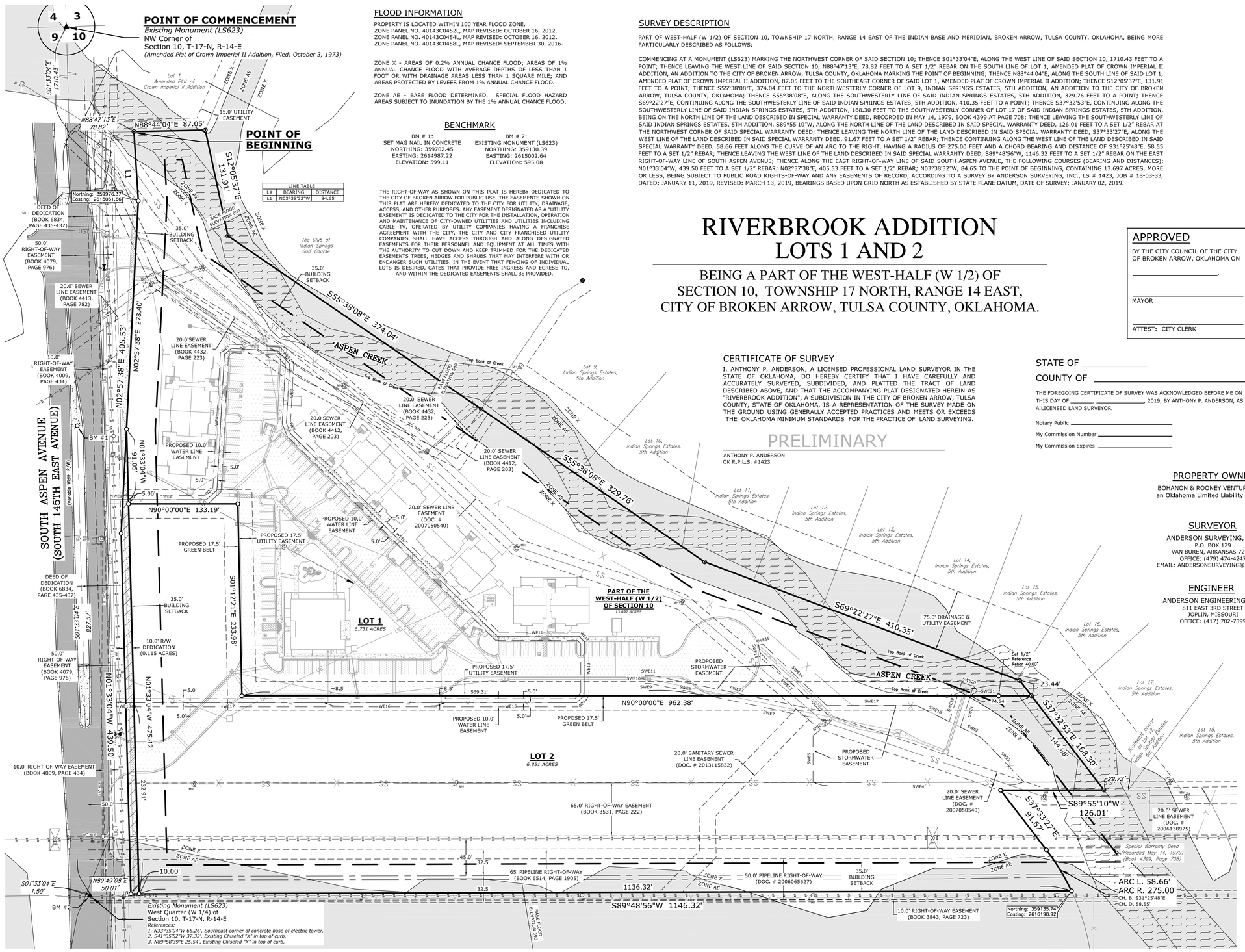


FLOOD INFORMATION

PROPERTY IS LOCATED WITHIN 100 YEAR FLOOD ZONE.
ZONE PANEL NO. 40143C0452L, MAP REVISED: OCTOBER 16, 2012.
ZONE PANEL NO. 40143C0454L, MAP REVISED: OCTOBER 16, 2012.
ZONE PANEL NO. 40143C0458L, MAP REVISED: SEPTEMBER 30, 2016.

ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE - BASE FLOOD DETERMINED. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.

BENCHMARK

BM # 1:
SET MAG NAIL IN CONCRETE
NORTHING: 359702.45
EASTING: 2614987.22
ELEVATION: 599.11

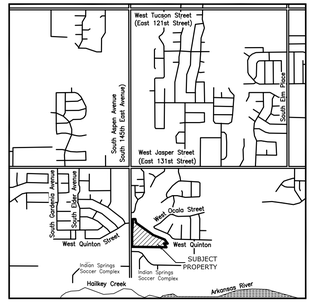
BM # 2:
EXISTING MONUMENT (LS623)
NORTHING: 359130.39
EASTING: 2615002.64
ELEVATION: 595.08

THE RIGHT-OF-WAY AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF BROKEN ARROW FOR PUBLIC USE. THE EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY FOR UTILITY, DRAINAGE, ACCESS, AND OTHER PURPOSES. ANY EASEMENT DESIGNATED AS A "UTILITY EASEMENT" IS DEDICATED TO THE CITY FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF CITY-OWNED UTILITIES AND UTILITIES INCLUDING CABLE TV, OPERATED BY UTILITY COMPANIES HAVING A FRANCHISE AGREEMENT WITH THE CITY. THE CITY AND CITY FRANCHISED UTILITY COMPANIES SHALL HAVE ACCESS THROUGH AND ALONG DESIGNATED EASEMENTS FOR THEIR PERSONNEL AND EQUIPMENT AT ALL TIMES WITH THE AUTHORITY TO CUT DOWN AND KEEP TRIMMED FOR THE DEDICATED EASEMENTS TREES, HEDGES AND SHRUBS THAT MAY INTERFERE WITH OR ENDANGER SUCH UTILITIES. IN THE EVENT THAT FENCING OF INDIVIDUAL LOTS IS DESIRED, GATES THAT PROVIDE FREE INGRESS AND EGRESS TO, AND WITHIN THE DEDICATED EASEMENTS SHALL BE PROVIDED.

SURVEY DESCRIPTION

PART OF WEST-HALF (W 1/2) OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, BROKEN ARROW, TULSA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MONUMENT (LS623) MARKING THE NORTHWEST CORNER OF SAID SECTION 10; THENCE S01°33'04"E, ALONG THE WEST LINE OF SAID SECTION 10, 1710.43 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID SECTION 10, N88°47'13"E, 78.82 FEET TO A SET 1/2" REBAR ON THE SOUTH LINE OF LOT 1, AMENDED PLAT OF CROWN IMPERIAL II ADDITION, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA MARKING THE POINT OF BEGINNING; THENCE N88°44'04"E, ALONG THE SOUTH LINE OF SAID LOT 1, AMENDED PLAT OF CROWN IMPERIAL II ADDITION, 87.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, AMENDED PLAT OF CROWN IMPERIAL II ADDITION; THENCE S12°05'37"E, 131.91 FEET TO A POINT; THENCE S55°38'08"E, 374.04 FEET TO THE NORTHWESTERLY CORNER OF LOT 9, INDIAN SPRINGS ESTATES, 5TH ADDITION, AN ADDITION TO THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA; THENCE S55°38'08"E, ALONG THE SOUTHWESTERLY LINE OF SAID INDIAN SPRINGS ESTATES, 5TH ADDITION, 329.76 FEET TO A POINT; THENCE S69°22'27"E, CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID INDIAN SPRINGS ESTATES, 5TH ADDITION, 410.35 FEET TO A POINT; THENCE S37°32'53"E, CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID INDIAN SPRINGS ESTATES, 5TH ADDITION, 168.30 FEET TO THE SOUTHWESTERLY CORNER OF LOT 17 OF SAID INDIAN SPRINGS ESTATES, 5TH ADDITION, BEING ON THE NORTH LINE OF THE LAND DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED IN MAY 14, 1979, BOOK 4399 AT PAGE 708; THENCE LEAVING THE SOUTHWESTERLY LINE OF SAID INDIAN SPRINGS ESTATES, 5TH ADDITION, S89°55'10"W, ALONG THE NORTH LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED, 126.01 FEET TO A SET 1/2" REBAR AT THE NORTHWEST CORNER OF SAID SPECIAL WARRANTY DEED; THENCE LEAVING THE NORTH LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED, S37°33'27"E, ALONG THE WEST LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED, 91.67 FEET TO A SET 1/2" REBAR; THENCE CONTINUING ALONG THE WEST LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED, 58.66 FEET ALONG THE CURVE OF AN ARC TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET AND A CHORD BEARING AND DISTANCE OF S31°25'48"E, 58.55 FEET TO A SET 1/2" REBAR; THENCE LEAVING THE WEST LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED, S89°48'56"W, 1146.32 FEET TO A SET 1/2" REBAR ON THE EAST RIGHT-OF-WAY LINE OF SOUTH ASPEN AVENUE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH ASPEN AVENUE, THE FOLLOWING COURSES (BEARING AND DISTANCES): N01°33'04"W, 439.50 FEET TO A SET 1/2" REBAR; N02°57'38"E, 405.53 FEET TO A SET 1/2" REBAR; N03°38'32"W, 84.65 TO THE POINT OF BEGINNING, CONTAINING 13.697 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., LS # 1423, JOB # 18-03-33, DATED: JANUARY 11, 2019, REVISED: MARCH 13, 2019, BEARINGS BASED UPON GRID NORTH AS ESTABLISHED BY STATE PLANE DATUM, DATE OF SURVEY: JANUARY 02, 2019.



VICINITY MAP
N.T.S.

RIVERBROOK ADDITION
LOTS 1 AND 2

BEING A PART OF THE WEST-HALF (W 1/2) OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 14 EAST, CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA.

APPROVED

BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA ON

_____.

_____
MAYOR

_____
ATTEST: CITY CLERK

LOT SUMMARY

LOT 1: 6.731 Acres
LOT 2: 6.851 Acres
10' R/W Dedication: 0.115 Acres

13.697 Acres (Total)

BASIS OF BEARING

OKLAHOMA STATE PLANE NORTH BASED ON GPS OBSERVATION.

CERTIFICATE OF SURVEY

I, ANTHONY P. ANDERSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "RIVERBROOK ADDITION", A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, IS A REPRESENTATION OF THE SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

PRELIMINARY

ANTHONY P. ANDERSON
OK R.P.L.S. #1423

STATE OF _____

COUNTY OF _____

THE FOREGOING CERTIFICATE OF SURVEY WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF _____, 2019, BY ANTHONY P. ANDERSON, AS A LICENSED LAND SURVEYOR.

Notary Public _____

My Commission Number _____

My Commission Expires _____

PROPERTY OWNER

BOHANON & ROONEY VENTURES, LLC,
an Oklahoma Limited Liability Company

SURVEYOR

ANDERSON SURVEYING, INC.
P.O. BOX 129
VAN BUREN, ARKANSAS 72957
OFFICE: (479) 474-4247
EMAIL: ANDERSONSURVEYING@COX.NET

ENGINEER

ANDERSON ENGINEERING, INC.
811 EAST 3RD STREET
JOPLIN, MISSOURI
OFFICE: (417) 782-7399

LEGEND

○	= SET REBAR
●	= EXISTING IRON PIN
⊙	= SET RR/SPIKE
⊙	= EXISTING RR/SPIKE
⊙	= SET NAIL
⊙	= EXISTING NAIL
■	= EXISTING STONE
◆	= EXISTING MONUMENT
⊗	= CALCULATED POINT
-X-	= EXISTING FENCE
-II-	= OVER HEAD POWER LINE
OPP	= POWER POLE
MH	= MAN HOLE
WM	= WATER METER
EM	= ELECTRIC/TELEPHONE PEDESTAL
GM	= GAS METER
LP	= LIGHT POLE
⊠	= EXISTING FENCE POST

N
Scale In Feet
0
60

WATER LINE EASEMENT - LINE TABLE CENTERLINE

WE#	BEARING	DISTANCE
WE1	N90°00'00"E	21.94'
WE2	N90°00'00"E	95.23'
WE3	N46°34'24"E	17.43'
WE4	N03°08'47"E	165.10'
WE5	N48°08'47"E	11.31'
WE6	S86°51'13"E	57.00'
WE7	S41°51'13"E	21.21'
WE8	S03°08'47"W	71.97'
WE9	S21°13'28"E	14.23'
WE10	S45°35'44"E	352.64'
WE11	N90°00'00"E	99.48'
WE12	S45°00'00"E	10.14'
WE13	S00°00'00"E	63.83'
WE14	S45°00'00"W	14.14'
WE15	N90°00'00"W	160.07'
WE16	N90°00'00"W	147.85'
WE17	N90°00'00"W	231.62'
WE18	N90°00'00"W	21.17'

STORMWATER EASEMENT - LINE TABLE

SWE#	BEARING	DISTANCE
SWE1	S17°27'21"W	40.22'
SWE2	S63°39'29"E	28.13'
SWE3	S43°59'39"E	75.25'
SWE4	S89°55'26"W	257.17'
SWE5	N00°00'00"W	56.63'
SWE6	N51°02'47"E	27.85'
SWE7	N78°08'10"W	151.69'
SWE8	N78°08'10"W	72.96'
SWE9	N90°00'00"W	6.48'
SWE10	N00°00'00"W	10.00'
SWE11	N90°00'00"E	7.52'
SWE12	S78°08'10"E	210.51'
SWE13	N46°02'13"W	102.25'
SWE14	N10°57'55"W	8.93'
SWE15	N73°41'42"E	5.51'
SWE16	S46°04'48"E	107.83'
SWE17	N89°56'37"E	109.25'
SWE18	S63°39'29"E	44.98'
SWE19	N17°27'21"E	50.25'
SWE20	S72°32'39"E	15.00'
SWE21	S17°27'21"W	12.38'

PRELIMINARY

CA 5107 Expires 06/30/2020

ANDERSON SURVEYING INC.
Arkansas -- Oklahoma
P.O. Box 129
Van Buren, AR 72957
(479)-474-4247
Fax (479)-410-5333
e-mail: andersonsurveying@cox.net

BROKEN ARROW, TULSA COUNTY, OKLAHOMA
RIVERBROOK ADDITION, LOTS 1 AND 2
PART OF THE WEST-HALF (W 1/2) OF SECTION 10, T-17-N, R-14-E

FOR USE BY:
BOHANON & ROONEY VENTURES, LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY

DATE: 06-27-2019
JOB NO: 18-03-33
SCALE: 1" = 60'

Y:\0-2018\18-03\18-03-33\0-PLAT\18-03-33 - PLAT.dwg, 6/28/2019 7:10:22 AM, KMI