Tulsa County Clerk - Michael Willis
Doc # 6953 Page(s): 3
02/12/2021 10:22:37 AM
Receipt # 21-10264
Fee: $ 35.00

FINAL PLAT

The Villas at Seven Oaks South

*PUD 280A

A SUBDIVISION IN THE CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA BEING A PART OF THE E/2 NW/4 OF SECTION TWENTY-FIVE (25), TOWNSHIP 18 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN.

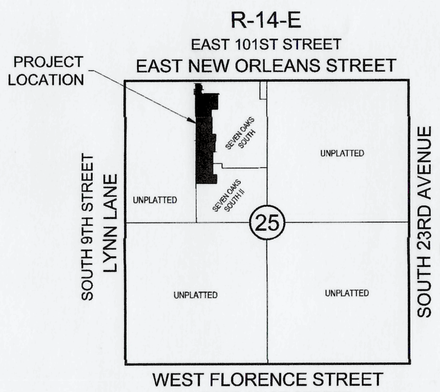
CERTIFICATE

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 $39.00 per trust receipt no.16682 to be applied to 2021 taxes. This certificate is NOT to be construed as payment of 2021 taxes in full but is given in order that this plat may be filed on record. 2021 taxes may exceed the amount of the security deposit.

Dated: 02/12/2021
John M. Fothergill
Acting Tulsa County Treasurer
By: _____
Deputy

OWNER/DEVELOPER
SEVEN OAKS VILLAS, LLC
1420 WEST KENOSHA
BROKEN ARROW, OK 74012
PHONE: 918-261-5200
ATTN: GLENN SHAW

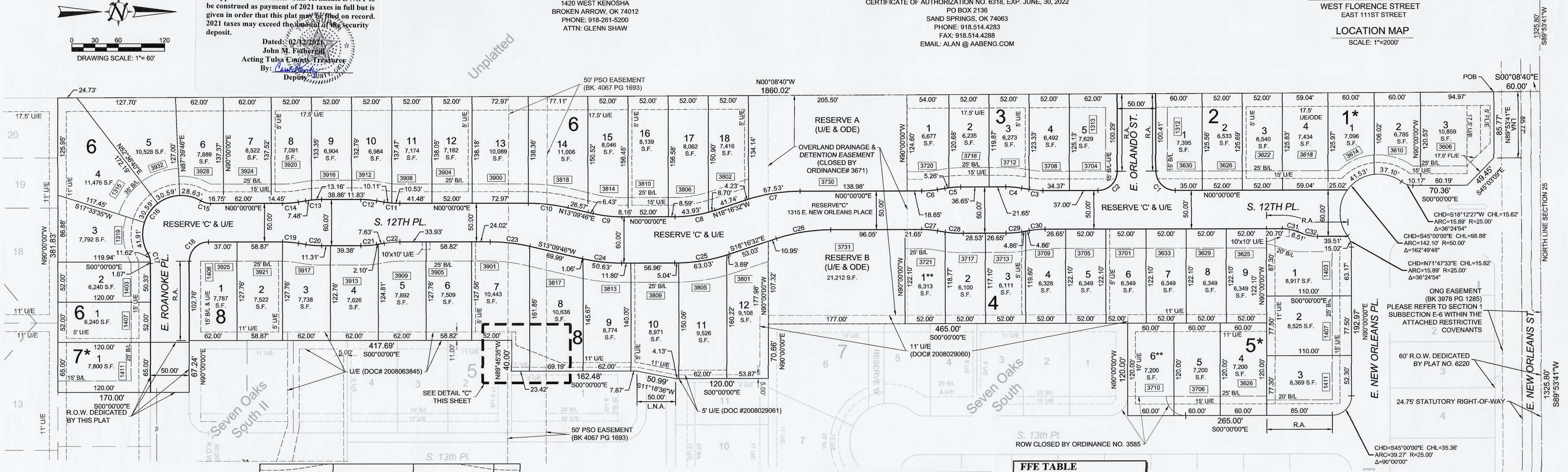
ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2022
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM



LOCATION MAP
SCALE: 1"=2000'

NORTHWEST CORNER OF THE NW/4 OF SECTION 25 T-18-N R-14-E

0 30 60 120
DRAWING SCALE: 1"= 60'



LEGEND

B/L	BUILDING LINE
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
U/E	UTILITY EASEMENT
ODE	OVERLAND DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
DOD	DEED OF DEDICATION
R.A.	RESTRICTED ACCESS
XXXX	ADDRESSES

FLOODPLAIN

PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DEFINED FLOOD HAZARD AREA PER FIRM PANEL 40143C0394. EFFECTIVE: SEPTEMBER 30, 2016

CONTACTS

MUNICIPAL AUTHORITY
CITY OF BROKEN ARROW
210 SOUTH 1ST STREET
BROKEN ARROW, OK 74012

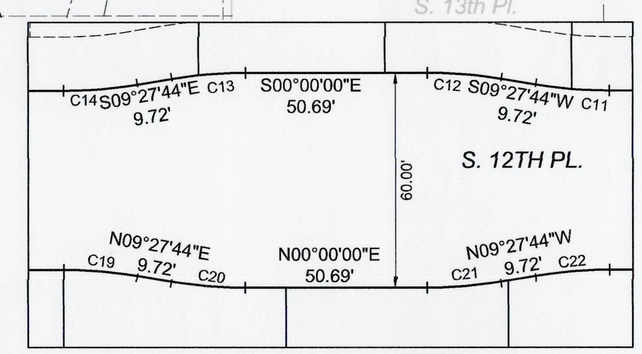
UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY
5848 EAST 15TH STREET
TULSA, OK 74112
PHONE: 918.831.8293

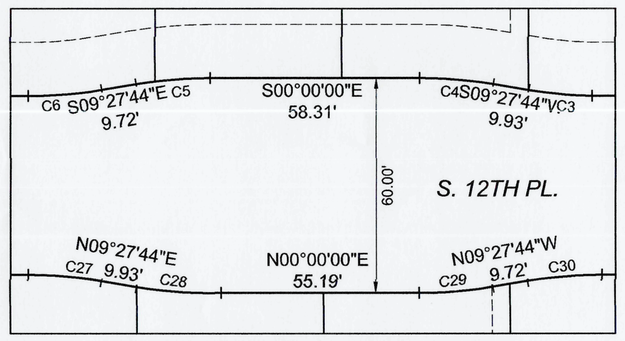
AEP / PSO
212 EAST 6TH STREET
TULSA, OK 74119
PHONE: 918.599.2351

WINDSTREAM TELECOM COMPANY
2300 EAST 1ST PLACE
BROKEN ARROW, OK 74012
PHONE: 918.451.3427

COX COMMUNICATIONS
11811 EAST 51ST STREET
TULSA, OK 74145
PHONE: 918.286.4658



A Right-of-Way Detail
Scale: 1"=30'



B Right-of-Way Detail
Scale: 1"=30'

SITE DATA

BENCHMARK
3" ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED "TUL 4", SET WEST OF 23RD STREET, AND APPROXIMATELY 0.10 MILES NORTH EAST OF FLORENCE STREET.
ELEV = 633.40' (NAVD 1929)

BASIS OF BEARINGS
THE BASIS OF BEARING FOR SAID TRACT IS S 89°53'41" W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW/4) OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF BROKEN ARROW, TULSA COUNTY, STATE OF OKLAHOMA.

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "CA6318" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, UNLESS NOTED OTHERWISE.

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 ON IN PLACE OF LEGAL DESCRIPTION.

DETENTION DETERMINATION
DETENTION DETERMINATION NUMBER: 90707-47

** NO BUILDING PERMIT SHALL BE ISSUED ON LOT 6, BLOCK 5 OR LOT 1, BLOCK 4 UNTIL THE CLOSED RIGHT OF WAY/EASEMENT IS VACATED IN DISTRICT COURT.

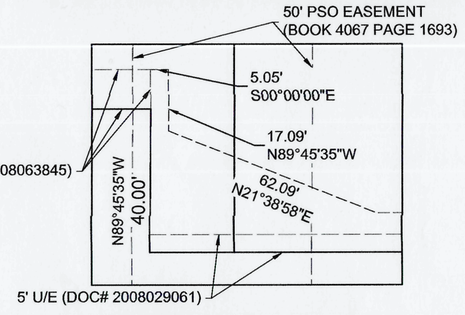
SUBDIVISION STATISTICS

SUBDIVISION CONTAINS FIFTY EIGHT (58) LOTS IN EIGHT (8) BLOCKS AND THREE (3) RESERVE AREAS

BLOCK 1	0.57 ACRES - 3 LOTS
BLOCK 2	0.64 ACRES - 4 LOTS
BLOCK 3	0.76 ACRES - 5 LOTS
BLOCK 4	1.30 ACRES - 9 LOTS
BLOCK 5	1.08 ACRES - 6 LOTS
BLOCK 6	3.37 ACRES - 18 LOTS
BLOCK 7	0.18 ACRES - 1 LOT
BLOCK 8	2.38 ACRES - 12 LOTS
RESERVE A	0.59 ACRES
RESERVE B	0.49 ACRES
STREET R.O.W (RESERVE C)	2.32 ACRES
SUBDIVISION CONTAINS	13.68 ACRES

DEVELOPMENT NOTES

* BLOCKS 1, 5 AND 7 ARE NOT COVERED BY PUD-280A



C Easement Detail
Scale: 1"=30'

FFE TABLE

BLOCK 1		BLOCK 6	
LOT	MIN. FFE	LOT	MIN. FFE
1	722.50	1	683.00
2	720.50	2	684.00
3	718.00	3	685.00
BLOCK 2		4	685.00
LOT	MIN. FFE	5	686.00
1	710.00	6	687.00
2	712.00	7	689.00
3	714.00	8	691.00
4	716.00	9	693.00
BLOCK 3		10	695.00
LOT	MIN. FFE	11	696.00
1	706.00	12	698.00
2	706.00	13	699.00
3	706.00	14	700.00
4	707.00	15	700.00
5	709.00	16	700.00
BLOCK 4		17	700.00
LOT	MIN. FFE	18	701.00
1	705.00	**BLOCK 7**	
2	705.00	LOT	MIN. FFE
3	705.00	1	681.00
4	706.00	**BLOCK 8**	
5	707.00	LOT	MIN. FFE
6	707.00	1	687.00
7	709.00	2	689.00
8	711.00	3	691.50
9	713.00	4	694.00
BLOCK 5		5	696.00
LOT	MIN. FFE	6	698.00
1	717.00	7	699.50
2	716.00	8	699.50
3	717.00	9	699.00
4	713.00	10	699.00
5	712.00	11	700.00
6	712.00	12	701.00

BACKFLOW PREVENTERS ARE REQUIRED ON ALL BUILDINGS.

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	39.27'	25.00'	35.36'	N45°00'00"E	C17	13.29'	25.00'	13.14'	S74°46'01"W
C2	39.27'	25.00'	35.36'	N45°00'00"W	C18	39.27'	25.00'	35.36'	S45°00'00"E
C3	17.72'	125.00'	71.71'	N05°24'01"E	C19	20.64'	125.00'	20.62'	S04°43'52"W
C4	20.64'	125.00'	20.62'	N04°43'52"E	C20	20.64'	125.00'	20.62'	S04°43'52"W
C5	20.64'	125.00'	20.62'	N04°43'52"E	C21	20.64'	125.00'	20.62'	S04°43'52"E
C6	20.64'	125.00'	20.62'	N04°43'52"E	C22	20.64'	125.00'	20.62'	S04°43'52"E
C7	71.77'	225.00'	71.46'	N09°08'16"W	C23	51.69'	225.00'	51.58'	S06°34'53"W
C8	52.63'	165.00'	52.41'	N09°08'16"W	C24	51.69'	225.00'	51.58'	S06°34'53"W
C9	37.91'	165.00'	37.82'	N06°34'53"E	C25	71.77'	225.00'	71.46'	S09°18'16"E
C10	51.69'	225.00'	51.58'	N06°34'53"E	C26	71.77'	225.00'	71.46'	S09°18'16"E
C11	20.64'	125.00'	20.62'	N04°43'52"E	C27	20.64'	125.00'	20.62'	S04°43'52"E
C12	20.64'	125.00'	20.62'	N04°43'52"E	C28	23.56'	125.00'	23.53'	S04°03'43"W
C13	20.64'	125.00'	20.62'	N04°43'52"E	C29	20.64'	125.00'	20.62'	S04°43'52"E
C14	20.64'	125.00'	20.62'	N04°43'52"E	C30	20.64'	125.00'	20.62'	S04°43'52"E
C15	13.29'	25.00'	13.14'	N15°13'59"E	C31	20.17'	53.00'	20.25'	N10°54'03"E
C16	131.71'	50.00'	96.80'	N45°00'00"W	C32	20.17'	53.00'	20.25'	N10°54'03"E

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

MAYOR

ATTEST: CITY CLERK

THE VILLAS AT SEVEN OAKS SOUTH
Page 1 of 3
CA-6318 Exp. 6/30/22

PLOT DATE: Tue, 09 Feb 2021
FILE: P:\18\25-VILLAS AT SEVEN OAKS SOUTH\SEVEN OAKS SOUTH VILLAS.DGN