

Final Plat 5780 Washington Lane II

AN ADDITION TO THE CITY OF BROKEN ARROW
TULSA COUNTY, OKLAHOMA
SECTION 24, T-18-N, R-14-E

P.U.D. No. 135A

OWNER/DEVELOPER

Armory, LLC
4500 South Garnett Road
Suite 600
Tulsa, Oklahoma 74146
Phone: (918) 665-1900

SURVEYOR:

Benchmark Surveying &
Land Services, Inc.
P.O. Box 1078
Owasso, Oklahoma 74055
Phone: (918) 274-9081

ENGINEER

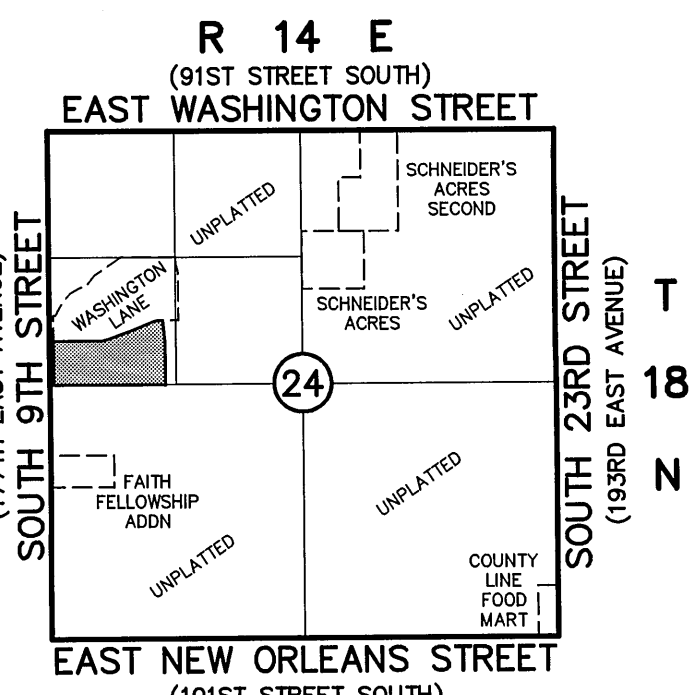
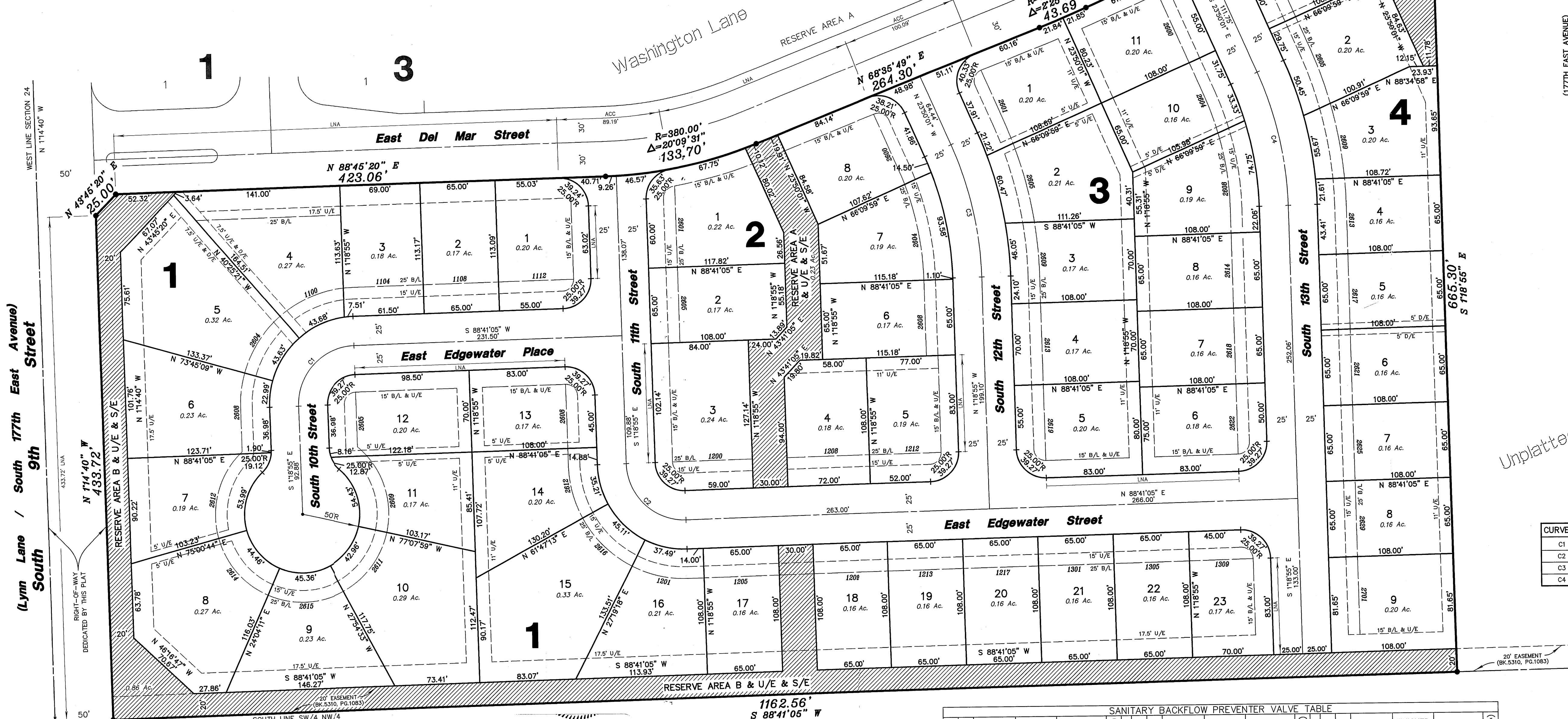
Independent Design
Consultants, LLC
1520 West Dogwood Street
Rogers, Arkansas 72756
Phone: (479) 621-7837

Scale: 1"=50'



ACC
B/L
D/E
LNA
P/E
R/W
S/E
U/E

ACCESS PERMITTED
BUILDING SETBACK LINE
DRAINAGE EASEMENT
LIMITS OF NO ACCESS
PEDESTRIAN EASEMENT
RIGHT-OF-WAY
SIDEWALK EASEMENT
UTILITY EASEMENT



Location Map
SCALE: 1"=2000'

SUBDIVISION CONTAINS
51 LOTS IN 4 BLOCKS
TOTAL AREA: 13.84 ACRES
BEARING BASE: STATE PLANE GRID BEARINGS
BENCHMARK: 3/8" IP
NE CORNER OF SW/4 OF NW/4 OF SECTION 24
ELEVATION=706.38
NATIONAL GEODEMIC VERTICAL DATUM OF 1929

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE
AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE
SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED
ON IN PLACE OF THE LEGAL DESCRIPTION.
STORMWATER DETENTION ACCOMMODATIONS FOR THIS
SITE ARE PROVIDED IN ACCORDANCE WITH THE CONTRACT
AGREEMENT ASSOCIATED WITH FEE-IN-LIEU OF DETENTION
DETERMINATION #00-72903-50.

Curve Information

CURVE #	LENGTH	DELTA	RADIUS	CHORD	BEARING
C1	78.54'	90°00'00"	50.00'	70.71'	S 43°41'05" W
C2	78.54'	90°00'00"	50.00'	70.71'	S 46°18'55" E
C3	117.91'	22°31'06"	300.00'	117.15'	N 12°34'28" E
C4	117.91'	22°31'06"	300.00'	117.15'	N 12°34'28" W

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 \$ 2,288.00 per trust receipt no.
5557 to be applied to 20 04 taxes. This
certificate is NOT to be construed as payment of
20 04 taxes in full but is given in order that this plat
may be filed on record. 20 04 taxes may exceed the
amount of the security deposit.

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 like instrument now on file
in my office.

Dated the 12th day of May 2004
EARLENE WILSON, Tulsa County Clerk
Deputy

Dated May 2, 2004
Dennis Schuler
Tulsa County Treasurer
By: [Signature]

SANITARY BACKFLOW PREVENTER VALVE TABLE									
BLOCK	LOT	UPSTREAM MANHOLE	FINISHED FLOOR ELEVATION	TOP OF RIM ELEVATION	BFPV (+)	BLOCK	LOT	UPSTREAM MANHOLE	FINISHED FLOOR ELEVATION
1	A-3	705.5	704.77	724.65	*	2	B-7	721.5	724.65
	A-3	703.0	704.77	724.65	*		B-7	724.5	724.65
	A-2	701.0	698.61	724.65	*		B-8	725.5	724.65
	A-2	699.5	698.61	724.65	*		B-8	725.5	724.65
	A-2	700.0	698.61	724.65	*		B-8	727.0	724.65
	B-2	700.5	699.34	724.65	*		B-8	728.0	724.65
	B-3	701.5	702.32	724.65	*		B-8	728.0	724.65
	B-3	703.0	703.50	724.65	*		B-8	728.0	724.65
	B-5	705.5	708.78	724.65	*		B-8	728.0	724.65
	B-5	708.0	708.78	724.65	*		B-8	728.0	724.65
	E-2	707.5	707.39	724.65	*		B-8	728.0	724.65
	E-2	706.5	707.39	724.65	*		B-8	728.0	724.65
	E-2	710.0	707.39	724.65	*		B-8	728.0	724.65
	E-2	712.0	707.39	724.65	*		B-8	728.0	724.65
	E-2	713.5	707.39	724.65	*		B-8	728.0	724.65
	B-6	716.5	717.87	724.65	*		B-8	728.0	724.65
	B-6	719.5	717.87	724.65	*		B-8	728.0	724.65
3	B-7	721.5	724.65	724.65	*	4	A-7	720.0	721.27
	B-7	724.5	724.65	724.65	*		A-7	723.0	721.27
	B-8	725.5	724.65	724.65	*		A-7	723.0	721.27
	B-8	727.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27
	B-8	728.0	724.65	724.65	*		A-7	723.0	721.27

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE ELEVATION OF THE UPSTREAM MANHOLE IT SHALL BE THE BUILDERS RESPONSIBILITY TO
INSTALL A BACKFLOW PREVENTER VALVE (BFPV) NEAR THE BUILDING ACCORDING TO BROKEN ARROW REGULATION NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

APPROVED 3-1-04 by the City
Council of the City of Broken Arrow,
Oklahoma.
Richard Carter
Mayor
Attest: City Clerk 4-30-04