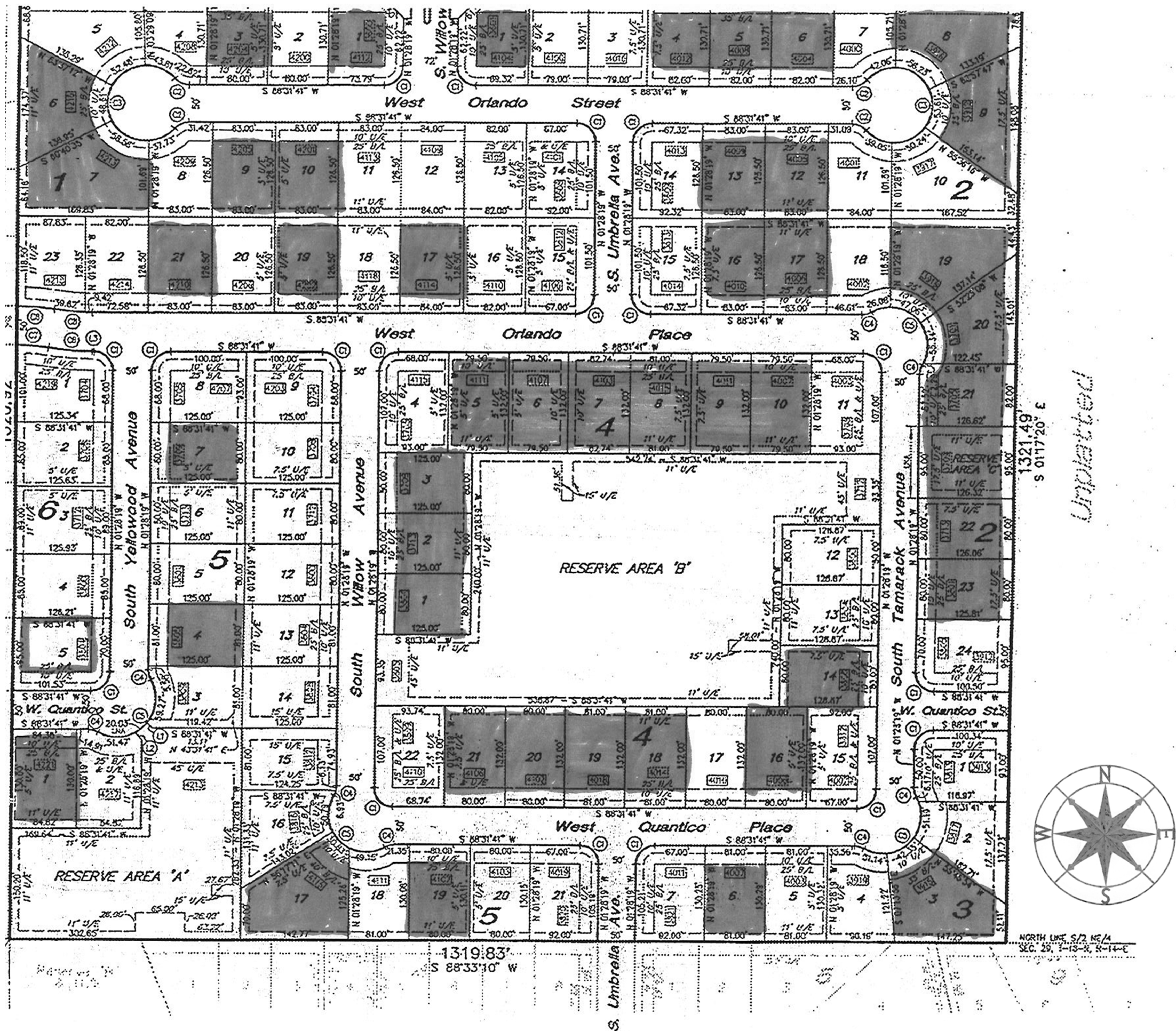


# AVAILABLE LOTS



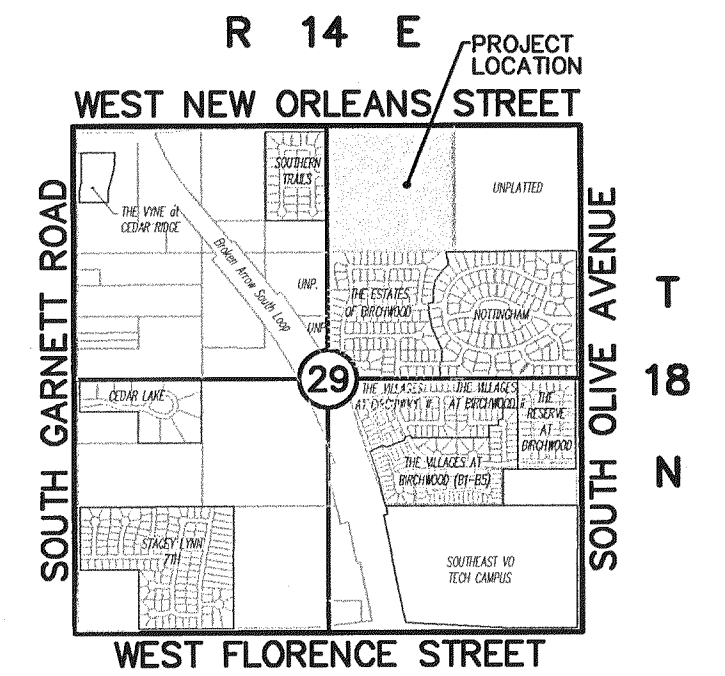


# Southern Trails Estates

A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NW/4 NE/4 OF SECTION TWENTY-NINE (29), TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.

**Owner/Developer**  
 SOUTHERN TRAILS ESTATES, LLC.  
 2217 EAST SKELLY DRIVE  
 TULSA, OKLAHOMA 74105  
 (918) 749-1637  
 MR. R. BRANDON PERKINS

**Engineer/Surveyor**  
 HRAOK, INC.  
 1913 WEST TACOMA, SUITE-C  
 BROKEN ARROW, OKLAHOMA 74012-1472  
 PHONE: (918) 258-3737  
 FAX: (918) 258-2554  
 C.A.#3643 EXPIRES JUNE 30, 2007



**Location Map**  
 SCALE: 1"=2000'

Subdivision Contains One Hundred & Two (102) Lots  
 in Six (6) Blocks and Five (5) Reserve Areas

- Block 1 contains 23 lots
- Block 2 contains 24 lots
- Block 3 contains 7 lots
- Block 4 contains 22 lots
- Block 5 contains 21 lots
- Block 6 contains 5 lots

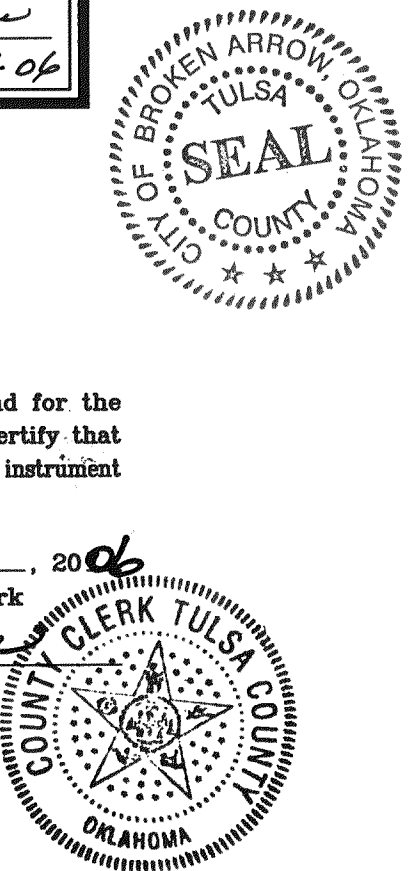
40.028 Acres

PLAT No.  
**6060**

APPROVED 4.17.06 by the City Council of the City of Broken Arrow, Oklahoma.  
 Richard Carter 10-27-06 Mayor  
 Attest: City Clerk 10-27-06

STATE OF OKLAHOMA } SS  
 COUNTY OF TULSA }  
 I, Earlene Wilson, Tulsa County Clerk, in and for the County and State aforesaid, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated this 5th day of Dec, 2006  
 EARLENE WILSON, Tulsa County Clerk  
 Annie Cullison, 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 \$ 753.00 per trust receipt no. 000 to be applied to 20 06 taxes. This certificate is NOT to be construed as payment of 20 06 taxes in full but is given in order that this plat may be filed on record. 20 06 taxes may exceed the amount of the security deposit.

Dated 05-Dec-06  
 Dennis Semler, Tulsa County Treasurer  
 By: Case Chandler, Deputy

**LEGEND**

- B/L BUILDING LINE
- U/E UTILITY EASEMENT
- FL/E FENCE & LANDSCAPE EASEMENT
- LNA LIMITS OF NO ACCESS
- TCM TRAFFIC CONTROL MEDIAN
- POB POINT OF BEGINNING
- 1234 STREET ADDRESS

**BASIS OF BEARINGS**  
 BEARINGS BASED ON A PLATTED BEARING OF S 88°31'01" W ALONG THE NORTH LINE OF THE ESTATES OF BIRCHWOOD, A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA, RECORDED AS PLAT NO. 5886.

**MONUMENTATION**  
 ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" X 18" STEEL PIN WITH A PLASTIC CAP STAMPED "PLS 1283" AT ALL CORNERS.

**BENCHMARK**  
 3" ALUMINUM CAP-FLUSH-SET IN CONCRETE STAMPED "BA 17", SET S.E. CORNER OF FLORENCE ST. AND GARNETT. ELEV. = 644.70 (NGVD 1929)

**NOTES**  
 ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREETS BY THIS PLAT.  
 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.  
 ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BROKEN ARROW.

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-83105-66

**LINE TABLE**

NUMBER	BEARING	LENGTH
L1	N 42°00'13" W	9.51'
L2	N 42°00'13" W	12.64'
L3	N 88°31'41" E	2.18'

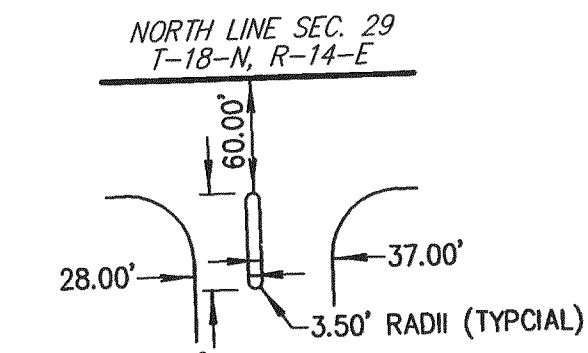
**CURVE TABLE**

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00'	39.27'
C2	48°11'23"	25.00'	21.03'
C3	276°22'46"	50.00'	241.19'
C4	29°55'35"	25.00'	13.06'
C5	149°51'10"	50.00'	130.77'
C6	09°22'00"	350.00'	57.22'
C7	09°24'20"	250.00'	41.04'
C8	09°22'00"	300.00'	49.04'

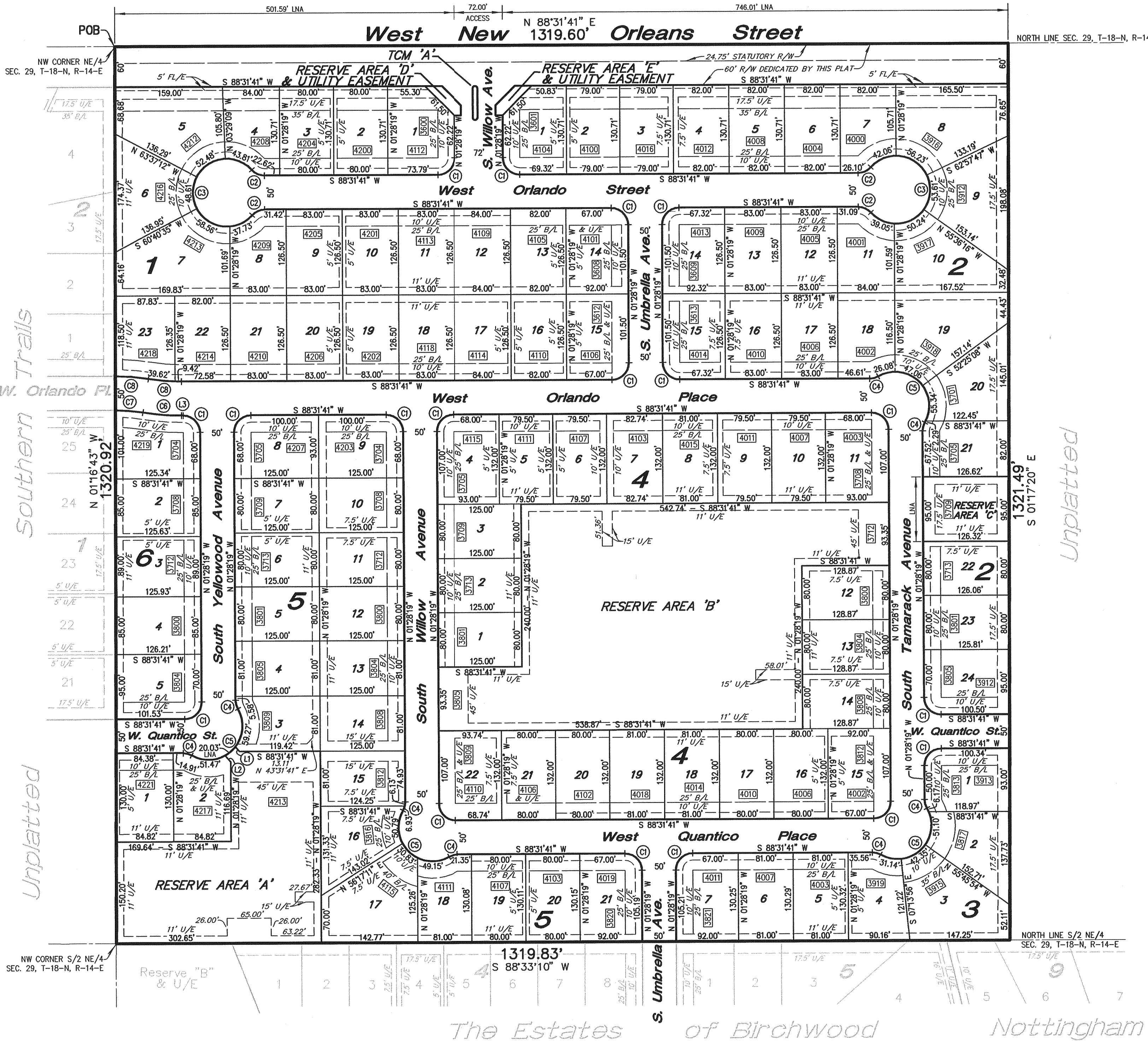
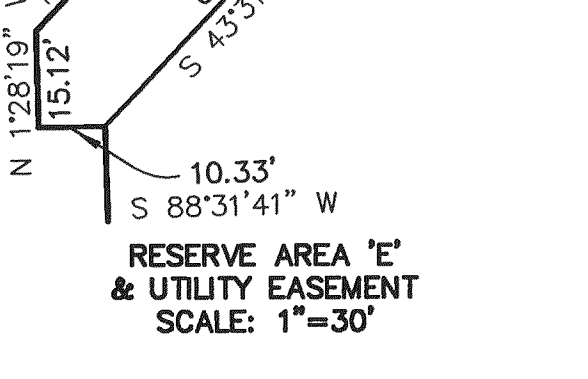
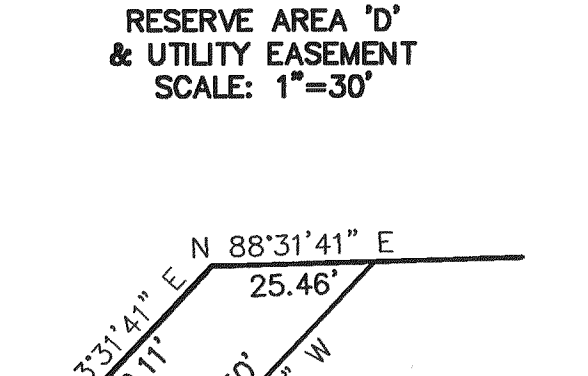
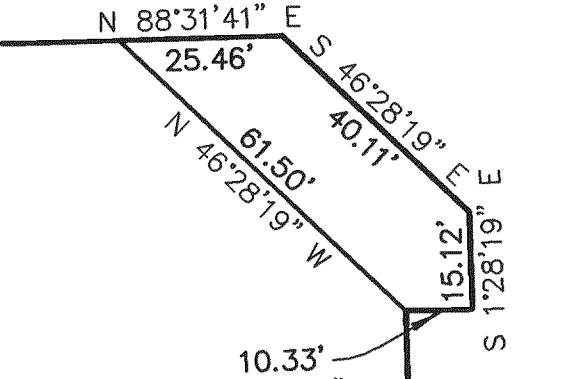
**BACKFLOW PREVENTER VALVE TABLE**

BLOCK	LOTS	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE ELEVATION	TOP OF RIM ELEVATION	BLOCK	LOTS	FINISHED FLOOR ELEVATION	UPSTREAM MANHOLE ELEVATION	TOP OF RIM ELEVATION
1	1	656.50	6	656.18	3	5	661.50	F	667.97
1	2	656.50	6	656.18	3	6	659.50	E	660.28
1	3	657.50	5	657.00	3	7	657.50	E	660.28
1	4	657.50	5	657.00	4	1	645.50	21	642.49
1	5	657.50	4	650.07	4	2	646.50	21	642.49
1	6	657.50	4	650.07	4	3	646.50	21	642.49
1	7	657.50	4	650.07	4	4	647.50	18	644.11
1	8	657.50	2	652.06	4	5	646.50	18	644.11
1	9	657.50	2	652.06	4	6	645.50	19	644.07
1	10	656.50	3	648.51	4	7	646.50	19	644.07
1	11	655.50	3	648.51	4	8	647.50	19	644.07
1	12	654.50	3	648.51	4	9	648.50	20	642.91
1	13	653.50	3	648.51	4	10	648.50	20	642.91
1	14	652.50	a	648.46	4	11	648.50	20	642.91
1	15	652.00	a	648.46	4	12	648.50	36	641.88
1	16	652.00	3	648.51	4	13	652.50	36	641.88
1	17	651.50	3	648.51	4	14	655.50	36	641.88
1	18	651.50	3	648.51	4	15	661.50	d	658.39
1	19	651.00	3	648.51	4	16	659.50	35	656.65
1	20	651.00	2	652.06	4	17	658.50	35	656.65
1	21	652.50	2	652.06	4	18	656.50	34	647.69
1	22	653.50	2	652.06	4	19	654.50	34	647.69
1	23	654.50	2	652.06	4	20	651.50	34	647.69
2	1	655.50	7	654.00	4	21	648.50	34	647.69
2	2	653.50	7	654.00	4	22	646.50	33	642.56
2	3	653.50	7	654.00	5	1	642.00	10	639.29
2	4	654.00	7	654.00	5	2	642.00	10	639.29
2	5	654.50	8	656.50	5	3	642.50	15	646.80
2	6	655.50	8	656.50	5	4	643.50	15	646.80
2	7	657.50	8	656.50	5	5	645.50	15	646.80
2	8	658.50	8	656.50	5	6	647.50	15	646.80
2	9	657.50	c	656.07	5	7	649.50	b	648.22
2	10	656.50	26	652.55	5	8	651.50	b	648.22
2	11	656.50	26	652.55	5	9	650.50	b	648.22
2	12	655.50	25	650.73	5	10	649.50	b	648.22
2	13	654.50	25	650.73	5	11	646.50	15	646.80
2	14	652.50	e	648.94	5	12	645.50	15	646.80
2	15	651.50	e	648.94	5	13	645.50	15	646.80
2	16	648.50	25	650.73	5	14	645.50	15	646.80
2	17	648.50	25	650.73	5	15	645.50	30	644.56
2	18	649.50	25	650.73	5	16	646.50	29	639.76
2	19	649.50	26	650.73	5	17	646.50	29	639.76
2	20	649.50	27	646.72	5	18	647.50	D	652.92
2	21	648.50	27	646.72	5	19	649.50	D	652.92
2	22	648.50	40	658.32	5	20	652.50	D	652.92
2	23	653.50	40	658.32	5	21	656.50	E	660.28
2	24	658.50	40	658.32	6	1	651.50	A	651.32
3	1	666.00	42	663.82	6	2	649.50	H	648.90
3	2	664.50	42	663.82	6	3	646.50	H	648.90
3	3	663.50	42	663.82	6	4	644.00	H	648.90
3	4	662.50	F	667.97	6	5	643.00	H	648.90

\* REQUIRES BACKFLOW PREVENTER VALVE.  
 IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) 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.



TRAFFIC CONTROL MEDIAN 'A'  
 SCALE: 1"=100'



Unplatted

Unplatted

The Estates of Birchwood Nottingham