

PUD 199
Preliminary Plat

121 Elm

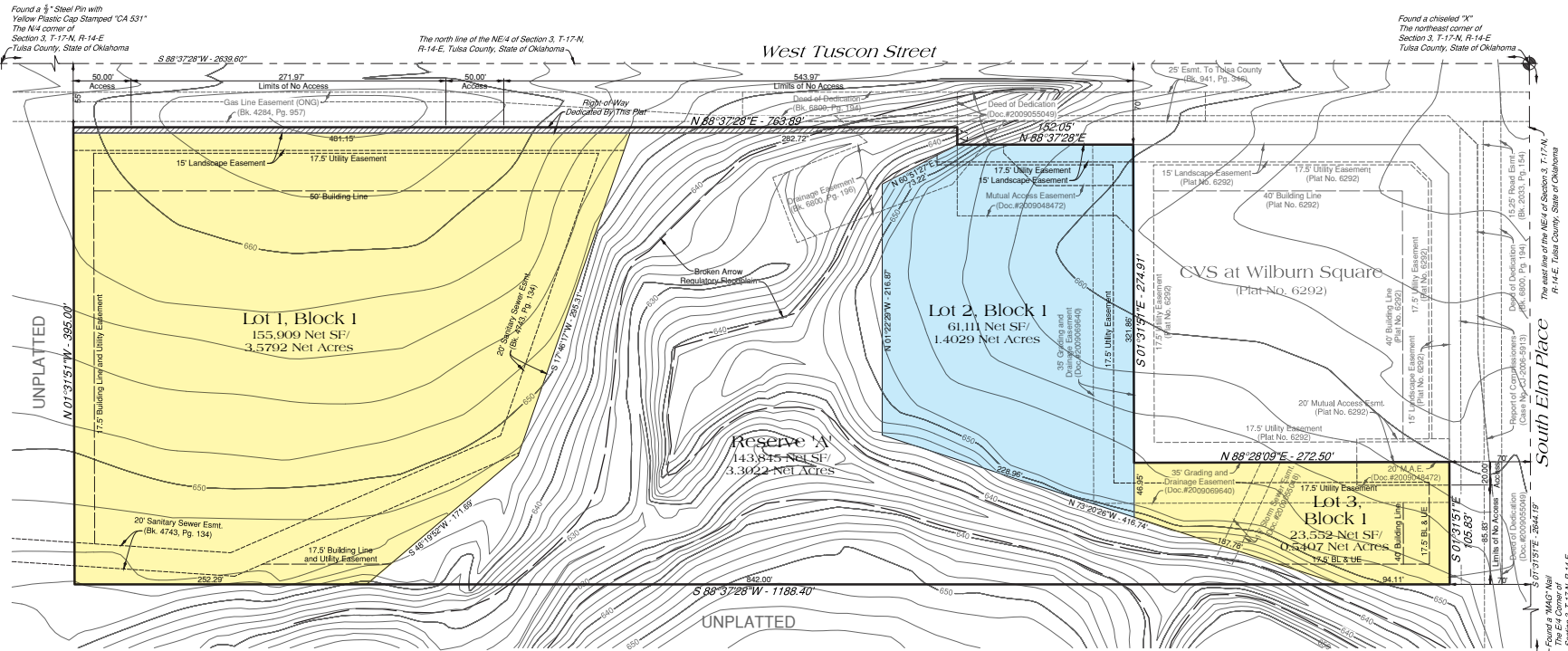
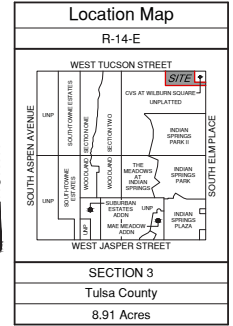
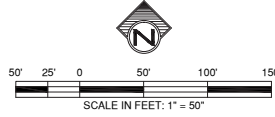
A subdivision in the City of Broken Arrow, being a part of the NE/4 of Section 3, Township 17 North, Range 14 East, of the Indian Meridian, Tulsa County, State of Oklahoma

OWNER / DEVELOPER

Stone Horse Development, L.L.C.
an Oklahoma Limited Liability Company
c/o Pate Kourits
P.O. Box 240
Owasso, Oklahoma 74055
918.272.3282

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street South, Suite 102
Tulsa, Oklahoma 74146
918.252.9621
JPattMurphy@tulsaengineering.com
CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 28, 2017



Legend

L.N.A. = Limits of No Access U/E = Utility Easement

Monument Notes

A 5/8" x 1/8" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.

A 3/8" x 1/8" deformed bar with a yellow plastic cap stamped "CA 531" to be set at all street centerline intersections, points of curve, points of tangency, points of compound curve, points of reverse curve, center of cul-de-sacs and center of eyebrows, after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearings for said tract are based on an assumed bearing of S 88°37'28" W along the north line of the NE/4 of Section 3, T-17-N, R-14-E, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark

Dislased "X" in concrete pavement at intersection of West Tucson Street and South Elm Place, aka, the NE Corner of Section 3, T-17-N, R-14-E, Tulsa County, State of Oklahoma.

Elevation = 668.90 NAVD 1988

Backflow Preventer Valve

If the actual finished floor elevation is lower than one (1) foot above the upstream sanitary sewer manhole top of rim elevation, it shall be the builder's responsibility to install a backflow preventer valve near the building. The builder is responsible to comply with all city ordinances regarding the installation of any required backflow preventer valve.

Line Table

No.	Bearing	Distance
1.1	S 01°22'32"E	15.00'

APPROVED _____ by the City Council of the City of Broken Arrow, Oklahoma.

Mayer

Attest: City Clerk