PUD 94-X

Battle Creek Commercial Center

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

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

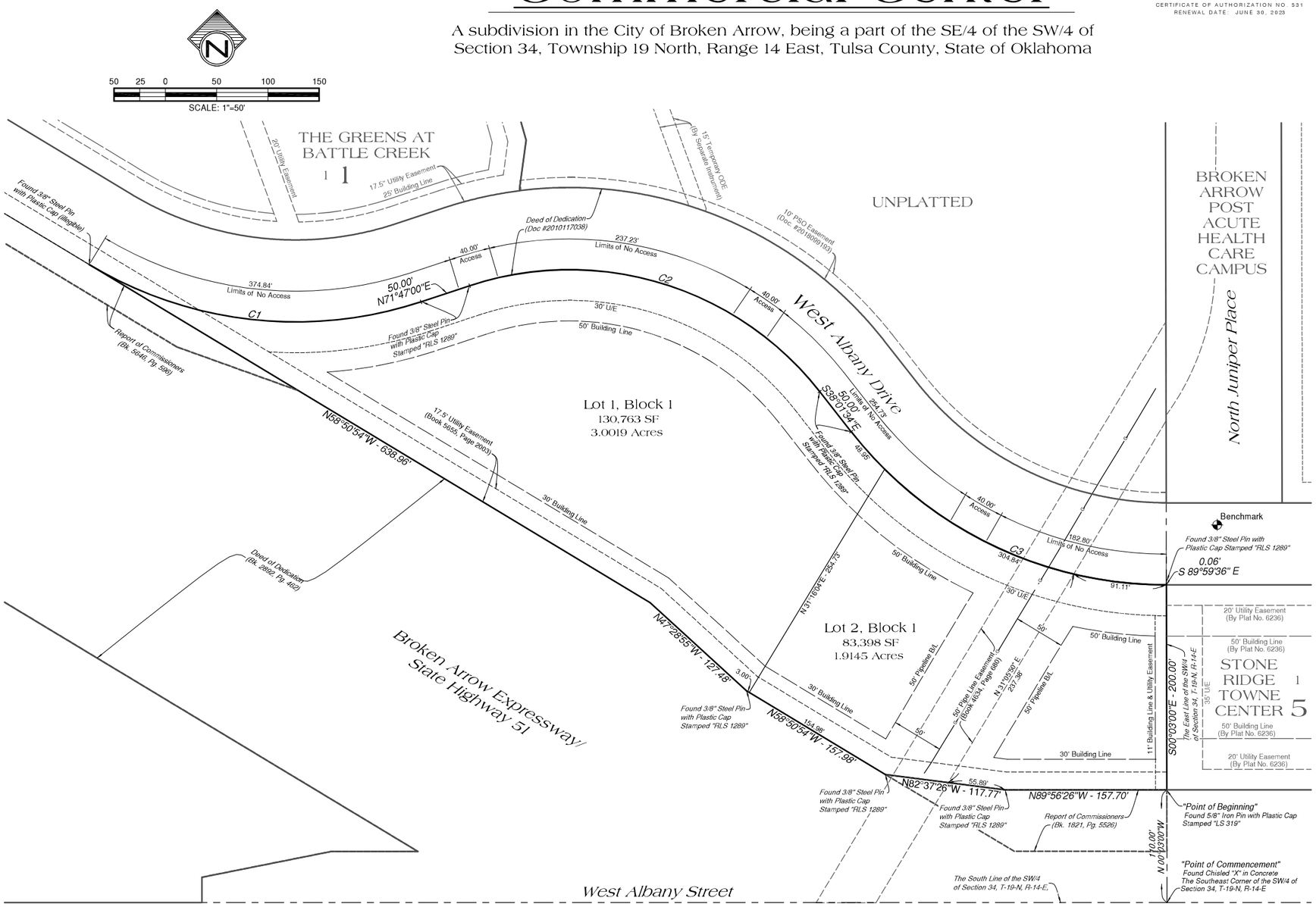
OWNER / DEVELOPER

SAHO Properties, L.L.C.
an Oklahoma Limited Liability Company
9998 East 95th Street North
Owasso, Oklahoma 74055
918.274.8387

ENGINEER / SURVEYOR

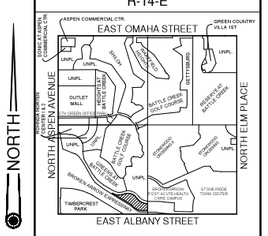
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9810 East 42nd Street, Suite 100
Tulsa, Oklahoma 74146
918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531
RENEWAL DATE: JUNE 30, 2023



Location Map

R-14-E



Section 34

Tulsa County

2 Lots - 4.9164 Acres

Legend

B/L	=	Building Line	SF	=	Square Feet
G	=	Gas Pipeline	U/E	=	Utility Easement
ODE	=	Overland Drainage Easement			

Monument Notes

A 3/8" 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 U.S. Government Survey thereof.

Benchmark

Offsite Benchmark:

Chiseled "X" in a chiseled box on top of curb at the west northwest curb return at the intersection of Albany Drive and Juniper Place.
North: 399177.099'
East: 2616743.621'
Elevation: 764.67'

Oklahoma State Plane Coordinate System North Zone NAD83
Vertical Datum: NAVD88
All Coordinates in U.S. Survey Feet

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-033121-22. 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°11'26"	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: August 23, 2021

PT21-102 Sheet 1 of 2

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