

# AVAILABLE LOTS

# 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

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

#### INF TARIF

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

#### CURVE TABLE

2			
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00°	39.27 <b>'</b>
C2	48°11'23"	25.00'	21.03'
C3	276*22'46"	50.00'	241.19'
C4	29 <b>°</b> 55'35"	25.00'	13.06'
C5	149 <b>°</b> 51'10"	50.00'	130.77'
C6	09*22'00"	350.00'	57.22 <b>'</b>
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	top of Rim Elevation	BLOCK	lots	FINISHED FLOOR ELEVATION	UPSTREAM	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	642.49 642.49	
1	5	657.50	4	650.07	4	2	646.50	21		
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		655.50	7	654.00	4	21	648.50 *	34	647.69	
	2	653.50 *	7	654.00	4	22	646.50	33	642.50	
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	646.8	
	7	657.50	8	656.50	5	5	645.50 *	15	646.8	
2	8	658.50	8	656.50	5	6	647.50 *	15	646.8	
2	9	657.50	с	656.07	5	7	649.50	b	648.2	
	10	656.50	26	652.55	5	8	651.50	Ь	648.2	
2	11	656.50	26	652.55	5	9	650.50	b	648.2	
2	12	655.50	25	650.73	5	10	649.50	Ь	648.2	
	13	654.50	25	650.73	5	11	646.50 *	15	646.8	
2	14	652.50	6	648.94	5	12	645.50 *	15	646.8	
2	15	651.50	e	648.94	5	13	645.50 *	15	646.8	
2	16	648.50 *	25	650.73	5	14	645.50 *	15	646.8	
2	17	648.50 *	25	650.73	5	15	645.50 *	30	644.5	
2	18	649.50 *	25	650.73	5	16	646.50	29	639.7	
2	19	649.50 * 649.50 *	25	650.73	5	17	646.50	29	639.7	
2	20	649.50 <b>*</b>	27	646.72	5	18	647.50 *	D	652.9	
2	21	648.50	27	646.72	5	19	649.50 *	D	652.9	
2	22	648.50 *	40	658.32	5	20	652.50 *	D	652.9	
2	23	653.50 *	40	658.32	5	21	656.50 *	E	660.2	
	24	658.50 *	40	658.32	$\overrightarrow{6}$		651.50 ×	A	651.3	
3	$\frac{2}{1}$	666.00	42	663.82	6	2	649.50 *	Н	648.9	
3	$\frac{1}{2}$	664.50 *	42	663.82	6	3	646.50 *	Н	648.9	
3	$\frac{2}{3}$	663.50 *	42	663.82	6	4	644.00 *	н	648.9	
3	$\frac{3}{4}$	662.50 *	<u>+2</u> F	667.97	6	5	643.00 *	Н	648.9	

\* 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.

## BASIS OF BEARINGS

BEARINGS BASED ON A PLATTED BEARING OF S 88°33'10" 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

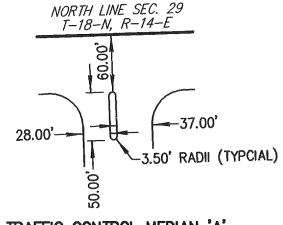
3" ALUMINUM CAP-FLUSH-SET IN CONCRETE STAMPED 'BA 17', SET S.E. CORNER OF FLORENCE ST. AND GARNETT. ELEV. = 644.70 (NGVD 1929)

#### NOTES

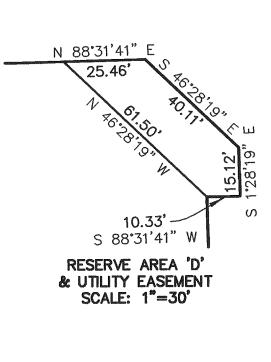
ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREETS BY THIS PLAT.

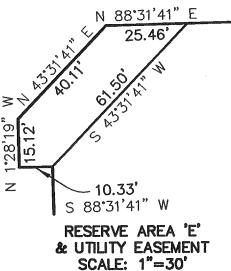
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF BROKEN ARROW.



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





# 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

	501.59' LNA		72.00'			746.01' LNA	
POB		West	ACCESS New	N 88'31'41" E 1319.60'	Orleans	Street	
NW CORNER NE/4 SEC. 29, T-18-N, R-14-E		TCM 'A'		RESERVE	And a second sec	.75' STATUTORY R/W	AT
SEC. 29, 1-10-N, K-14-E	<u>S 88°31'41" W &amp; UTILITY</u> <u>159.00' 84.00' 84.00' 80.00' 1</u>	EASEMENT 80.00' 55.30'		<b>8:</b> UTILITY	EASEMENT	<u>S 88°31'41" W</u> 	5' FL/E
// 17.5 U/E 35' B/L	89 89 89 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5				71. <u>71.</u>	17.5' U/E 35' B/L	L 105.71
		$\begin{array}{c} 2 \\ 4200 \\ \hline \end{array}$	61,82,10 61,82,10 72'		<b>3</b> 4016 4012	12.008 4008 25' B/L 4004	4000 A2.06 - 56.23
	12° W 50	<u>-80.00'</u> <u>-73.79'</u>			<u> </u>	10' U/E	26.10 <sup>r</sup> (C2)
	25, 25, 21, 27, 27, 27, 27, 27, 27, 27, 27, 27, 27	S 88"31'41"	W	Orlando	<i>Street</i>	S 88'31'41" W	ن ن ن ن ن ن ن ن ن ن ن ن ن ن ن ن ن ن ن
3 3	136.95 W 38.56 31.42	83.00'	84.00'  [4109]	82.00' 67.00 25' B/L   ≥ & U/E	50' (4013)	>         10' U/E           ≥         4009         25' B/L	.09' 39.05: ►50.24
	126.50' 126.50' 126.50' 126.50'	,05.0 10 11 12.0 11 12.0 11	<b>12</b> 126.50'	4105 4101 13 3 99 97 14	<b>A VO</b> 001.50 01.50 01.50 001.50 001.50	01.28/19" (01.28/19" (02.50' 126.50' 126.50'	4001 .65.10
2	9. 4. 4. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5	 		<sup>3</sup> 37 10 10 10 10 10 10 10 10 10 10	390 × 1	Z - 11' U/E	
3	87.83'	11' U/E		10 10 10 10 10 10 10 10 10 10	0 0 10 10 10 10 10 10 10 10 10 10 10 10	S 88°31'41 <sup>™</sup> W S 88°31'41 <sup>™</sup> W 11' U/E	
	118.50 11.28.19 126.55 126.	<b>19</b> ,05 <b>18</b>	201	2330	2.2 SSL 0 19	01.28.19 01.28.	18 110:28,11
	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	<u>4202</u> <u>25' B/L</u> <u>10' U/E</u> -83.00' - 83.00' -	4114 	<u>4110</u> <u>2</u> <u>4106</u> 	50' <u>[4014]</u>	Z 4010 25' BA	4002 Z -3. 46.61'- 26.08' 70.08
W. Orlando Pl.		S 88'31'41" W		Orlando		S 88'31'41" W	, <sup>6</sup> 4 (6)
$\frac{10^{\circ} \overline{U/E}}{25^{\circ} \overline{B/L}}$		$\begin{array}{c} 0,00' \\ 0',0'/E \\ \overline{55'} B_{fL} \\ \end{array}$		9.50'79.50'	<u>S 88'31'41" W</u> <u>82.74'</u>	10° U/E	
25 <b></b>	4219         7         6         8         8         4207         6         42           1         5         5         8         5         5         42	00. 100 100 100 100 100 100 100	4115 ,00,2 ,0,		4015 4015	<u>10</u> 10 11 12 10 10 10 10 10 10 10 10 10 10	4003 50' 50' 11 7 8 7 8 11 8 8 12 7 8 10 8 10 7 8 10 8 10 7 8 10 7 8 10 7 8 10 7 8 10 8 10 8 10 8 10 8 10 8 10 8 10 8 10
01.16.	125.34' <b>Q</b> 125.00'           S 88'31'41" W         S 88'31'41" W	125.00'	3705 20 N 01: N 01: N 01:	5 77 5 1 135 1		<u>5</u> <u>5</u> <u>11</u> <u>11</u> <u>11</u> <u>11</u> <u>11</u>	107 107
0 24 z	2 00.08 7 100 100 100 100 100 100 100 100 100 1			79.50	81.00 <sup>*</sup> - 81.00 <sup>*</sup> - 542.74 <sup>*</sup> - 5.88 11 <sup>°</sup> U	79.50 79.50 79.50	93.00 <sup>'-1</sup>
6		7.5' U/E	3100 <b>3</b>	<u>81.36</u>	15' U/E	-	3712 3372 93,35' 93,35'
23	<b>6 7 7 7 7 7 7 7 7 7 7</b>		125.00'	61,322.1		<u>11' U/E</u> <u>S 88'31</u> 128	.87'
5' U/E			25 By 3713 11' U	00000 N			2 00 00
22		12 000 00 08 00 00 00 00 00 00 00 00 00 00	125.00'	240.00	RESERVE AREA 'B		
5' 11/2-		80	125.00 <sup>°</sup>				120.000
5°U/E	00.00 <b>7</b> 10.00 <b>7</b> 10.00 <b>7</b> 10.00 <b>1</b> 10.00		S 88:31'41" W			<u>58.01'   L 128.</u> 15' U/E	
17.5' U/2"	$\begin{array}{c c} & 25' & B/L \\ \hline & 10' & U/E \\ \hline & -10! & 53' \\ \hline & -10! & 53' \\ \hline \end{array}$	125.00' <b>4</b> 59 56	3805			N00 1 11' U/E 100	
	S 88'31'41" Wog UI II W/F	14 (10) 15' U/E 125.00'	93.74'	<u></u>	= <u>\$ 88'31'41" W</u> 81.00' 81.00' <i>11'_U/E</i>	128	_92.00'
	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	15' U/E	2819° V/F	,00 21 5 20	.00.757 <b>19</b> 757 18	22.00° U/F U/F U/F	B S S S
Ŭ,		<b>15</b> [15] [15] [15] [15] [15] [15] [15] [15]	22 5. 6 6 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7	21         20           4106         4102           & U/E         4102	4018 4014 4018 25' B/L	v2150	4002 × 50'
		88'31'41" W7 (4) 7.5' U/E U V7 (6) (1)		80.00'			67.00'- CI
(C)	169.64' - S 88'31'41" W	K / 205 5	°C,	S 88°31'41" W	West Quant	S 88°31'41" W	<sup>6</sup> R (4) (5) 35.56 <sup>-1</sup> (1) (5)
Jell Call	RESERVE AREA 'A' 27.67'	56 UV € 50 × 149.15	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$			$\frac{10^{\circ} U/E}{4007}$	31.14' 46 01 31.14' 10 31.14' 1
	$\begin{array}{c} 22.00 \\ 15' \\ 26.00' \\ 11' \\ 12' \\ 11' \\ $	1.9 17 17 17 17 17 17 17 18	130.08' 5' U E	<i>5' U/E</i> <i>5' U/E</i> <b>0</b> 130.15' 01"28'19"	[3820]         55'         81           25'         81         105         10           100         1128         19"         10           101         1028         19"         10           101         105         25'         81           25'         81         25'         81	130.25' 130.28'19' 130.29' 130.29' 130.32'	01'28'19 5' U/E <b>A</b> 121.22' 07'13'56
	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$					$p^{-} = -81.00^{\circ} = -81.00^{\circ}$	z v -90.16'
NW CORNER S/2 NE/4 SEC. 29, T-18-N, R-14-E	Reserve "P"	17.5° U/E		<b>19.83'</b> 33'10" W	rola	17.5' V/E	une meneral and and and a second
	Reserve "B" & U/E 1 2	3/7, 52 7/7, 52 7/7, 52 7/7, 52 7/7, 52	5 6		8 25 <sup>1</sup> <u>8</u> 10 <sup>1</sup> <u>10<sup>2</sup></u> <u>10<sup>2</sup></u> 25 <sup>7</sup> <u>8</u> ,1	2 3	1999
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			1.1.1527 1	man the full from the from		and the surf of the second	Summer Summer of

