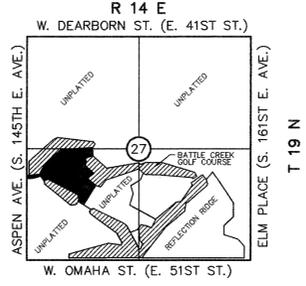


# SHENANDOAH VALLEY AT BATTLE CREEK

A PART OF PUD #94  
 A SUBDIVISION IN THE W/2 OF SECTION 27, T-19-N, R-14-E,  
 CITY OF BROKEN ARROW, TULSA COUNTY, OKLAHOMA

PLAT No.  
**5394**

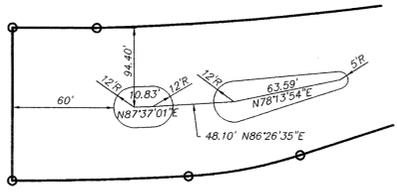
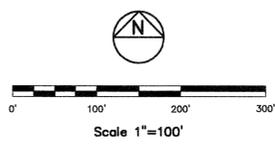


**LOCATION MAP**  
 24.55 ACRES  
 67 LOTS

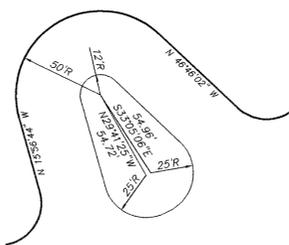
**Owner/Developer**  
**BATTLE CREEK LAND DEVELOPMENT, INC.**  
 P.O. Box 7  
 Owasso, OK 74055  
 918/272-1263

**Planner**  
**PITTMAN-POE & ASSOCIATES**  
 10820 E. 45th Street  
 Tulsa, OK 74146  
 918/665-8800

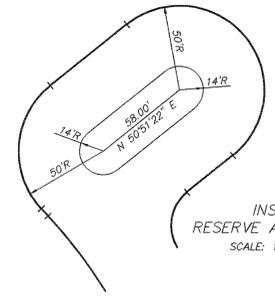
**Engineer**  
**WILLIAM E. LEWIS, P.E.**  
 5879 S. Garnett  
 Tulsa, OK 74146  
 918/254-4689



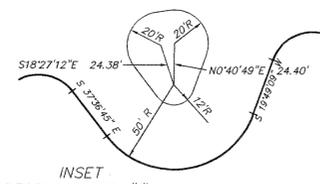
INSET RESERVE AREA "E" & "F"  
 SCALE: 1" = 50'



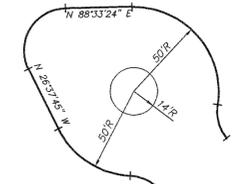
INSET RESERVE AREA "G"  
 SCALE: 1" = 50'



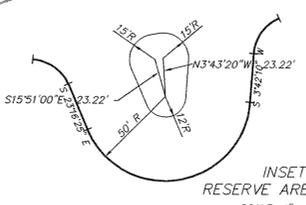
INSET RESERVE AREA "H"  
 SCALE: 1" = 50'



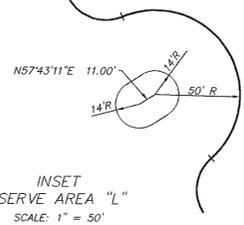
INSET RESERVE AREA "I"  
 SCALE: 1" = 50'



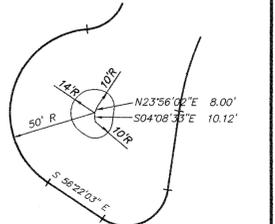
INSET RESERVE AREA "J"  
 SCALE: 1" = 50'



INSET RESERVE AREA "K"  
 SCALE: 1" = 50'



INSET RESERVE AREA "L"  
 SCALE: 1" = 50'



INSET RESERVE AREA "M"  
 SCALE: 1" = 50'



NUMBER	DELTA ANGLE (Δ)	RADIUS	LENGTH
C1	84°18'24"	25.00	36.79
C2	48°11'23"	25.00	21.03
C3	84°47'03"	25.00	36.99
C4	48°11'23"	25.00	21.03
C5	115°24'48"	25.00	50.36
C6	14°29'31"	525.00	132.79
C7	78°53'45"	25.00	34.42
C8	84°45'03"	25.00	36.98
C9	20°14'26"	440.00	155.44
C10	25°59'14"	475.00	215.44
C11	80°26'07"	25.00	35.10
C12	80°47'35"	25.00	35.25
C13	161°34'55"	50.00	141.01
C14	100°44'20"	25.00	43.96
C15	83°34'51"	25.00	36.47
C16	04°59'37"	175.00	15.25
C17	09°18'48"	225.00	36.57
C18	95°25'39"	25.00	41.64
C19	76°25'03"	25.00	33.34
C20	149°10'42"	50.00	130.18
C21	79°52'58"	25.00	34.86
C22	80°11'31"	25.00	34.99
C23	122°34'07"	50.00	106.96
C24	05°22'49"	280.00	26.29
C25	62°21'37"	25.00	27.21
C26	62°14'49"	25.00	27.16
C27	24°04'33"	300.00	126.06
C28	153°01'25"	50.00	133.54
C29	89°53'51"	25.00	39.23
C30	79°32'55"	25.00	34.71
C31	23°44'20"	300.00	124.30
C32	76°13'52"	250.00	332.62
C33	28°41'58"	250.00	126.22
C34	30°15'27"	300.00	158.43
C35	82°22'14"	25.00	35.94
C36	77°58'38"	25.00	34.02
C37	87°52'16"	25.00	38.34
C38	07°58'59"	340.00	47.37
C39	10°05'40"	325.00	57.26
C40	20°03'49"	275.00	96.30
C41	93°59'34"	50.00	82.02
C42	180°00'00"	50.00	157.08
C43	10°33'16"	380.00	70.00
C44	35°11'58"	340.00	208.88
C45	100°23'33"	50.00	87.61
C46	60°48'04"	50.00	53.06
C47	16°08'59"	340.00	95.84
C48	48°01'05"	280.00	234.66
C49	18°29'15"	320.00	103.25
C50	18°08'02"	380.00	120.27
C51	89°45'21"	25.00	39.16
C52	90°14'39"	25.00	39.38
C53	61°35'28"	25.00	26.87
C54	141°08'18"	50.00	123.17
C55	31°07'21"	175.00	95.06
C56	16°09'44"	225.00	63.47
C57	115°11'08"	25.00	50.26

- LEGEND**
- U/E - Utility Easement
  - B/L - Building Line
  - D/E - Drainage Easement
  - L.N.A. - Limits of No Access
  - P.O.B. - Point of Beginning
  - 10203 - Street Address
  - 10311 SF - Lot Area
  - Rear & Side Yard Setbacks
  - FF - Finish Floor
  - CP/E - Cart Path Easement

**NOTE:**

- 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 descriptions.
- The basis of bearings is the Oklahoma State Plane Coordinate System.
- This plat meets the Oklahoma Minimum Standards for the practice of land surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.
- Sideway are to be as shown on the plat, and if not shown on the plat, the sideways will be 5 foot and 10 foot.

**CERTIFICATE**

As provided in Title 11, Chapter 13, Section 514 of the Oklahoma Statutes, I hereby certify that as to all real estate taxes involved in this plat, all such taxes have been paid as reflected by the current tax rolls and security as required by said Section 514, has been provided in the amount of \$ 49.00 per trust receipt no. 14541 to be applied to 19 99 taxes not as yet certified to me.

This certificate is NOT to be construed as payment of 19 99 taxes in full, but given in order that this plat may be filed of record 19 99 taxes could exceed the amount of the security deposit.

Dated October 8 19 99

**DENNIS SEMLER**  
 TULSA COUNTY TREASURER

By: Judy Bluker  
 Deputy

APPROVED 4-19-99 by the City Council of the City of Broken Arrow, Oklahoma.  
 Mayor: James C. Reynolds  
 Attest: City Clerk  
10-4-99