	13	2022	1	7501
7	2005	14	2018	2	7505
8	2001	15	2014	3	7509
9	1953	16	2010	4	7513
10	1949	17	2006	5	7517
		18	2000	6	7521
		19	2003	7	7601
		20	2007	8	7605
		21	2011	9	7609
		22	2015	10	7613
		23	2019	11	7617
		24	2020		
		25	2016		

Line Table

No.	Bearing	Distance	No.	Bearing	Distance
L1	N 90°00'00"W	44.00'	L4	N 00°00'00"E	16.47'
L2	S 45°09'38"E	35.26'	L5	N 62°53'47"W	10.06'
L3	N 68°11'00"W	13.27'	L6	S 44°50'22"W	35.45'

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	180°00'00"	5.00'	15.71'	N 00°00'00"E	10.00'
C2	21°49'00"	150.00'	57.12'	S 79°05'30"E	56.77'
C3	21°49'00"	200.00'	76.15'	S 79°05'30"E	75.69'
C4	90°00'00"	125.00'	196.35'	N 45°00'00"E	176.78'
C5	90°00'00"	25.00'	39.27'	N 45°00'00"W	35.36'
C6	41°24'35"	50.00'	36.14'	S 69°17'43"W	35.36'
C7	262°49'09"	50.00'	229.35'	N 00°00'00"E	75.00'
C8	41°24'35"	50.00'	36.14'	S 69°17'43"E	35.36'
C9	94°00'21"	25.00'	41.02'	N 42°59'49"E	36.57'
C10	06°44'58"	1000.00'	117.80'	N 07°22'50"W	117.73'
C11	90°00'00"	25.00'	39.27'	N 55°45'19"W	35.36'
C12	41°24'35"	50.00'	36.14'	S 69°17'43"W	35.36'
C13	262°49'09"	50.00'	229.35'	N 10°45'19"W	75.00'
C14	41°24'35"	50.00'	36.14'	S 69°03'02"E	35.36'
C15	90°00'00"	25.00'	39.27'	N 34°14'41"E	35.36'
C16	10°45'19"	1050.00'	197.10'	S 02°23'30"E	196.81'
C17	12°37'34"	175.00'	38.56'	S 06°18'47"W	38.49'
C18	75°31'21"	25.00'	32.95'	S 25°08'06"E	30.62'
C19	27°06'13"	200.00'	94.61'	S 76°26'53"E	93.73'
C20	27°06'13"	250.00'	118.26'	N 76°26'53"W	117.16'
C21	75°31'21"	25.00'	32.95'	N 79°20'33"E	30.62'
C22	48°25'08"	175.00'	147.89'	N 65°47'26"E	143.53'

Backflow Preventer Valve Table

	BLOCK 1				BLOCK 2				BLOCK 3							
	BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE TOP OF RIM ELEVATION	BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE TOP OF RIM ELEVATION	BLOCKS	LOTS	PROPOSED FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE TOP OF RIM ELEVATION				
BLOCK 1	*1	628.0	7	623.6	*16	635.1	31	635.1	BLOCK 2	*1	633.6	27	631.7			
	*2	629.1	7	623.6	*17	635.0	31	635.1		*2	633.1	27	631.7			
	*3	630.3	7	623.6	*18	634.6	31	635.1		*3	632.5	27	631.7			
	*4	632.1	7	623.6	*19	636.0	31	635.1		*4	630.5	27	631.7			
	*5	633.3	6	629.6	*20	636.3	31	635.1		*5	629.7	d	631.2			
	*6	633.4	6	629.6	*21	636.6	31	635.1		*6	628.5	9	631.3			
	*7	633.2	6	629.6	*22	636.9	31	635.1		*7	634.3	27	631.7			
	*8	632.9	6	629.6	*23	637.0	10	632.9		*8	634.7	27	631.7			
	*9	632.0	c	630.9	*24	636.8	11	634.3		*9	635.1	27	631.7			
	*10	631.9	c	630.9	*25	636.7	11	634.3		*10	635.0	d	631.2			
BLOCK 2					*26	636.6	13	636.8					*11	635.0	d	631.2
					*27	636.4	13	636.8					*12	635.0	9	631.3
					*28	636.2	13	636.8					*13	635.0	9	631.3
													*14	635.0	10	632.9
													*15	635.0	31	635.1

"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, 2018. All lots require a backflow preventer valve.

APPROVED _____ by the City Council
of the City of Broken Arrow, Oklahoma

Mayor

Attest: City Clerk

Aspen Crossing

PT17-105 Sheet 1 of 3

Date of Preparation: October 17, 2018