

S. Aspen Avenue (S. 145th E. Ave.)

FINAL PLAT

ATTIC STORAGE OF BROKEN ARROW

PUD - 284

Tract of Land That is Part of the West Half of the Southwest Quarter lying South of the Creek Turnpike Right-of-Way in Section Thirty Four (34), Township Eighteen (18) North, Range Fourteen (14) East, City of Broken Arrow, Tulsa County, State of Oklahoma.

PROPERTY OWNER

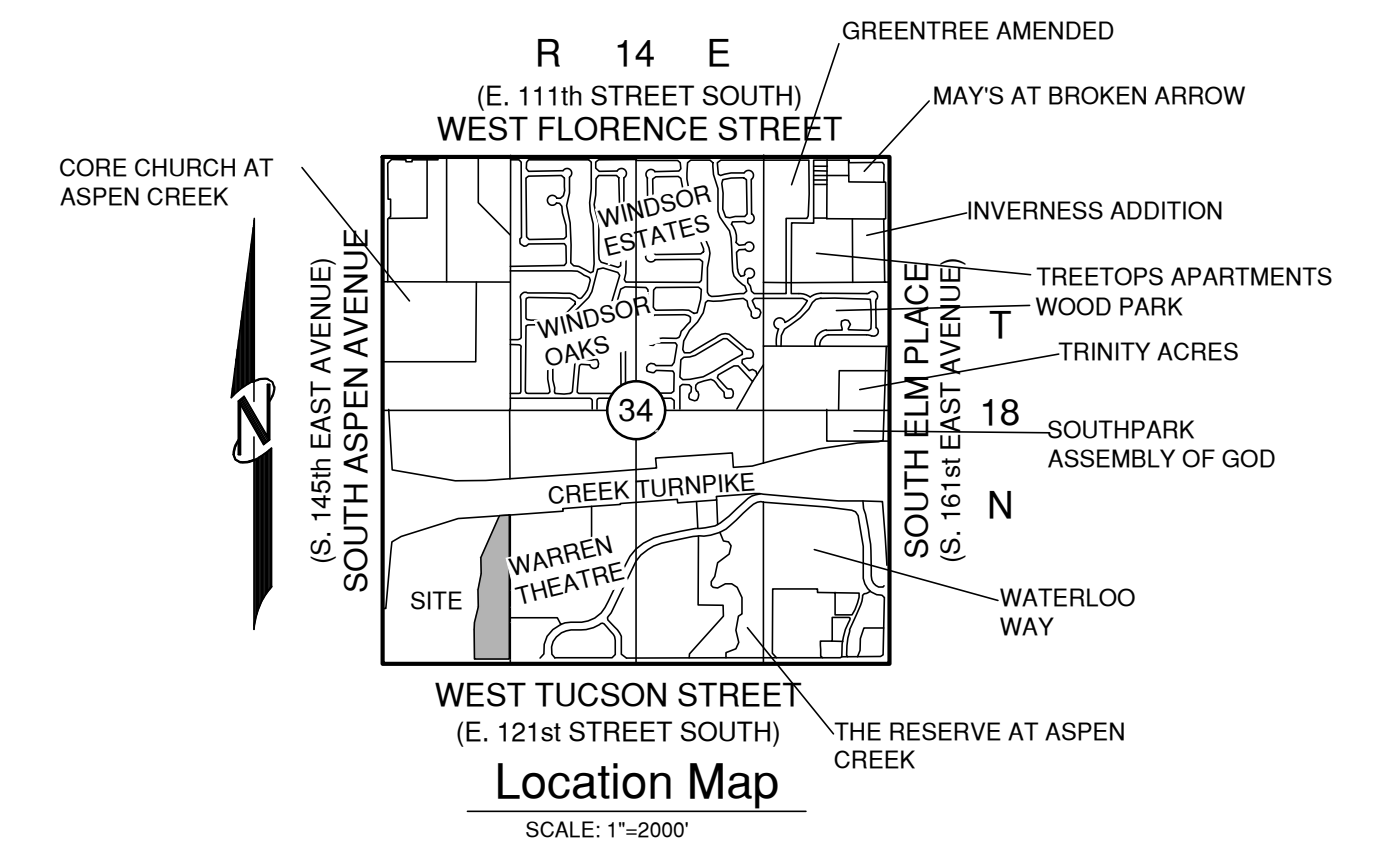
ATTIC @ ASPEN CREEK, LLC
12150 E. 96th Street North
Owasso, OK 74055
Contact: Rogers Strickland
(816) 223-3432
E-MAIL: rogers@stricklandconstruction.com

SURVEYOR

SIEMORE WEISZ & ASSOCIATES, INC.
6111 East 32nd Place
Tulsa, OK 74135
PH (918) 665-3600
E-mail: scolins@sw-assoc.com
CA No. 2421 Renewal: June 30, 2021

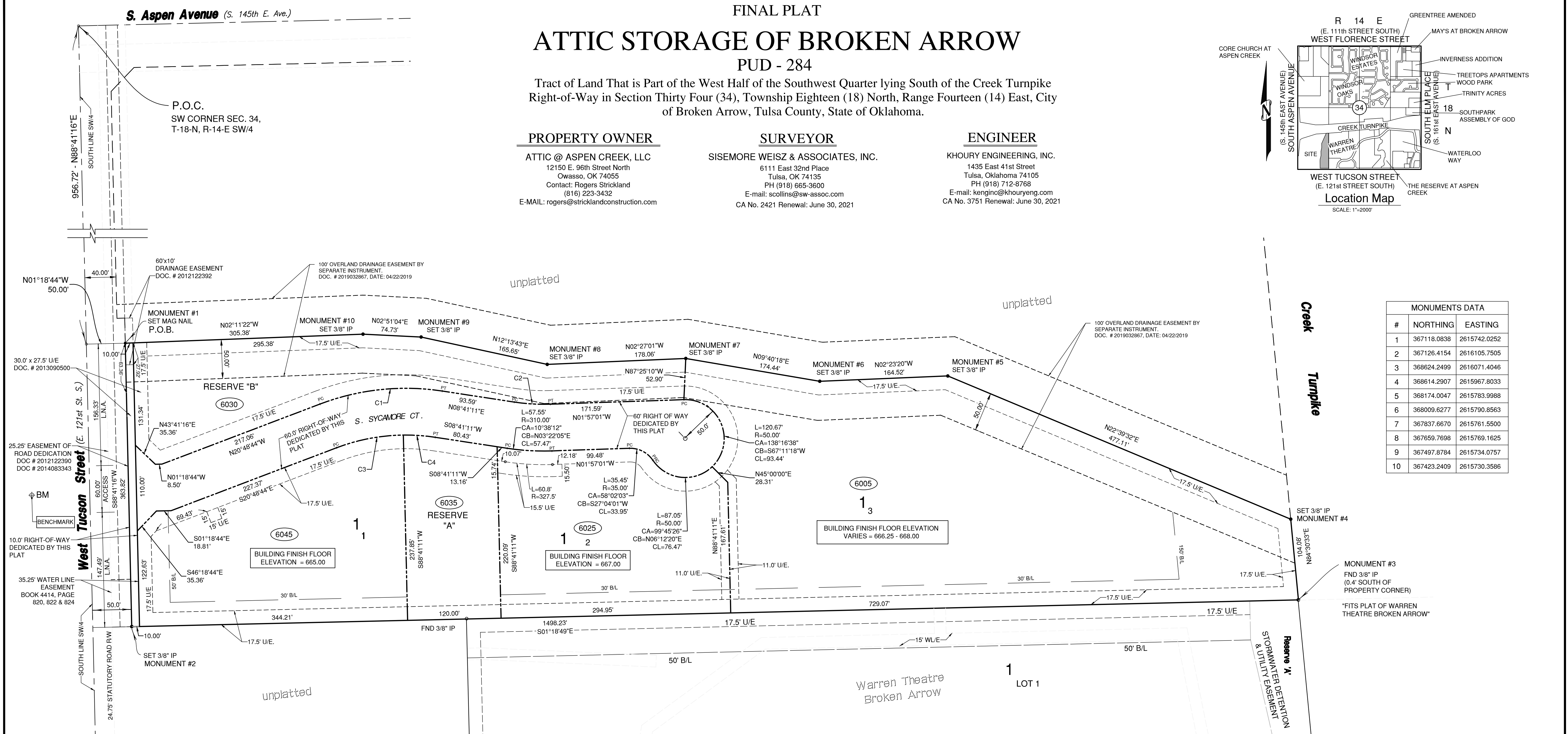
ENGINEER

KHOURY ENGINEERING, INC.
1435 East 41st Street
Tulsa, Oklahoma 74105
PH (918) 712-8768
E-mail: kenginc@khouryeng.com
CA No. 3751 Renewal: June 30, 2021



Location Map

SCALE: 1"=200'



| MONUMENTS DATA | | |
|----------------|-------------|--------------|
| # | NORTHING | EASTING |
| 1 | 367118.0838 | 2615742.0252 |
| 2 | 367126.4154 | 2616105.7505 |
| 3 | 368624.2499 | 2616071.4046 |
| 4 | 368614.2907 | 2615967.8033 |
| 5 | 368174.0047 | 2615783.9988 |
| 6 | 368009.6277 | 2615790.8563 |
| 7 | 367837.6670 | 2615761.5500 |
| 8 | 367659.7698 | 2615769.1625 |
| 9 | 367497.8784 | 2615734.0757 |
| 10 | 367423.2409 | 2615730.3586 |

LOT SUMMARY

Lot 1: 66,008.29 SF (1.515 AC)
Lot 2: 59,812.10 SF (1.373 AC)
Lot 3: 177,388.23 SF (4.072 AC)
Reserve "A": 27,634.36 SF (0.635 AC)
Reserve "B": 58,440.43 SF (1.342 AC)
R.O.W. DEDICATION: 53,069.59 SF (1.218 AC)

BENCHMARK

CHISELED SQUARE ON CURB. ELEV 661.19 (NAVD 88)
N = 366998.0400; E = 2615936.9200

FLOOD NOTE

WE HAVE EXAMINED A MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA AND INCORPORATED AREAS, MAP NO. 40131C0456M, MAP EFFECTIVE: SEPTEMBER 30, 2016, WHICH SHOWS THE ENTIRE PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE X WHICH IS CLASSIFIED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

STORMWATER DISPOSITION NOTE

STORMWATER DETENTION ACCOMMODATIONS FOR THIS SITE ARE PROVIDED IN ACCORDANCE WITH FEE-IN-LIEU OF DETENTION DETERMINATION #DD-111618-42, DATED NOVEMBER 16, 2018

| CURVE DATA | | | | | |
|------------|---------|---------|-----------|---------------|--------------|
| # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 159.60' | 310.00' | 29°29'55" | S06°03'46"E | 157.85' |
| C2 | 46.41' | 250.00' | 10°38'12" | N03°22'05"E | 46.34' |
| C3 | 87.70' | 250.00' | 20°05'56" | N10°45'45"W | 87.25' |
| C4 | 41.01' | 250.00' | 09°23'58" | N03°59'12"E | 40.97' |

BACKFLOW PREVENTER NOTE

ALL BUILDING STRUCTURES WITHIN THIS DEVELOPMENT REQUIRE BACKFLOW PREVENTERS ON THE SANITARY SEWER LINE PER CITY CODE.

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

Mayor
Attest: City Clerk

ATTIC STORAGE OF BROKEN ARROW

FINAL PLAT - June 14, 2019

Sheet 1 of 2

CASE # PT19-102

LEGEND

- U/E = UTILITY EASEMENT
- L.N.A. = LIMITS OF NO ACCESS
- P.O.B. = POINT OF BEGINNING
- BM = BENCHMARK
- FND = MONUMENT FOUND
- P.O.C. = POINT OF COMMENCEMENT
- FFE = FINISH FLOOR ELEVATION
- = LOT ADDRESS
- BL = BUILDING LINE
- IP = IRON PIN
- CA = DELTA
- CB = CHORD BEARING
- CL = CHORD LENGTH
- L = LENGTH
- R = RADIUS

BASIS OF BEARING

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF SECTION 34 AS NORTH 88°41'16" EAST. GRID BEARINGS AND THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

ADDRESSES

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

