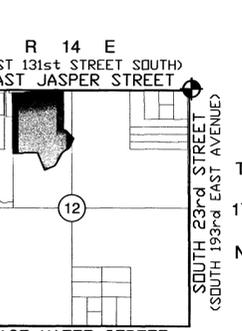
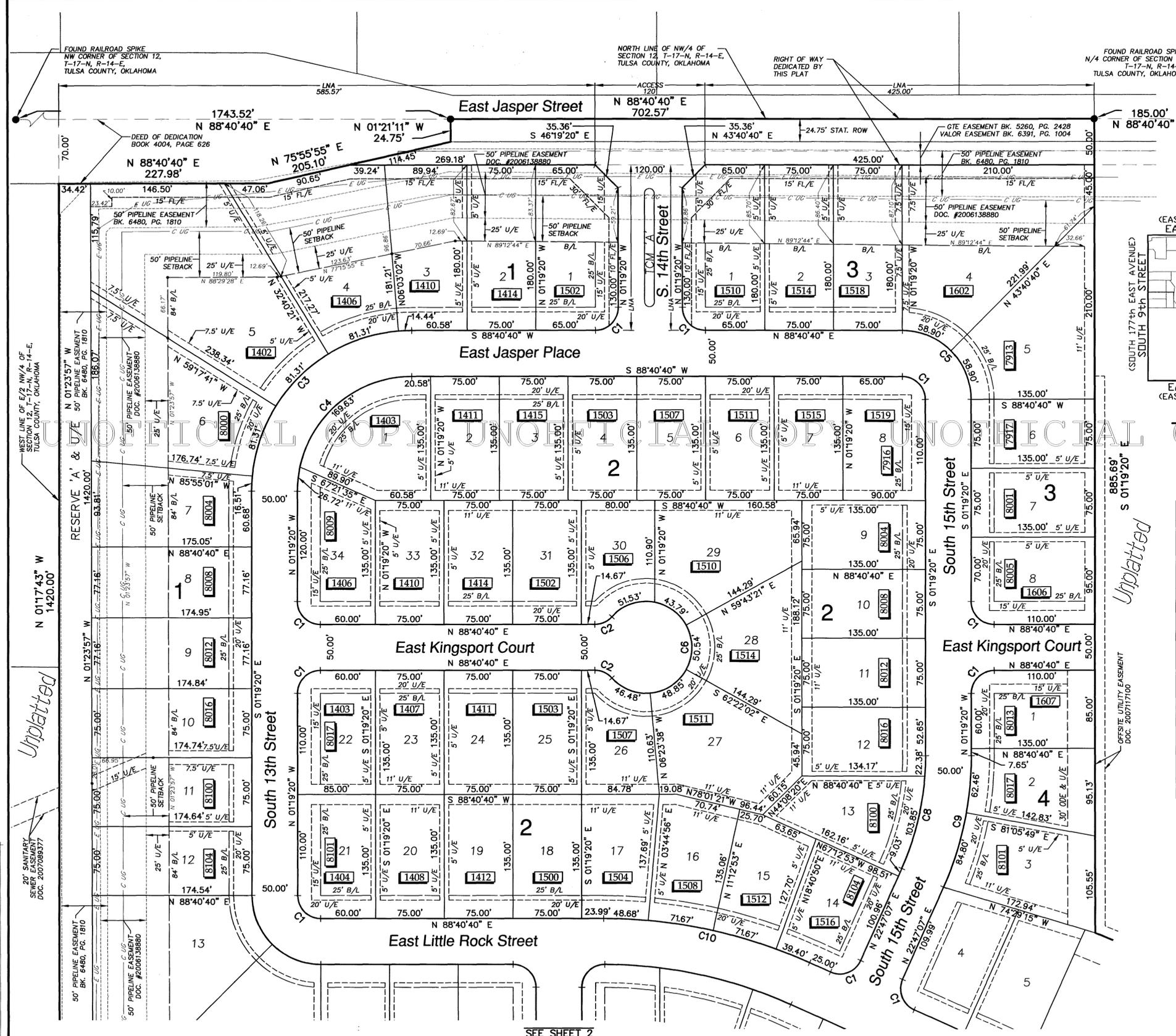


Final Plat

THE RESERVE AT BRADFORD PARK

AN ADDITION TO THE CITY OF BROKEN ARROW
 BEING A SUBDIVISION OF THE N/2 OF SECTION 12, TOWNSHIP 17 NORTH,
 RANGE 14 EAST, TULSA COUNTY, OKLAHOMA



Project Data

OWNER
 BRADFORD PARK L.L.C.
 7713 SOUTH 4th STREET
 BROKEN ARROW, OKLAHOMA 74011
 918.271.2562 (VOICE) 918.451.1903 (FAX)
 CONTACT: BRAD SIDES

ENGINEER / SURVEYOR
 COOK & ASSOCIATES ENGINEERING, INC.
 121 EAST COLLEGE
 BROKEN ARROW, OK 74012
 918.258.9442 (VOICE) 918.258.9488 (FAX)
 CA#4479 EXPIRES JUNE 30, 2008

BENCHMARK
 3" ALUMINUM CAP, FLUSH,
 SET IN CONCRETE, STAMPED "BA9",
 SET NW CORNER OF JASPER STREET & 23rd STREET
 (N 362142.720, E 2630696.396
 ELEV=649.425) NAVD1988

MONUMENTATION
 A 3/8" X 18" DEFORMED BAR WITH AN
 ORANGE PLASTIC CAP STAMPED "CA4479"
 SET AT ALL LOT CORNERS.
 A 5/8" X 18" DEFORMED BAR WITH AN
 ORANGE PLASTIC CAP STAMPED "CA4479"
 SET AT ALL BOUNDARY CORNERS.
 A CHISELED "X" SET
 AT STREET CENTERLINE.

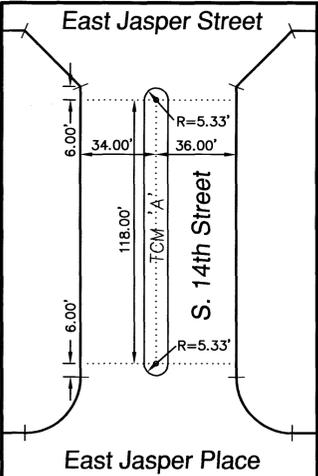
ADDRESSES
 ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE
 AT THE TIME THIS PLAT WAS FILED. ADDRESSES
 ARE SUBJECT TO CHANGE AND SHOULD NEVER
 BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

PUBLIC UTILITY NOTES
 STORMWATER DETENTION ACCOMMODATIONS
 FOR THIS SITE ARE PROVIDED IN
 ACCORDANCE WITH THE CITY OF BROKEN ARROW,
 DETENTION DETERMINATION #DD-13007-05
 POTABLE WATER SUPPLY WILL BE SERVED BY
 THE CITY OF BROKEN ARROW, OKLAHOMA.
 SANITARY SEWER SERVICE WILL BE SUPPLIED
 BY THE CITY OF BROKEN ARROW, OKLAHOMA.

BASIS OF BEARINGS
 ASSUMED BEARING OF N 88°40'40" E
 ALONG THE NORTH LINE OF
 THE NORTHWEST QUARTER OF
 SECTION 12, T-17-N, R-14-E OF
 THE INDIAN BASE AND MERIDIAN,
 TULSA COUNTY, STATE OF OKLAHOMA

LAND AREA
 1,814,585 SF ± / 41.6571 AC ±
 103 LOTS / 4 BLOCKS
 4 RESERVE AREAS

Location Map



Curve Table

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00'	39.27'
C2	48°11'23"	25.00'	21.03'
C3	90°00'00"	175.00'	274.89'
C4	90°00'00"	125.00'	196.35'
C5	90°00'00"	75.00'	117.81'
C6	276°22'46"	50.00'	241.19'
C7	49°30'26"	25.00'	21.60'
C8	24°06'27"	300.00'	126.23'
C9	24°06'27"	350.00'	147.26'
C10	24°06'28"	550.00'	231.42'
C11	90°07'19"	25.00'	39.32'
C12	23°59'08"	500.00'	209.31'
C13	20°53'33"	175.00'	63.81'
C14	68°23'03"	52.00'	62.06'
C15	135°28'31"	30.00'	70.93'
C16	48°29'49"	52.00'	44.01'
C17	77°04'19"	25.00'	33.63'
C18	16°10'36"	125.00'	35.29'
C19	66°36'57"	100.00'	116.27'
C20	66°36'57"	150.00'	174.40'
C21	120°23'36"	52.00'	109.27'
C22	128°13'40"	30.00'	67.14'
C23	30°23'36"	52.00'	27.58'

6187

Legend

- B/L.....BUILDING LINE
- C UG.....CONOCO PIPELINE
- E UG.....ENOGEX PIPELINE
- FL/E.....FENCE & LANDSCAPE EASEMENT
- LNA.....LIMITS OF NO ACCESS
- ODE.....OVERLAND DRAINAGE EASEMENT
- P.O.B.....POINT OF BEGINNING
- TCM.....TRAFFIC CONTROL MEDIAN
- U/E.....UTILITY EASEMENT
- WL/E.....WATERLINE EASEMENT
- 1317.....HOUSE ADDRESS

APPROVED 11-5-07 by the City
 Council of the City of Broken Arrow
 Oklahoma.
 Wade McCall Jr.
 Mayor
 Mary E. Boyce
 Attest: City Clerk 2-28-08



STATE OF OKLAHOMA } SS
 COUNTY OF TULSA }
 I, Earlene Wilson, Tulsa County Clerk, in and for the
 County and State above named, do hereby certify that
 the foregoing is a true and correct copy of a like instrument
 now on file in my office.

Dated the _____ day of _____, 20____
 EARLENE WILSON, Tulsa County Clerk

Deputy _____

CERTIFICATE

I her
 been
 has
 per
 taxes
 20

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 \$17,786.00 per trust receipt no.
 9501 to be applied to 20 08 taxes. This
 certificate is NOT to be construed as payment of it.
 20 08 taxes in full but is given in order that this plat
 may be filed on record. 20 08 taxes may be paid the
 amount of the security deposit.

have
 filed
 res.
 record
 it.
 tax
 urer

Dated 29-Feb-08
 Dennis Semler
 Tulsa County Treasurer
 Deputy

THE RESERVE AT BRADFORD PARK

AN ADDITION TO THE CITY OF BROKEN ARROW
BEING A SUBDIVISION OF THE N/2 OF SECTION 12, TOWNSHIP 17 NORTH,
RANGE 14 EAST, TULSA COUNTY, OKLAHOMA

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 \$ 17,786.00 per trust receipt no. 9501 to be applied to 20 08 taxes. This certificate is NOT to be construed as payment of 20 08 taxes in full but is given in order that this plat may be filed on record. 20 08 taxes in the amount of the security deposit.

Dated 29-Feb-08

Dennis Semko
Tulsa County Treasurer
By: _____
Deputy

Backflow Preventer Valve Table

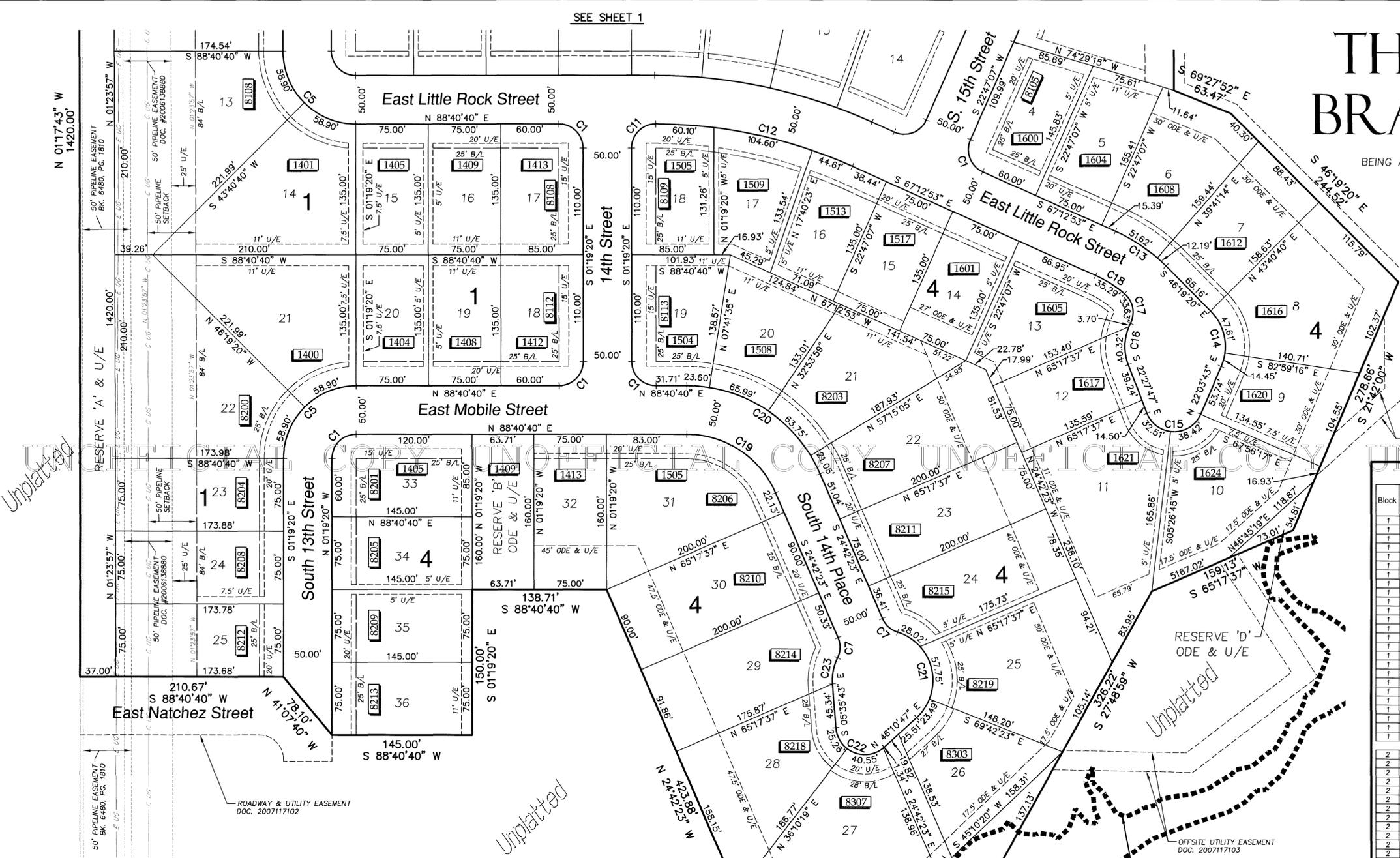
Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required	Block	Lot	Pad Elevation	Finish Floor Elevation	Upstream Manhole	Top of Rim Elevation	BFP Required
1	1	640.25	641.58	E7	650.00	YES	3	1	647.25	648.58	E8	658.00	YES
1	2	637.25	638.58	E7	650.00	YES	3	2	652.25	653.58	E9	658.00	YES
1	3	634.25	635.58	E8	638.30	YES	3	3	647.25	648.58	E8	658.00	YES
1	4	630.25	631.58	E6	638.30	YES	3	4	660.25	661.58	E9	658.00	YES
1	5	627.25	628.58	E4	623.10	---	3	5	662.25	663.58	A20	660.90	---
1	6	625.25	626.58	E4	623.10	---	3	6	660.25	661.58	A20	660.90	YES
1	7	627.25	628.58	E3	625.60	---	3	7	657.25	658.58	A20	660.90	YES
1	8	628.25	629.58	E3	625.60	---	3	8	654.25	655.58	A20	660.90	YES
1	9	630.25	631.58	E2	628.80	---	4	1	651.25	652.58	A19	650.20	---
1	10	630.25	631.58	E2	628.80	---	4	2	649.25	650.58	A19	650.20	YES
1	11	632.25	633.58	I1	631.30	---	4	3	647.25	648.58	A19	650.20	YES
1	12	634.25	635.58	I1	631.30	---	4	4	640.25	641.58	D1	648.40	---
1	13	637.25	638.58	I2	636.80	---	4	5	647.25	648.58	A18	648.40	YES
1	14	642.25	643.58	I2	636.80	---	4	6	644.25	645.58	A18	648.40	YES
1	15	646.25	647.58	J1	645.00	---	4	7	641.25	642.58	A17	615.40	---
1	16	650.25	651.58	J2	650.00	---	4	8	638.25	639.58	A16	617.20	---
1	17	654.25	655.58	J2	650.00	---	4	9	636.25	637.58	A15	605.00	---
1	18	644.25	645.58	J2	650.00	YES	4	10	632.25	633.58	C1	622.00	---
1	19	643.25	644.58	J2	650.00	YES	4	11	635.25	636.58	C1	622.00	---
1	20	642.25	643.58	J1	645.00	YES	4	12	639.25	640.58	C2	638.30	---
1	21	643.25	644.58	I3	639.50	---	4	13	643.25	644.58	C2	638.30	---
1	22	643.25	644.58	I3	639.50	---	4	14	648.25	649.58	C3	652.80	YES
1	23	645.25	646.58	I4	640.00	---	4	15	651.25	652.58	C3	652.80	YES
1	24	644.25	645.58	I4	640.00	---	4	16	654.25	655.58	C3	652.80	---
1	25	645.25	646.58	I5	646.20	YES	4	17	655.25	656.58	C3	652.80	---
2	1	632.25	633.58	H3	635.20	YES	4	18	656.25	657.58	C4	653.50	---
2	2	636.25	637.58	H4	649.00	YES	4	19	649.25	650.58	C4	653.50	YES
2	3	640.25	641.58	H4	649.00	YES	4	20	648.25	649.58	C3	652.80	YES
2	4	644.25	645.58	H4	649.00	YES	4	21	644.25	645.58	C3	652.80	YES
2	5	648.25	649.58	H5	657.40	YES	4	22	640.25	641.58	C2	638.30	---
2	6	652.25	653.58	H5	657.40	YES	4	23	636.25	637.58	C2	638.30	YES
2	7	656.25	657.58	H5	657.40	YES	4	24	632.25	633.58	C2	638.30	YES
2	8	660.25	661.58	H5	657.40	---	4	25	627.25	628.58	A12	605.40	---
2	9	656.25	657.58	H5	657.40	YES	4	26	621.25	622.58	A11	607.20	---
2	10	655.25	656.58	F7	655.30	---	4	27	620.25	621.58	B1	622.50	YES
2	11	653.25	654.58	F7	655.30	YES	4	28	625.25	626.58	B1	622.50	---
2	12	653.25	654.58	F7	655.30	YES	4	29	631.25	632.58	B2	632.80	YES
2	13	652.25	653.58	F8	652.60	YES	4	30	636.25	637.58	B2	632.80	---
2	14	651.25	652.58	F1	652.00	---	4	31	638.25	639.58	B3	633.40	---
2	15	652.25	653.58	F5	652.50	---	4	32	640.25	641.58	B3	633.40	---
2	16	653.25	654.58	F4	652.90	---	4	33	645.25	646.58	I7	645.10	---
2	17	653.25	654.58	F4	652.90	---	4	34	644.25	645.58	I7	645.10	YES
2	18	652.25	653.58	F4	652.90	YES	4	35	643.25	644.58	k1	644.60	---
2	19	648.25	649.58	F3	647.00	---	4	36	641.25	642.58	k1	644.60	YES
2	20	645.25	646.58	F3	647.00	YES							
2	21	642.25	643.58	F3	647.00	YES							
2	22	637.25	638.58	F3	647.00	YES							
2	23	640.25	641.58	F3	647.00	YES							
2	24	644.25	645.58	F3	647.00	YES							
2	25	647.25	648.58	F4	652.90	YES							
2	26	650.25	651.58	F4	652.90	YES							
2	27	653.25	654.58	F4	652.90	---							
2	28	655.25	656.58	F7	655.30	---							
2	29	652.25	653.58	H5	657.40	YES							
2	30	649.25	650.58	H4	649.00	---							
2	31	646.25	647.58	H4	649.00	---							
2	32	642.25	643.58	H4	649.00	YES							
2	33	639.25	640.58	H4	649.00	YES							
2	34	635.25	636.58	H3	635.20	---							

IF THE ACTUAL FINISH FLOOR ELEVATION IS LOWER THAN ONE (1) FOOT ABOVE THE TOP OF RIM ELEVATION OF THE UPSTREAM MANHOLE, IT SHALL BE THE BUILDER'S RESPONSIBILITY TO INSTALL A BACKFLOW PREVENTER VALVE NEAR THE BUILDING ACCORDING TO BROKEN ARROW ORDINANCE NO. 1777, SECTION 24-100, ADOPTED MAY 17, 1993.

APPROVED 11-5-07 by the City Council of the City of Broken Arrow Oklahoma.
J. Wade McCreary Sr.
Mayor
Attest: City Clerk Mary E. Byrce
2-28-08

THE RESERVE AT BRADFORD PARK
CASE NO. P107-04
DEV. #07-04
Sheet 2 of 3
Date Revised: 2/29/08

SEE SHEET 1

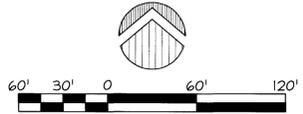


Curve Table

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	90°00'00"	25.00'	39.27'
C2	48°11'23"	25.00'	21.03'
C3	90°00'00"	175.00'	274.89'
C4	90°00'00"	125.00'	196.35'
C5	90°00'00"	75.00'	117.81'
C6	276°22'46"	50.00'	241.19'
C7	49°30'26"	25.00'	21.60'
C8	24°06'27"	300.00'	126.23'
C9	24°06'27"	350.00'	147.26'
C10	24°06'28"	550.00'	231.42'
C11	90°07'19"	25.00'	39.32'
C12	23°59'08"	500.00'	209.31'
C13	20°53'33"	175.00'	63.81'
C14	68°23'03"	52.00'	62.06'
C15	135°28'31"	30.00'	70.93'
C16	48°29'49"	52.00'	44.01'
C17	77°04'19"	25.00'	33.63'
C18	16°10'36"	125.00'	35.29'
C19	66°36'57"	100.00'	116.27'
C20	66°36'57"	150.00'	174.40'
C21	120°23'36"	52.00'	109.27'
C22	128°13'40"	30.00'	67.14'
C23	30°23'36"	52.00'	27.58'

Legend

- B/L.....BUILDING LINE
- C UG.....CONOCO PIPELINE
- E UG.....ENOGEX PIPELINE
- FL/E.....FENCE & LANDSCAPE EASEMENT
- LNA.....LIMITS OF NO ACCESS
- ODE.....OVERLAND DRAINAGE EASEMENT
- P.O.B.....POINT OF BEGINNING
- TCM.....TRAFFIC CONTROL MEDIAN
- U/E.....UTILITY EASEMENT
- WL/E.....WATERLINE EASEMENT
- 1317.....HOUSE ADDRESS



Vertical text on the left margin containing project details and dates.

