

OWNER / DEVELOPER  
BC Land Holding Company, LLC  
an Oklahoma Limited Liability Company  
12150 East 96th Street North, Suite 202  
Owasso, Oklahoma 74055  
918.376.6536

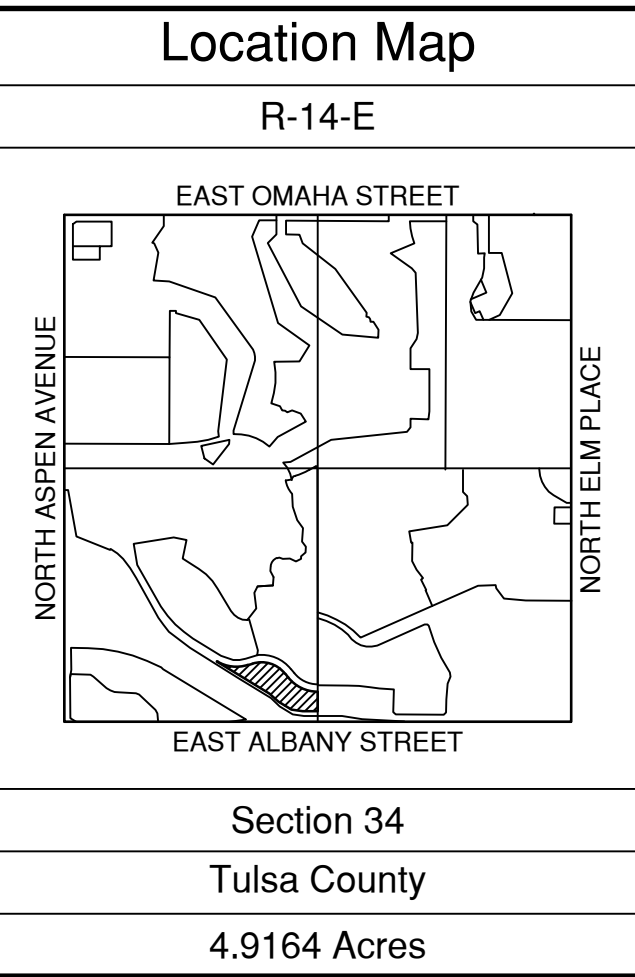
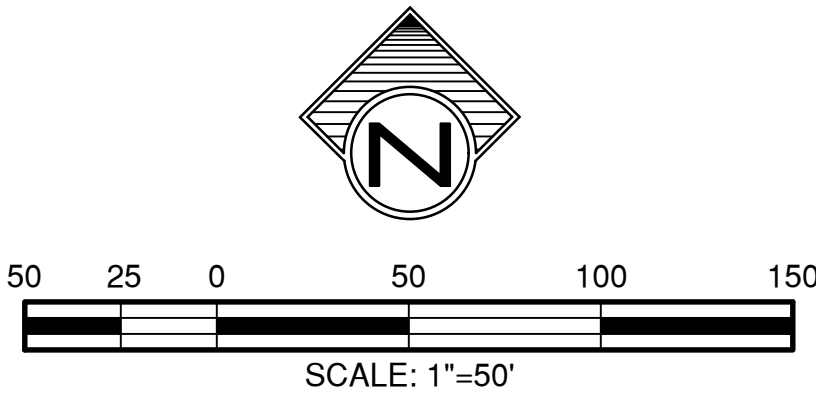
Conceptual Utilities Plan  
PUD 94-X

# Battle Creek Commercial Center

ENGINEER / SURVEYOR  
Tulsa Engineering &  
Planning Associates, Inc.  
an Oklahoma corporation  
9810 East 42nd Street, Suite 100  
Tulsa, Oklahoma 74146  
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531  
RENEWAL DATE: JUNE 30, 2021

A subdivision in the City of Broken Arrow, being a part of the SE/4 SW/4 of Section 34,  
Township 19 North, Range 14 East, Tulsa County, State of Oklahoma



**Legend**  
U/E = Utility Easement    ODE = Overland Drainage Easement

**Monument Notes**  
A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" 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 CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.

**Basis of Bearings**  
The non-astronomic bearings for this plat are based on an assumed bearing of S 00°03'00"E along the East line of the SW/4 of Section 34, T-19-N, R-14-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

**Benchmark**   
Chiseled on top of curb at the west northwest curb return at the intersection of Albany Drive and Juniper Place.  
Elevation = 764.67 NAVD 1988

**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.

**Stormwater Detention**  
Stormwater detention accommodations for this plat are provided in accordance with Detention Determination No. DD-012120-03. Stormwater detention for this plat will be provided adjacent to the site.

**Notes**  
1. Water to be supplied by the City of Broken Arrow.  
2. Sewage to be received by the City of Broken Arrow.  
3. All buildings will require a backwater or backflow preventer for all sanitary sewer connections.

**Curve Table**

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	49°22'06"	390.00'	336.04'	S 83°31'57"E	325.74'
C2	70°11'28"	310.00'	379.77'	S 73°07'17"E	356.46'
C3	51°58'02"	390.00'	353.73'	S 64°00'35"E	341.73'

APPROVED \_\_\_\_\_ by the City Council  
of the City of Broken Arrow, Oklahoma

Mayor

Attest: City Clerk

Battle Creek Commercial Center

Date of Preparation: March 22, 2021

Sheet 1 of 1