

Plat No.

# STONE RIDGE TOWNE CENTER

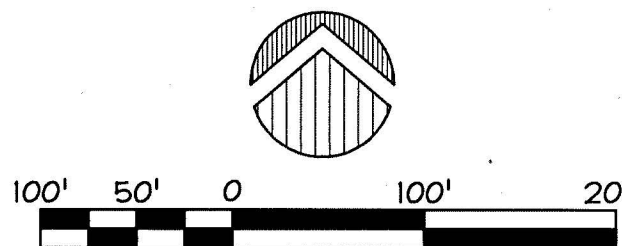
PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 14 EAST  
OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA  
PLANNED UNIT DEVELOPMENT 130B

## Detention Note

STORMWATER DETENTION ACCOMMODATIONS FOR  
THIS SITE ARE IN ACCORDANCE WITH FEE-IN-LIEU  
DETENTION DETERMINATION #DD-031308-15.  
TOTAL IMPERVIOUS AREA  
OF SITE IS 334950 SF

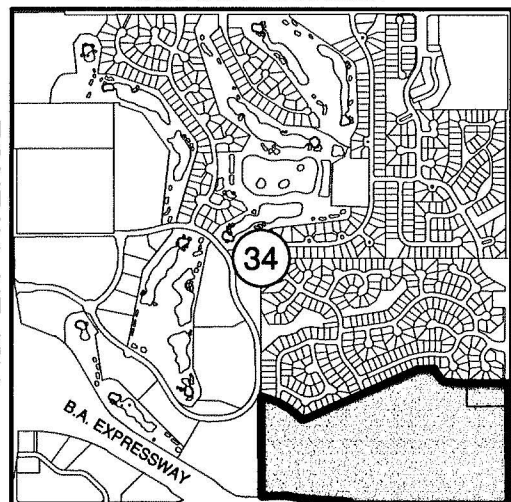
## Legend

B/L ..... BUILDING LINE  
FL/E ..... LANDSCAPE EASEMENT  
LNA ..... LIMITS OF NO ACCESS  
R/W ..... RIGHT OF WAY  
U/E ..... UTILITY EASEMENT  
[1317] ..... ADDRESS



R 14 E

51st STREET SOUTH  
OMAHA STREET



ALBANY STREET  
61st STREET SOUTH  
Location Map

## Project Data

### OWNERS

BROKEN ARROW DEVELOPMENT, L.L.C.  
P.O. BOX 7712  
EDMOND, OKLAHOMA 73083-7712  
405.834.6999 (VOICE)  
CONTACT: MR. MICHAEL FRESCOTT  
OR MR. MICHAEL GARRETT  
ENGINEER / SURVEYOR  
COOK & ASSOCIATES ENGINEERING, INC.  
121 EAST COLLEGE  
BROKEN ARROW, OK 74012  
918.258.9442 (VOICE) 918.258.9488 (FAX)  
CA#4479 EXPIRES JUNE 30, 2010

### BENCHMARK

3" ALUMINUM CAP-FLUSH-SET IN  
CONCRETE-STAMPED  
TUL 11", IN THE MEDIAN BETWEEN B.A.  
EXPRESSWAY, AND EAST BOUND OFF  
RAMP TO S. 161ST E. AVE.  
ELEVATION 815.125 (NAVD 1988)

**BASIS OF BEARINGS**  
ASSUMED BEARING OF N 88°40'54" E ALONG  
THE SOUTH LINE OF THE SOUTHEAST  
QUARTER OF SECTION 34, T-19-N, R-14-E  
OF THE INDIAN BASE AND MERIDIAN, TULSA  
COUNTY, STATE OF OKLAHOMA

**LAND AREA**  
3008356 SF ± / 69.06 AC ±  
6 LOTS / 6 BLOCKS  
B RESERVE AREAS

**FLOODPLAIN ZONE**  
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE  
UNSHADED "X" AS SHOWN ON F.I.R.M. PANEL  
#401430535 H, DATED 9/22/99

**MONUMENTATION**  
A 5/8" x 18" DEFORMED BAR WITH A  
ORANGE PLASTIC CAP STAMPED "CA4479" TO  
BE SET AT ALL PLAT BOUNDARY CORNERS,  
UNLESS NOTED OTHERWISE.

A 3/8" x 18" DEFORMED BAR WITH A  
ORANGE PLASTIC CAP STAMPED "CA4479" TO  
BE SET AT ALL LOT CORNERS UNLESS NOTED  
OTHERWISE.

**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  
ON IN PLACE OF LEGAL DESCRIPTION.

**PUBLIC UTILITY NOTES**  
POTABLE WATER SUPPLY WILL BE  
SERVED BY THE CITY OF BROKEN  
ARROW, OKLAHOMA. SANITARY SEWER  
SERVICE WILL BE SUPPLIED BY  
THE CITY OF BROKEN ARROW, OKLAHOMA.

## Line Table

| NUMBER | BEARING     | LENGTH |
|--------|-------------|--------|
| L1     | S22°54'56"W | 6.12   |
| L2     | N22°54'56"E | 6.13   |
| L3     | N25°16'14"W | 5.00   |
| L4     | N47°32'31"E | 33.12  |
| L5     | S46°28'12"E | 35.36  |
| L6     | N43°31'48"E | 35.36  |
| L7     | S88°31'48"W | 114.44 |
| L8     | N88°31'48"E | 30.04  |
| L9     | S46°19'06"E | 35.36  |
| L10    | N43°40'54"E | 35.36  |
| L11    | N44°53'14"E | 35.23  |
| L12    | N45°08'48"E | 34.46  |
| L13    | S25°16'14"E | 24.52  |
| L14    | S01°19'06"E | 131.36 |
| L15    | N01°19'06"W | 141.00 |
| L16    | N17°38'19"E | 65.58  |

NOTE: UNITS FOR LENGTH ARE FEET.

## Curve Table

| NUMBER | DELTA ANGLE | RADIUS  | ARC LENGTH |
|--------|-------------|---------|------------|
| C1     | 90°00'00"   | 25.00   | 39.27      |
| C2     | 15°44'26"   | 100.00  | 27.47      |
| C3     | 07°44'43"   | 811.42  | 109.69     |
| C4     | 86°34'26"   | 25.00   | 37.77      |
| C5     | 21°21'35"   | 751.42  | 280.13     |
| C6     | 86°34'13"   | 25.00   | 37.77      |
| C7     | 07°49'54"   | 811.42  | 110.91     |
| C8     | 26°33'44"   | 140.00  | 64.90      |
| C9     | 26°33'44"   | 200.00  | 92.72      |
| C10    | 87°21'43"   | 160.00  | 271.89     |
| C11    | 97°21'43"   | 100.00  | 169.93     |
| C12    | 11°21'09"   | 39.63   | 27.74      |
| C13    | 11°21'09"   | 140.00  | 27.74      |
| C14    | 50°58'47"   | 355.00  | 315.87     |
| C15    | 50°58'47"   | 295.00  | 262.48     |
| C16    | 27°10'45"   | 620.00  | 294.11     |
| C17    | 27°10'45"   | 680.00  | 322.57     |
| C18    | 41°02'52"   | 945.00  | 677.02     |
| C19    | 40°06'19"   | 1005.00 | 703.47     |
| C20    | 83°00'52"   | 25.00   | 36.22      |
| C21    | 25°00'00"   | 420.00  | 183.26     |
| C22    | 82°01'56"   | 25.00   | 35.79      |
| C23    | 1°05'59"21" | 480.00  | 92.07      |
| C24    | 90°09'05"   | 270.00  | 424.83     |
| C25    | 90°09'05"   | 330.00  | 519.24     |
| C26    | NA          | NA      | NA         |
| C27    | 16°55'45"   | 790.00  | 233.42     |
| C28    | 16°55'45"   | 710.00  | 209.78     |
| C29    | 11°38'57"   | 790.00  | 160.62     |
| C30    | 16°55'45"   | 710.00  | 209.78     |
| C31    | 84°43'12"   | 25.00   | 36.97      |
| C32    | 84°20'36"   | 25.00   | 36.80      |
| C33    | 13°18'02"   | 153.25  | 35.58      |
| C34    | 18°57'26"   | 62.00   | 20.51      |
| C35    | 18°00'00"   | 5.00    | 15.71      |
| C36    | 18°00'00"   | 8.83    | 27.75      |
| C37    | 18°00'00"   | 11.33   | 35.60      |
| C38    | 18°00'00"   | 6.33    | 19.90      |
| C39    | 18°16'26"   | 101.92  | 32.51      |
| C40    | 18°16'26"   | 114.58  | 36.54      |

NOTE: UNITS FOR RADIUS & ARC LENGTH ARE FEET.

## Backflow Preventer Valve Table

| BLOCK | LOT | PAD ELEVATION | FINISH FLOOR ELEVATION | UPSTREAM MANHOLE | TOP OF RIM ELEVATION | BFP REQUIRED |
|-------|-----|---------------|------------------------|------------------|----------------------|--------------|
| 1     | 1   | 801.93        | 803.25                 | A1               | 802.00               | YES          |
| 1     | 1   | 801.93        | 803.25                 | C11              | 802.65               | YES          |
| 1     | 1   | 798.93        | 800.25                 | A1               | 802.00               | YES          |
| 1     | 1   | 811.92        | 813.25                 | E2               | 814.25               | YES          |
| 2     | 1   | 821.93        | 823.25                 | E3               | 822.95               | YES          |
| 3     | 1   | 784.92        | 786.25                 | C4               | 786.70               | YES          |
| 3     | 1   | 791.92        | 793.25                 | C5               | 793.25               | YES          |
| 3     | 1   | 795.92        | 797.25                 | C7               | 798.90               | YES          |
| 3     | 1   | 796.92        | 798.25                 | C6               | 796.65               | YES          |
| 3     | 1   | 800.92        | 802.25                 | C9               | 801.80               | YES          |
| 3     | 1   | 803.93        | 805.25                 | C8               | 802.20               | YES          |

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777 SECTION 24-100 ADOPTED MAY 17, 1993.

STATE OF OKLAHOMA  
COUNTY OF TULSA

I, Earlene Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a duly authenticated plat now on file in my office.

Dated the 25th day of September, 2008  
EARLENE WILSON, Tulsa County Clerk  
Rene Shirel, Deputy

## 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 \$ 7,661.00 per trust receipt no. 10143 to be applied to 20 08 taxes. This certificate is NOT to be construed as payment of 2008 taxes in full but is given in order that this plat may be filed on record. 20 08 taxes may be paid the amount of the security deposit.

Dated the 25th day of September, 2008  
Dennis Semko  
Tulsa County Treasurer  
By: [Signature] Deputy

APPROVED 5-20-08 by the City Council of the City of Broken Arrow Oklahoma.

Attest: City Clerk [Signature]

STONE RIDGE TOWNE CENTER  
CASE NO. PT08404  
DEV. #04133  
Sheet 1 of 2  
Date Prepared: 09/11/08