

OWNER / DEVELOPER
BC Land Holding Company, LLC
an Oklahoma Limited Liability Company
12150 East 96th Street North, Suite 202
Owasso, Oklahoma 74055
918.376.6536

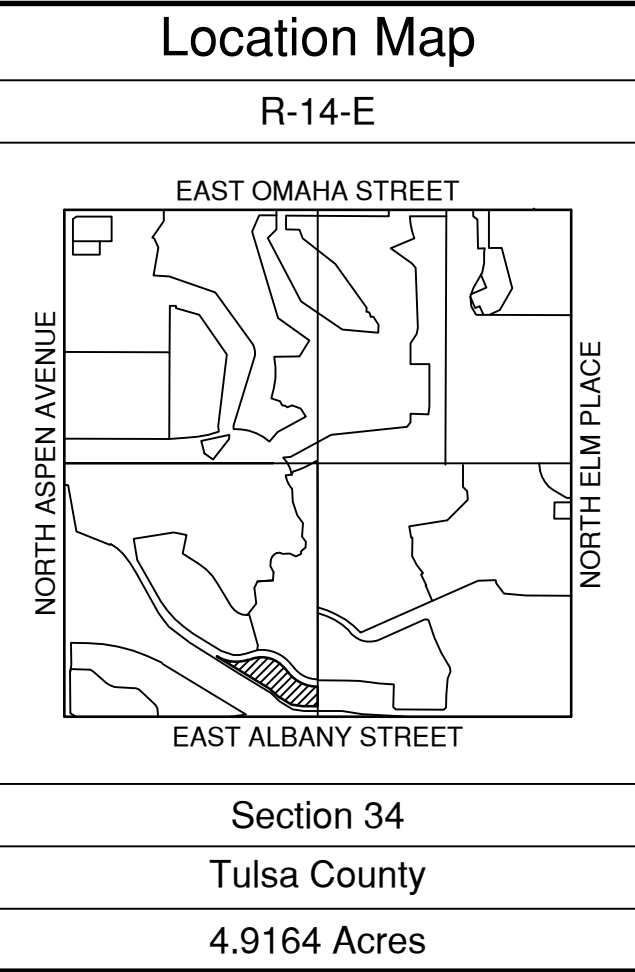
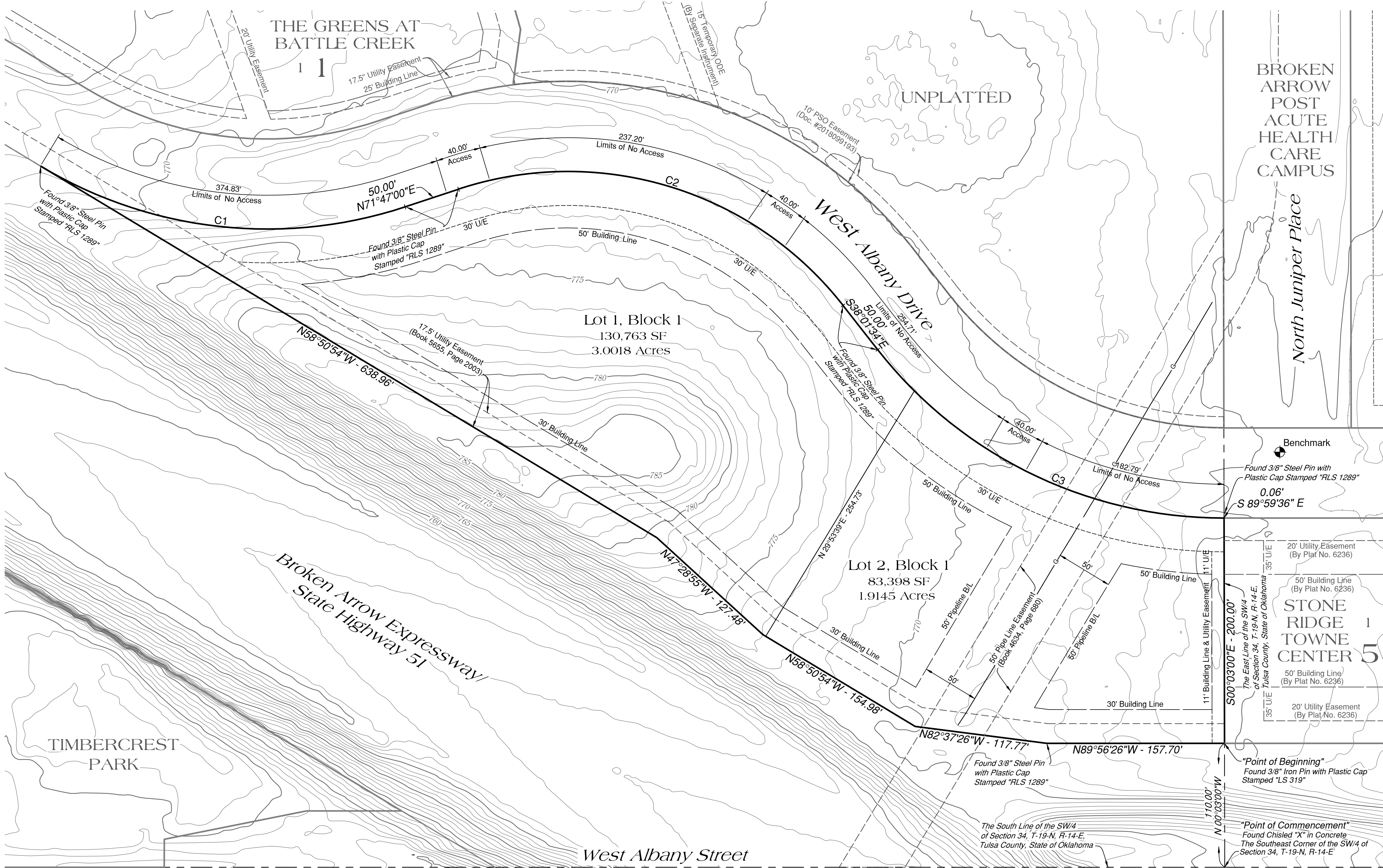
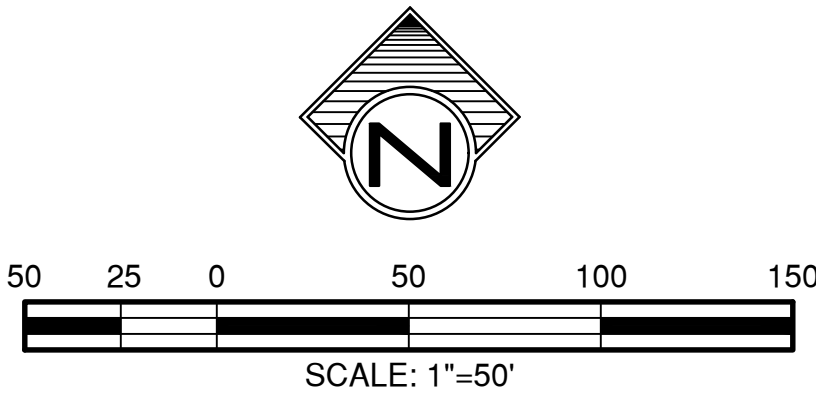
Preliminary Plat
PUD 94-X

Battle Creek Commercial Center

ENGINEER / SURVEYOR
Tulsa Engineering &
Planning Associates, Inc.
an Oklahoma corporation
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2021

A subdivision in the City of Broken Arrow, being a part of the SE/4 SW/4 of Section 34,
Township 19 North, Range 14 East, Tulsa County, State of Oklahoma



Legend
U/E = Utility Easement ODE = Overland Drainage Easement

Monument Notes
A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.
A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA 531" to be set at all lot corners after completion of improvements, unless noted otherwise.

Basis of Bearings
The non-astronomic bearings for this plat are based on an assumed bearing of S 00°03'00"E along the East line of the SW/4 of Section 34, T-19-N, R-14-E of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

Benchmark
Chiseled on top of curb at the west northwest curb return at the intersection of Albany Drive and Juniper Place.
Elevation = 764.67 NAVD 1988

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 upon in place of the legal description.

Stormwater Detention
Stormwater detention accommodations for this plat are provided in accordance with Detention Determination No. DD-012120-03. Stormwater detention for this plat will be provided adjacent to the site.

Notes
1. Water to be supplied by the City of Broken Arrow.
2. Sewage to be received by the City of Broken Arrow.
3. All buildings will require a backwater or backflow preventer for all sanitary sewer connections.

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	49°22'06"	390.00'	336.04'	S 83°31'57"E	325.74'
C2	70°11'28"	310.00'	379.77'	S 73°07'17"E	356.46'
C3	51°58'02"	390.00'	353.73'	S 64°00'35"E	341.73'

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

Mayor _____

Attest: City Clerk _____

Battle Creek Commercial Center
Date of Preparation: March 22, 2021
Sheet 1 of 2