TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024 www.tmapc.org

[X] SUBDIVISION PLAT [ ] MINOR SUBDIVISION PLAT

APPLICATION INFORMATION

RECEIVED BY: NF DATE FILED: 3/9/2020 PLAT NAME: HARLOW

[X] CITY [ ] COUNTY REFERRAL CITIES:

SUBDIVISION PLAT SCHEDULE		REFERENCE CASES	
PUBLIC AGENCY REVIEW:	4/2/20	ZONING/PUD/CO CASE:	
		TMAPC DATE:	
TMAPC:	4/15/20	BOA CASE:	
		BOA DATE:	

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 44TH W. AVE. AND WEST EDISON ST. TRACT SIZE: 129.43+ acres

LEGAL DESCRIPTION: SEE ATTACHED

PRESENT USE: AGRICULTURE PRESENT ZONING: MPD2 T-R-S: 0232 COUNCIL DISTRICT: CO COMM DISTRICT:

WATER SUPPLY: TULSA SANITARY SEWER: TULSA

ELECTRIC: PSO GAS: ONG PHONE: AT&T TV: Cox SCHOOL DISTRICT: TULSA

INFORMATION ABOUT YOUR PROPOSAL

PROPOSED USE: RESIDENTIAL / MIXED USE DEVELOPMENT

PROPOSED ZONING: MPD-2 LOTS PROPOSED: 625 ± BLOCKS PROPOSED: 30

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME SACK AND ASSOCIATES, INC.	NAME HARLOW CREEK INVESTMENT, LLC
ADDRESS 3530 E 31ST ST STE A	ADDRESS 816 E. 6TH ST.
CITY, ST, ZIP TULSA OK 74135	CITY, ST, ZIP TULSA OK 74120
DAYTIME PHONE (918) 592-4111	DAYTIME PHONE (918) 610-0100
EMAIL eric.sack@sackandassociates.com	EMAIL spardee@pardeeconstruction.net
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: Eric Sack 03.06.2020	

DOES OWNER CONSENT TO THIS APPLICATION [X] YES [ ] NO

WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? AGENT

APPLICATION FEES (Make checks payable to INCOG)		PRELIMINARY PLAT DISPOSITION
PRELIMINARY PLAT FEE:	$1,200	TMAPC ACTION: [ ] APPROVED [ ] DENIED
FINAL PLAT FEE:	$900	DATE/VOTE:
MINOR PLAT FEE:	$650	CONDITIONS:
TOTAL AMOUNT DUE:	$ 1200	
RECEIPT NUMBER: 232409		

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

SUBMITTAL REQUIREMENTS:

Checklists for all submittals are available at www.tmapc.org

Preliminary Plats – Application, Checklist, 4 folded full-size copies & PDF of plat, deed of dedication, and Conceptual Improvement Plan

Draft Final Plats – 4 folded full-size copies & PDF

Final Plats for Signatures – 8-10 rolled full-size copies, fully executed by owner, surveyor, and engineer

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SUBDIVISION PRE-APPLICATION REVIEW

PROJECT INFORMATION

Subdivision Location: 44TH W. AVE AND NORTH OF W. EDISON ST.

Acreage: 129.43 Number of Lots: 625± Project Name: HARLOW

Owner of Property: HARLOW CREEK INVESTMENTS, LLC & HARLOW CREEK CONSERVATION, LLC

Person Requesting Review: ERIC G. SACK Date: 03.09.2020

COMPREHENSIVE PLAN STATUS

LAND USE DESIGNATION: _____ **GROWTH OR STABILITY DESIGNATION:** _____

The property [ ] CONFORMS [ ] DOES NOT CONFORM to the Major Street and Highway Plan.

ZONING AND PLATTING

The property is currently zoned MPD-2

The proposed use of RESIDENTIAL [X] WOULD or [ ] WOULD NOT conform to the zoning district classification.

Minimum lot size required: _____

Is the property is located within an approved development plan?, [X] YES [ ] NO

If yes, does the project conform to all development standards? [X] YES [ ] NO

Is there a Rezoning or Board of Adjustment case pending on the site? [ ] YES [X] NO Case number: _____

When are the anticipated TMAPC and City Council, or Board of Adjustment meeting dates? _____

INFRASTRUCTURE NEEDS

A brief summary of major infrastructure to be provided and by whom:

Streets MIXTURE OF PUBLIC AND PRIVATE STREETS AND ALLEYS.

Water CITY OF TULSA

Sewer CITY OF TULSA

Storm Water/Drainage OVERLAND AND PIPED SYSTEMS WITH ON-SITE DETENTION AS NECESSARY; LID AS GUIDING PRINCIPLE.

Park and Trail Dedications INTERNAL OPEN SPACES AND PEDESTRIAN WAYS THROUGHOUT WITH CONNECTIONS TO PUBLIC TRAILS WHERE AVAILABLE

Please consider the items in this Pre-Application Review carefully.

This conceptual pre-development review is not intended to be all-inclusive, but rather to address the major development criteria, which should be thoroughly studied as development plans progress. Relevant Federal and State Statutes, as well as TMAPC Subdivision Regulations, Design Criteria, Zoning Codes, and other relevant local codes and policies should be reviewed and incorporated into future plans.

Please contact the Subdivision Coordinator at any time at 584-7526 if you have questions about the development process in the Tulsa Metropolitan Area.

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SUBDIVISION PLAT PROCESS

MEETING SCHEDULE

Public Agency Review (PAR) Date (*Preliminary plats*): Thursday, 4/2/20 **1:30 p.m.**
Large Conference Room, 8th Floor, INCOG, 2 West 2nd Street

Tulsa Metropolitan Area Planning Commission (TMAPC) Date (*Preliminary plats*): Wednesday, 4/15/20 **1:30 p.m.**
Tulsa City Council Room, 2nd Level, One Technology Center, 175 East 2nd Street

PRELIMINARY PLAT PROCESS

1. Applicant submits preliminary plat/covenants, conceptual improvements plan, completed application, and fees. Plat is scheduled for PAR meeting and TMAPC public hearing.
2. Staff distributes preliminary plat to PAR members for review.
3. Applicant, staff, and PAR members meet to review requirements for approval of preliminary plat.
4. TMAPC holds public hearing to consider approval of preliminary plat. Approval of a preliminary plat expires after one year.

FINAL PLAT PROCESS

1. Applicant prepares "draft final" plat in accordance with all TMAPC and PAR requirements of preliminary plat approval. Staff will review and stamp "Draft Final" and digitally stamp "Draft Final" PDF submittal.
2. If revisions are made after the first "draft final" plat submittal, new plats shall be submitted and clearly identify all revisions on the face of the plat and in the covenants by either clouding or shading. There shall be a clear identifying mark (usually a small triangle) containing a revision number attached to each clouded or shaded item and a table of revision numbers and revision dates. In addition, a brief description of the nature of the revision should be included in the table.
3. Applicant distributes "draft final" for release as follows: 1 copy - TMAPC staff; 2 copies - Development Services; PDF – Utility Providers
4. Release letters are required from the following: City of Tulsa Development Services OR County Engineer, water and sanitary sewer service providers; City Legal Department (if property is within the city limits of Tulsa); electric, gas, telephone and TV utility service providers. Release letters shall indicate the latest revision date for which the plat is being released.
5. Revisions submitted subsequent to being released shall be reviewed and released again. TMAPC staff must have the latest final plat incorporating all of the revisions before placing on the agenda for approval by the Planning Commission.
6. Staff will schedule "draft final" plat for TMAPC approval after we receive all release letters and have confirmed that the release letters pertain to the latest revised version of the plat. Submittals required per Section 3.6.5 of the Subdivision Regulations must be received before the Final Plat is considered by TMAPC.
7. TMAPC considers approval of final plat.
8. Applicant submits final recordable documents with original notarized signatures to TMAPC staff.
9. Staff obtains signatures from TMAPC, City Attorney, City Engineering, Mayor and City Council for plats in City of Tulsa. For plats in unincorporated Tulsa County, staff obtains signatures from TMAPC and County Engineer.
10. Staff returns final signed documents to applicant for filing with the County Clerk. Final documents must be filed within one year of TMAPC final plat approval. One filed paper copy and the 2 required electronic discs are delivered to staff.

Harlow

PRELIMINARY PLAT COVER SHEET

CITY OF TULSA, OSAGE COUNTY, STATE OF OKLAHOMA, SECTION 32, T-20-N, R-12-E, MASTER PLAN DEVELOPMENT NO. 2

MARCH, 2020

TREASURER'S STAMP
DO NOT USE THIS SPACE

PRELIMINARY PLAT
ENDORSEMENT OF APPROVAL

TULSA METROPOLITAN AREA
PLANNING COMMISSION

APPROVAL DATE: _____

_____
TMAC/INCOG

_____
CITY ENGINEER

COUNCIL OF THE CITY OF
TULSA, OKLAHOMA

APPROVAL DATE: _____

_____
CHAIRMAN

_____
MAYOR

_____
ATTEST: CITY CLERK

_____
CITY ATTORNEY

SURVEYOR'S NOTE

THE LAST SITE VISIT WAS MADE ON
_____, 20__

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE 3501, NAD 83.

MONUMENTATION

ALL CORNERS TO BE SET USING A ½" X 18" IRON PIN WITH A YELLOW CAP STAMPED 'SACK LS 1139' OR 'SACK CA 1783'

ADDRESSES

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

NOTE:

ALL STREETS, ALLEYS, PRIVATE DRIVEWAYS NAMED ON THIS PLAT, AND THE PEDESTRIAN ACCESS NAMED "EMS ACCESS" WITHIN THE SITE IN QUESTION WILL SERVE AS ACCESS RESERVES, PUBLIC UTILITY EASEMENTS (PUE'S), AND DRAINAGE EASEMENTS.

ALL EXCAVATION, TRENCHING, OR DIGGING BY CONTRACTORS, HOMEOWNERS, UTILITY COMPANIES, OR OTHERS WITHIN THE AREA OF THIS PLAT MUST BE PERMITTED AND APPROVED BY EVOLVING COMMUNITIES, LLC, OR THEIR ASSIGNED AGENT, TO ENSURE BEST MANAGEMENT PRACTICES FOR TREE ROOT HEALTH ARE FOLLOWED IN CRITICAL AREAS.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONSERVATION EASEMENT
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6	PLAT DETAIL
7	PLAT DETAIL
8	PLAT DETAIL
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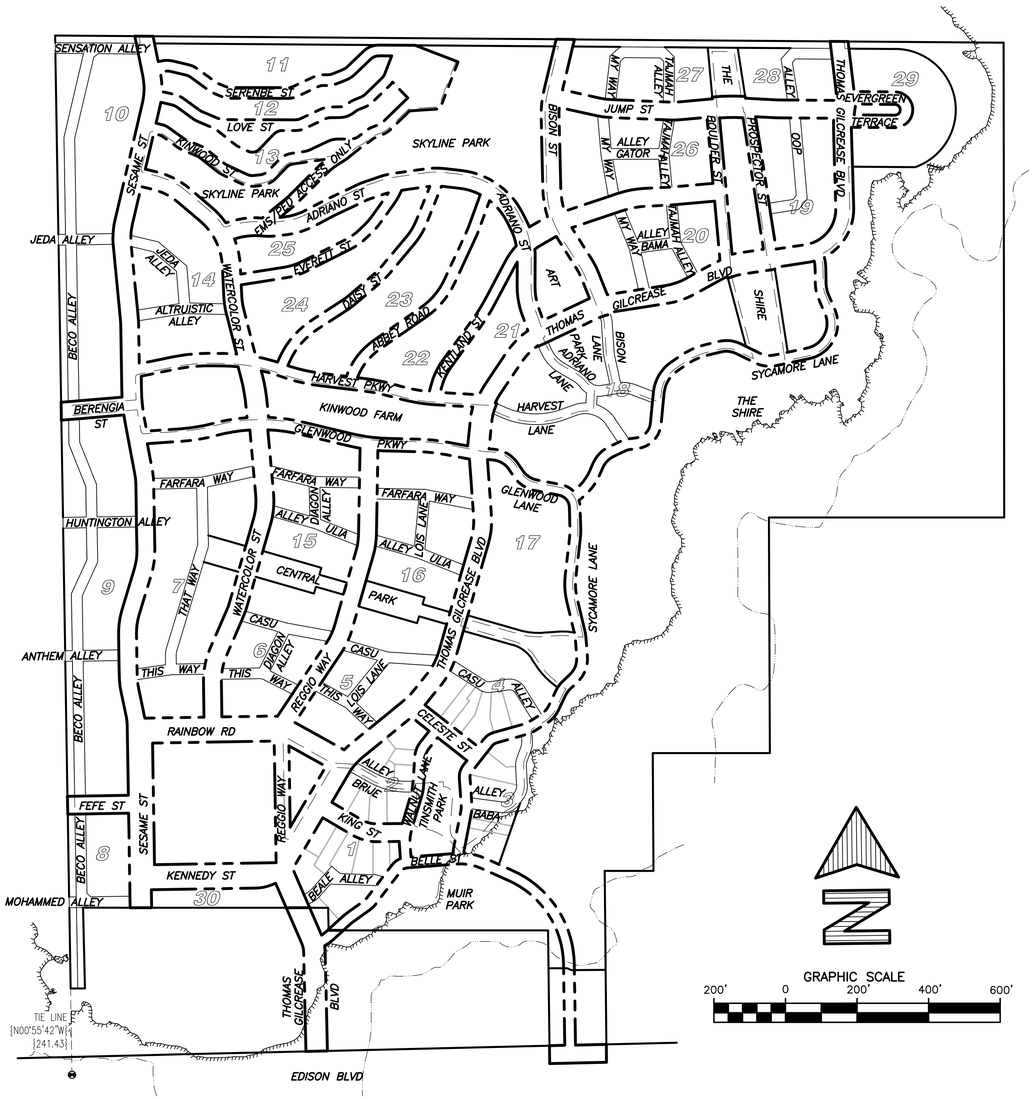
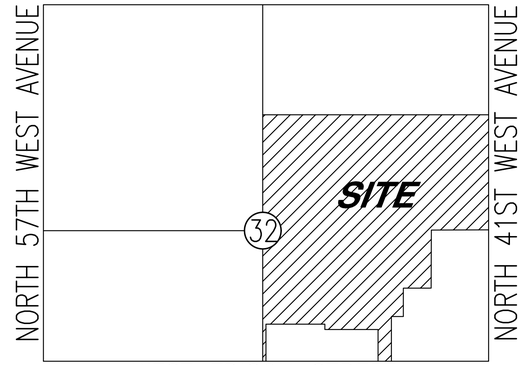
13	PLAT DETAIL
14	PLAT DETAIL
15	PLAT DETAIL
16	PHASING PLAN
17	UTILITY PLAN
18	ZONING
19	STREET SECTIONS
20	EASEMENT EXHIBIT



GRAPHIC SCALE
200' 0 200' 400' 600'

R-12-E
WEST NEWTON STREET



WEST EDISON STREET

VICINITY MAP
(NO SCALE)

LEGEND

	PROJECT BOUNDARY
	EXISTING/ADJACENT RIGHT-OF-WAY
	NEW ROAD RIGHT-OF-WAY
	NEW LOT LINE
	CONCEPTUAL LOT LINE (PHASE 1 ONLY)
	NEW EASEMENT LINE
	CONSERVATION EASEMENT BOUNDARY
	100-YR FEMA FLOODPLAIN BOUNDARY
	APPX. THALWEG LOCATION, HARLOW CREEK OR HARLOW TRIBUTARY
⊗	MONUMENT TO BE SET AFTER FINAL PLAT, STAMPED "SACK LS 1139" OR "SACK CA 11783"
⊕	ALIQUOT MONUMENT AS NOTED
18	BLOCK NUMBER
	T5 ZONING
	T4 ZONING
	T3 ZONING
	T2 ZONING
	T1 ZONING
	CIVIC SPACE
	RIGHT-OF-WAY, ALLEY, PEDESTRIAN PATH, OR PRIVATE DRIVE
	DETENTION POND EASEMENT AREA
	SOUTHWEST POND AREA
	PHASE LINE
LOVE ST	STREET NAME
ECO-LANE 30-30	ECO-LANE – 30' RESERVE – 30' PAVED
ONE-WAY ECO-LANE 30-20	ONE-WAY ECO-LANE – 30' RESERVE – 20' PAVED
ST 50-26	STREET – 50' RESERVE – 26' PAVED
CS 70-36	COMMERCIAL STREET – 70' RESERVE – 36' PAVED
PA 30-12	PEDESTRIAN ACCESS – 30' RESERVE – 12' PAVED
ALLEY 30-12	ALLEY – 30' RESERVE – 12' PAVED
DW 30-12	PRIVATE DRIVEWAY – 30' RESERVE – 12' PAVED
PUE	PUBLIC UTILITY EASEMENT

CIVIL ENGINEER:
CRABTREE GROUP, INC.
325 D STREET
SALIDA, CO 81201
PH: (719) 539-1675
EMAIL: PCRABTREE@CRABTREEGROUPINC.COM
CONTACT: PAUL CRABTREE, P.E.
CERTIFICATE OF AUTHORIZATION NO. 6878
EXPIRATION DATE: 31 JAN 2021

SURVEYOR:
SACK AND ASSOCIATES, INC.
3530 EAST 31ST STREET SOUTH, SUITE A
TULSA, OK 74135-1519
PH: (918) 592-4111
EMAIL: SAI@SACKANDASSOCIATES.COM
CONTACT: ERIC SACK, P.E., P.L.S.
CERTIFICATE OF AUTHORIZATION NO. 1783
EXPIRATION DATE: 30 JUNE 2021

OWNERS:
HARLOW CREEK CONSERVATION, LLC
AND
HARLOW CREEK INVESTMENT, LLC
816 EAST 6TH ST
TULSA, OK 74120
(918) 610-0100
CONTACT: SCOTT PARDEE

DEVELOPER
EVOLVING COMMUNITIES, LLC
816 EAST 6TH ST
TULSA, OK 74120
(918) 610-0100
CONTACT: SCOTT PARDEE

ASSISTED BY:
CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

SACK AND ASSOCIATES, INC.
3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Ph:918.592.4111 Fax:918.592.4229 E-mail:sai@sackandassociates.com
CA Number 1783 (PE/LS)

PRELIMINARY 3/4/20

REVISION	BY	DATE

PLAN SCALE 1"=200'

DRAWN:
DATE:
ORDER:
SAI FILE:

ATLAS PAGE NO.

SHEET 1 OF 20 SHEETS

HARLOW - COVER SHEET PRELIMINARY PLAT

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Harlow

TRACT BOUNDARIES

Point of Beginning
NORTH DEVELOPMENT TRACT

PROPOSED 20' WIDE UTILITY EASEMENT ALONG WEST BOUNDARY

NORTH DEVELOPMENT TRACT

CONSERVATION EASEMENT

SOUTH DEVELOPMENT TRACT

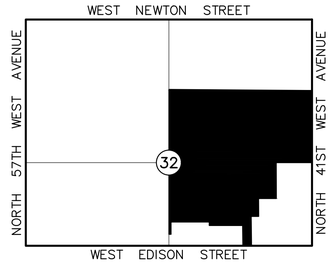
Point of Beginning
CONSERVATION EASEMENT

Point of Beginning
SOUTH DEVELOPMENT TRACT

Point of Commencement
NORTH DEVELOPMENT TRACT
SOUTH DEVELOPMENT TRACT
CONSERVATION EASEMENT

WEST EDISON STREET

R-12-E



Location Map

Land Areas

NORTH DEVELOPMENT TRACT	1,789,806 SF	41.0883 ACRES
SOUTH DEVELOPMENT TRACT	1,663,729 SF	38.1940 ACRES
CONSERVATION EASEMENT	2,184,633 SF	50.1523 ACRES

OWNER, CONSERVATION EASEMENT:
HARLOW CREEK CONSERVATION, LLC
816 EAST 6TH ST
TULSA, OK 74120
(918) 610-0100
CONTACT: SCOTT PARDEE

OWNER, DEVELOPMENT TRACTS:
HARLOW CREEK INVESTMENT, LLC
816 EAST 6TH ST
TULSA, OK 74120
(918) 610-0100
CONTACT: SCOTT PARDEE

PRELIMINARY 3/4/20

TRACT EXHIBIT
IN PART OF THE
E/2 OF SECTION 32, T-20-N, R-12-E
OSAGE COUNTY, OKLAHOMA

100 0 100 200
SCALE IN FEET

REVISION	BY	DATE

ASSISTED BY:
CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

SACK AND ASSOCIATES, INC.
3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Ph:918.592.4111 Fax:918.592.4229 E-mail: sai@sackandassociates.com
CA Number 1783 (PE/LS)

PLAN SCALE 1" = 100'
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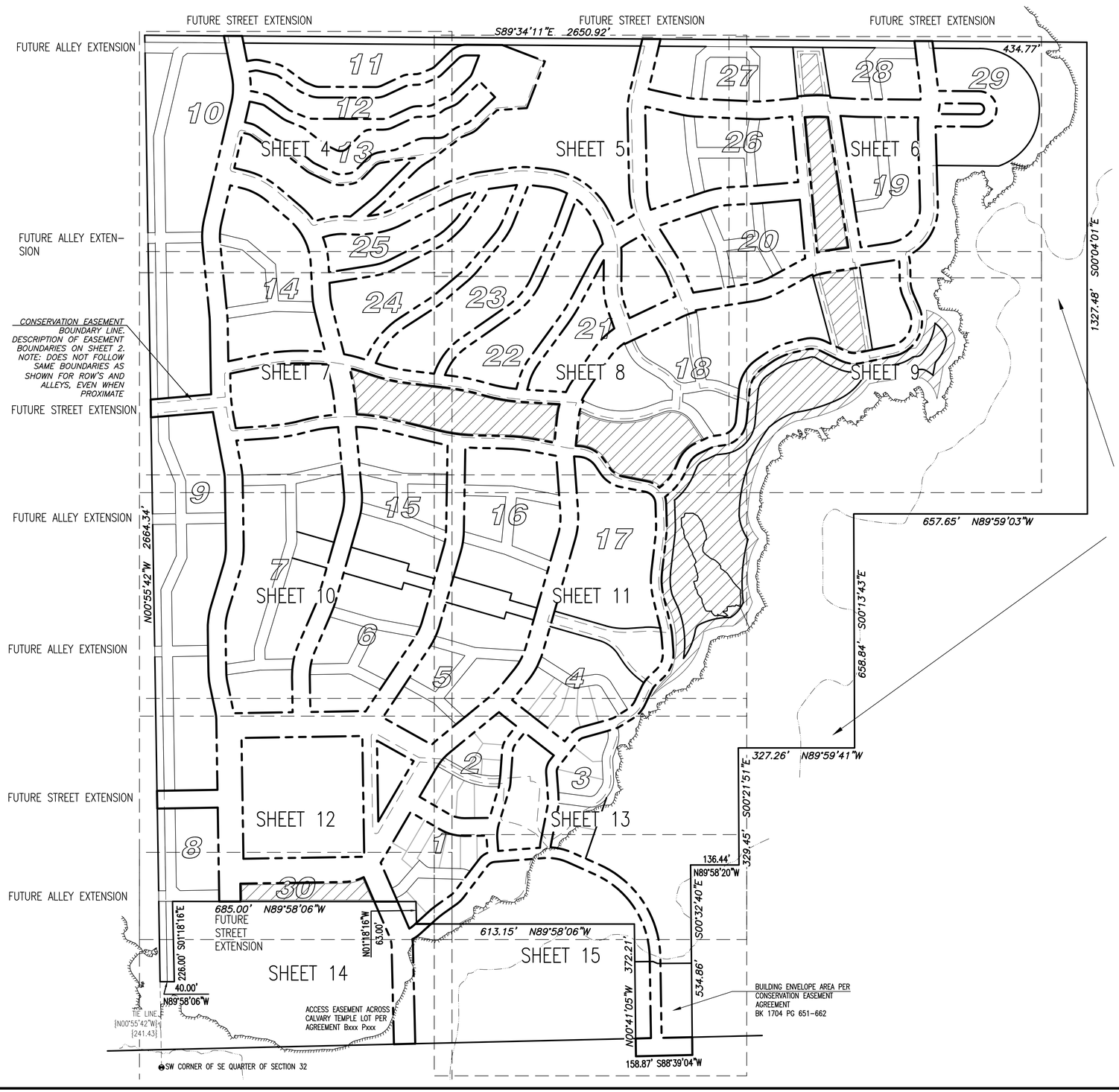
ATLAS PAGE NO.
SHEET 2 OF 20 SHEETS

BASED ON EXHIBIT SHOWN RECORDED IN OSAGE COUNTY RECORDS, BOOK 1704, PAGE 0687

Harlow

PRELIMINARY PLAT INDEX MAP



N

GRAPHIC SCALE
150' 0 150' 300' 450'

STREET AND ALLEY RIGHTS-OF-WAY LABELLED "FUTURE STREET EXTENSION" OR "FTURE ALLEY EXTENSION" ARE NOT INTENDED TO BE PERMANENT DEAD-END STREETS OR ALLEYS. THEY ARE PLATTED WITH THE INTENT OF BEING EXTENDED AND CONNECTED TO STREETS OR ALLEYS THAT MAY BE BUILT IN THE FUTURE, THEREBY PROVIDING ACCESS TO AND FROM ABUTTING PROPERTIES.

RIGHTS – OF – WAY, PARKS, AND BLOCKS ARE IN SUBSTANTIAL COMPLIANCE WITH THE FINAL PLAN. INDIVIDUAL LOTS ARE NOT SHOWN WITHIN EACH BLOCK AND WILL BE FINALIZED AND SHOWN ON THE FINAL PLAT OF EACH PHASE. AREAS TO BE SPLIT IN FINAL PLATS ARE LABELED AS "BUILDABLE AREA" WITHIN EACH BLOCK. THIS NAMING IS NOT TO REDUCE ANY ENTITLEMENT, RIGHT, OR INTEREST TO CONSTRUCTION OTHERWISE ALLOWED INSIDE OR OUTSIDE OF THESE AREAS. IT IS ANTICIPATED THAT THE APPROXIMATE NUMBERS OF LOTS WITHIN EACH BLOCK ARE AS FOLLOWS, SUBJECT TO CHANGE AT FINAL PLAT FILING FOR EACH PHASE:

AREA OF INTEREST	AREA (AC)	ANTICIPATED NUMBER OF LOTS
BLOCK 1	0.98	9
BLOCK 2	0.87	9
BLOCK 3	0.78	5
BLOCK 4	1.36	9
BLOCK 5	1.60	33
BLOCK 6	1.58	31
BLOCK 7	3.46	53
BLOCK 8	0.64	12
BLOCK 9	2.63	40
BLOCK 10	2.81	39
BLOCK 11	1.20	30
BLOCK 12	0.95	34
BLOCK 13	1.10	39
BLOCK 14	2.04	20
BLOCK 15	1.63	23
BLOCK 16	1.95	29
BLOCK 17	2.23	10
BLOCK 18	2.64	12
BLOCK 19	1.32	23
BLOCK 20	1.39	18
BLOCK 21	0.77	8
BLOCK 22	1.55	14
BLOCK 23	1.89	18
BLOCK 24	1.70	18
BLOCK 25	0.76	12
BLOCK 26	1.68	22
BLOCK 27	1.06	15
BLOCK 28	0.69	10
BLOCK 29	1.58	11
BLOCK 30	0.45	18
SUBTOTAL BLOCKS	45.28	624
PARK RESERVE	45.56	N/A
SCHOOL/ CIVIC RESERVE	2.92	N/A
REMAINDER RESERVES	2.59	N/A
STREET ROW	25.49	N/A
ALLEY ROW	7.61	N/A
TOTAL	129.4	

OWNERS:

HARLOW CREEK CONSERVATION, LLC
AND
HARLOW CREEK INVESTMENT, LLC
816 EAST 6TH ST
TULSA, OK 74120
(918) 610-0100
CONTACT: SCOTT PARDEE

ASSISTED BY:

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3530 East 31st Street South, Suite A, Tulsa, Oklahoma, 74135-1519
Ph:918.592.4111 Fax:918.592.4229 E-mail:mail@sackandassociates.com
CA Number: 1783 (PE/LS)

PRELIMINARY 3/4/20

REVISION	BY	DATE

PLAN SCALE 1"=150'

DRAWN:
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Harlow

ATLAS PAGE NO.

SHEET 3 OF 20 SHEETS

©2020 SACK AND ASSOCIATES, INC. PRELIMINARY PLAT.dwg 3/4/2020 1:54:19 PM

S89°34'11"E 2650.92'

222.76'

RESERVE : 5009
0.10 ACRES

FUTURE STREET EXTENSION

51.06'

20.30'

1126.31'

S89°34'09"E 1117.63'

627.58'

RESERVE : 5010
0.51 ACRES

30.01' FUTURE ALLEY EXTENSION

N89°34'09"W 226.39'

SENSATION ALLEY
AL-30-12

S89°34'09"E 78.59'

S89°34'09"E 112.54'

30'

30.63'

N11°14'48"W

72.84'

SESAME ST
ST-50-26

52.18'

114.95'

64.02'

50'

N51°47'58"E
15.62

RESERVE : 5008
0.39 ACRES

240.48' S13°10'01"W

232.99' N13°10'01"E

506.31'

NO0°55'42"W 2664.34'

271.21' S00°57'24"E

NO0°55'40"W 268.04'

439.31'

S00°55'40"E 435.85'

437.92' NO0°55'40"W

336.16' N13°10'01"E

102.11' S13°10'01"W

ACCESS RESERVE & PUE

BECO ALLEY
AL-30-12

FUTURE ALLEY EXTEN-SION

20.13'

S89°04'20"W

30.00'

N89°04'20"E

20.13'

102.71' N89°04'20"E

JEDA ALLEY
AL-30-12

N89°04'20"E 102.45'

30'

C138 C139 C140 C141 C142

BLOCK 10
BUILDABLE AREA 2
1.66 ACRES

10

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C138	225.00	018°44'26"	73.59	73.27	N03°47'48"E
C139	225.00	001°19'35"	5.21	5.21	N04°54'38"W
C140	225.00	007°38'43"	30.02	30.00	N00°25'29"W
C141	225.00	009°46'08"	38.36	38.32	N08°16'57"E
C142	175.00	024°24'48"	74.57	74.00	N00°57'36"E
C152	225.00	013°29'21"	52.97	52.85	S04°30'07"E
C153	33.00	024°24'48"	14.06	13.96	N89°02'24"W
C154	33.00	022°44'33"	13.10	13.01	N65°27'43"W
C155	67.00	013°10'46"	15.41	15.38	N60°40'49"W
C156	67.00	022°32'30"	26.36	26.19	N78°32'27"W
C157	67.00	025°20'06"	29.63	29.39	S77°31'14"W
C158	33.00	024°42'57"	14.24	14.13	S77°12'40"W
C159	67.00	021°45'13"	25.44	25.29	S78°41'32"W
C160	67.00	021°50'10"	25.53	25.38	S56°53'51"W
C164	63.00	016°38'53"	18.31	18.24	N59°29'29"E
C165	37.00	038°24'06"	24.80	24.34	N70°22'06"E
C166	63.00	024°42'57"	27.18	26.97	N77°12'40"E
C167	37.00	025°20'06"	16.36	16.23	N77°31'14"E
C168	37.00	022°32'30"	14.56	14.46	S78°32'27"E
C169	37.00	013°10'46"	8.51	8.49	S60°40'49"E
C170	63.00	022°44'33"	25.01	24.84	S65°27'43"E
C171	63.00	007°36'44"	8.37	8.36	S80°38'21"E

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C144	37.00	021°50'10"	14.10	14.02	S56°53'51"W
C145	37.00	021°45'13"	14.05	13.96	S78°41'32"W
C146	63.00	024°42'57"	27.18	26.97	S77°12'40"W
C147	37.00	025°20'06"	16.36	16.23	S77°31'14"W

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C148	37.00	022°32'30"	14.56	14.46	N78°32'27"W
C149	37.00	013°10'46"	8.51	8.49	N60°40'49"W
C150	63.00	022°44'33"	25.01	24.84	N65°27'43"W
C151	63.00	024°24'48"	26.84	26.64	N89°02'24"W

BLOCK 11
BUILDABLE AREA 1
1.20 ACRES

11

160.69' N89°48'42"W

SERENBE ST
ECO-LANE 30-30

ACCESS RESERVE & PUE

160.69' N89°48'42"W

BLOCK 12
BUILDABLE AREA 1
0.95 ACRES

12

S89°48'42"E 198.85'

LOVE ST
ECO-LANE 30-30

ACCESS RESERVE & PUE

BLOCK 13
BUILDABLE AREA 1
1.10 ACRES

13

CIVIC RESERVE
SKYLINE PARK
1.00 ACRE

KINWOOD ST
ECO-LANE 30-30

EMS ACCESS
PEDESTRIAN PATH 30-12

ADRIANO ST
ST 50-26

WATERCOLOR ST
ST-50-26

JEDA ALLEY
AL-30-12

BLOCK 14
BUILDABLE AREA 3
0.97 ACRES

14

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C211	175.00	018°44'27"	57.24	56.99	S03°47'47"W
C212	175.00	008°15'13"	25.21	25.19	S01°26'49"E
C213	175.00	010°29'13"	32.03	31.99	S07°55'24"W
C214	175.00	027°01'49"	82.56	81.80	N63°09'33"W
C215	175.00	046°47'38"	142.92	138.98	N26°14'50"W

BLOCK 25
BUILDABLE AREA 1
0.76 ACRES

25

24

SEE SHEET 7

SEE SHEET 5

PRELIMINARY 3/4/20

GRAPHIC SCALE
30' 0 30' 60' 90'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C172	225.00	003°16'44"	12.88	12.87	S11°31'39"W
C173	33.00	007°36'44"	4.38	4.38	N80°38'21"W
C174	33.00	022°44'33"	13.10	13.01	N65°27'43"W
C175	67.00	013°10'46"	15.41	15.38	N60°40'49"W
C176	33.00	015°51'39"	9.14	9.11	N59°20'23"W
C177	67.00	013°12'17"	15.44	15.41	N58°00'41"W
C178	27.00	071°26'20"	33.66	31.53	S79°40'00"W
C179	33.00	046°14'27"	26.63	25.92	S67°04'04"W
C180	67.00	025°20'06"	29.63	29.39	S77°31'14"W
C181	33.00	024°42'57"	14.24	14.13	S77°12'40"W
C182	67.00	038°24'06"	44.91	44.07	S70°22'06"W
C183	33.00	016°38'53"	9.59	9.55	S59°29'29"W
C188	37.00	038°24'06"	24.80	24.34	N70°22'06"E
C189	63.00	024°42'57"	27.18	26.97	N77°12'40"E
C190	37.00	016°52'55"	10.90	10.86	N73°17'39"E
C191	63.00	037°47'16"	41.55	40.80	N62°50'28"E
C192	37.00	039°13'53"	25.33	24.84	N63°33'47"E
C193	37.00	032°12'27"	20.80	20.53	S80°43'03"E
C194	37.00	013°12'17"	8.53	8.51	S58°00'41"E
C195	63.00	015°51'39"	17.44	17.38	S59°20'23"E
C196	37.00	013°10'46"	8.51	8.49	S60°40'49"E
C197	63.00	022°44'33"	25.01	24.84	S65°27'43"E
C198	33.00	022°44'33"	13.10	13.01	N65°27'43"W
C199	67.00	013°10'46"	15.41	15.38	N60°40'49"W
C200	33.00	015°51'39"	9.14	9.11	N59°20'23"W
C201	67.00	013°12'17"	15.44	15.41	N58°00'41"W
C202	67.00	032°12'27"	37.66	37.17	N80°43'03"W
C203	67.00	039°13'53"	45.88	44.99	S63°33'47"W
C204	33.00	037°47'16"	21.76	21.37	S62°50'28"W
C205	215.00	007°55'10"	29.72	29.69	N48°57'35"E
C206	185.00	005°29'10"	17.71	17.71	N47°44'35"E
C207	220.00	022°11'39"	85.22	84.69	N84°29'13"E
C208	225.00	014°45'57"	57.99	57.83	S42°15'40"E
C209	225.00	027°01'49"	106.15	105.17	S63°09'33"E
C345	225.00	018°59'41"	74.59	74.25	N12°20'52"W
C346	170.00	022°19'21"	66.23	65.81	N84°33'04"E
C347	230.00	013°08'31"	52.75	52.64	N89°08'29"E
C348	230.00	020°27'40"	82.14	81.70	N72°20'24"E
C349	170.00	002°28'50"	7.36	7.36	N63°20'59"E
C354	170.00	017°28'11"	51.83	51.63	S54°32'59"W
C355	170.00	017°43'15"	52.58	52.37	S72°08'42"W
C358	67.00	014°02'05"	16.41	16.37	S58°11'05"W
C359	65.00	006°24'50"	7.28	7.27	S54°22'28"W
C360	185.00	012°34'53"	40.62	40.54	S51°17'27"W
C361	215.00	005°29'10"	20.59	20.58	S47°44'35"W
C362	180.00	020°27'40"	64.28	63.94	N72°20'24"E
C363	220.00	002°28'50"	9.52	9.52	N63°20'59"E
C364	220.00	006°48'17"	26.13	26.11	N67°59'33"E

REVISION	BY	DATE

ASSISTED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

SACK AND ASSOCIATES, INC.
3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Ph:918.592.4111 Fax:918.592.4229 E-mail:sa@sackandassociates.com
CA Number: 1783 (PE/LS)

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ATLAS PAGE NO.

SHEET 4 OF 20 SHEETS

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RESERVE : 5010
0.51 ACRES

S89°34'11"E 2650.92'
1126.31'
S89°34'09"E 1117.63'
389.34'

FUTURE STREET EXTENSION

ACCESS RESERVE & PUE

CIVIC RESERVE
SKYLINE PARK
3.63 ACRES

BISON ST
ST-50-26

ADRIANO ST
ST-50-26

JUMP ST
ST-50-26

MY WAY
AL-30-12

ALLEY GATOR
AL-30-12

ALLEY BAMA
AL-30-12

BLOCK 27
BUILDABLE AREA 1
0.36 ACRES

BLOCK 27
BUILDABLE AREA 2
0.35 ACRES

BLOCK 26
BUILDABLE AREA 1
0.24 ACRES

BLOCK 26
BUILDABLE AREA 2
0.70 ACRES

BLOCK 26
BUILDABLE AREA 3
0.28 ACRES

BLOCK 20
BUILDABLE AREA 2
0.53 ACRES

BLOCK 20
BUILDABLE AREA 3
0.23 ACRES

CIVIC RESERVE
ART PARK
0.52 ACRES

BLOCK 23

24 23 27 26 20

SEE SHEET 4

SEE SHEET 8

SEE SHEET 6

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C143	63.00	044°27'05"	48.88	47.66	S68°12'18"W
C160	67.00	021°50'10"	25.53	25.38	S56°53'51"W
C161	33.00	044°27'05"	25.60	24.96	S68°12'18"W
C162	37.00	024°55'09"	16.09	15.97	N33°31'11"E
C163	37.00	021°50'10"	14.10	14.02	N56°53'51"E
C164	63.00	016°38'53"	18.31	18.24	N59°29'29"E
C183	33.00	016°38'53"	9.59	9.55	S59°29'29"W
C184	67.00	021°50'10"	25.53	25.38	S56°53'51"W
C185	67.00	012°22'40"	14.47	14.45	S39°47'26"W
C186	37.00	021°50'10"	14.10	14.02	N56°53'51"E
C187	63.00	016°38'53"	18.31	18.24	N59°29'29"E
C188	37.00	038°24'06"	24.80	24.34	N70°22'06"E
C292	225.00	010°25'12"	40.92	40.86	S27°00'21"E
C293	225.00	001°44'08"	6.82	6.82	S31°20'53"E
C294	225.00	014°40'36"	57.64	57.48	S79°46'00"W
C295	225.00	000°57'20"	3.75	3.75	S71°57'02"W
C296	225.00	014°40'36"	57.64	57.48	S79°46'00"W
C301	220.00	005°49'22"	22.36	22.35	N02°29'51"W
C302	170.00	008°35'24"	25.49	25.46	N55°53'16"E
C303	275.00	002°00'47"	9.66	9.66	S31°12'33"E
C308	183.00	004°22'42"	13.98	13.98	N30°04'50"E
C314	230.00	004°48'00"	19.27	19.26	N22°27'19"E
C315	170.00	025°37'37"	76.04	75.40	S39°31'44"E
C316	170.00	016°13'33"	48.14	47.98	N18°36'09"W
C317	213.00	014°26'09"	53.67	53.52	N35°06'33"E
C326	200.00	018°11'22"	63.49	63.23	N30°53'03"E
C327	170.00	001°14'58"	3.71	3.71	S84°13'30"E
C328	170.00	020°53'26"	61.98	61.64	S73°09'18"E
C329	200.00	004°48'00"	16.75	16.75	S22°27'19"W
C335	200.00	017°28'11"	60.98	60.74	N54°32'59"E
C336	200.00	010°05'28"	35.22	35.18	N40°46'10"E
C337	200.00	012°51'22"	44.88	44.78	N29°17'45"E

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C338	170.00	002°15'40"	6.71	6.71	N83°05'24"E
C339	170.00	018°11'22"	53.97	53.74	S30°53'03"W
C350	170.00	006°48'17"	20.19	20.18	N67°59'33"E
C351	170.00	002°34'46"	7.65	7.65	N72°41'04"E
C352	170.00	005°53'04"	17.46	17.45	S32°46'54"W
C353	170.00	010°05'28"	29.94	29.90	S40°46'10"W
C354	170.00	017°28'11"	51.83	51.63	S54°32'59"W
C356	67.00	021°50'10"	25.53	25.38	S56°53'51"W
C357	33.00	016°38'53"	9.59	9.55	S59°29'29"W
C358	67.00	014°02'05"	16.41	16.37	S58°11'05"W
C364	220.00	006°48'17"	26.13	26.11	N67°59'33"E
C365	220.00	010°33'53"	40.57	40.51	N76°40'38"E
C366	220.00	014°26'25"	55.45	55.30	N89°10'46"E
C367	220.00	056°53'06"	218.42	209.56	S55°09'28"E
C368	220.00	004°30'28"	17.31	17.30	S24°27'41"E
C369	230.00	001°54'36"	7.67	7.67	N59°13'40"E
C370	275.00	016°15'42"	78.05	77.79	N09°28'44"W
C371	275.00	014°42'20"	70.58	70.39	N06°00'17"E
C372	225.00	016°18'48"	64.06	63.85	N09°30'17"W
C373	225.00	005°58'15"	23.45	23.44	N01°38'14"E
C374	225.00	010°08'08"	39.80	39.75	S82°26'43"E
C375	225.00	001°18'13"	5.12	5.12	S78°01'46"E
C376	225.00	007°49'35"	30.73	30.71	S82°35'40"E
C377	225.00	001°00'20"	3.95	3.95	S87°00'37"E
C381	275.00	015°37'56"	75.03	74.80	S79°17'20"W
C382	275.00	015°05'02"	72.40	72.19	S79°33'47"W
C383	275.00	000°32'54"	2.63	2.63	S71°44'49"W
C390	175.00	009°58'43"	30.48	30.44	S82°22'00"E
C391	175.00	004°54'52"	15.01	15.01	S84°53'56"E
C392	175.00	005°03'51"	15.47	15.46	S79°54'34"E
C986	65.00	005°11'26"	5.89	5.89	S07°31'54"E

GRAPHIC SCALE
30' 0 30' 60' 90'

OWNERS:
HARLOW CREEK CONSERVATION, LLC
AND
HARLOW CREEK INVESTMENT, LLC
816 EAST 6TH ST
TULSA, OK 74120
(918) 610-0100
CONTACT: SCOTT PARDEE

PRELIMINARY 3/4/20

REVISION	BY	DATE

ASSISTED BY:
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ENGINEERING SMART GROWTH™
SACK AND ASSOCIATES, INC.
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CA Number 1783 (PE/LS)

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SHEET 5 OF 20 SHEETS

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FUTURE STREET EXTENSION

S89°34'11"E 2650.92'

434.77' TO CORNER SHOWN ON INDEX SHEET 3

RESERVE : 5011
0.33 ACRES

714.33'

S89°34'09"E 721.43'

147.92'

50.41'

20.06'

120.25'

83.72'

112.72'

20.06'

S89°34'09"E 129.64'

99.95'

38.89' N44°34'09"W

ACCESS RESERVE & PUE

S44°34'09"E 14.14'

27

TAUMAH ALLEY AL-30-12

112.75' S00°25'51"W

125.90' N00°25'51"E

BLOCK 27
BUILDABLE AREA 3
0.35 ACRES

CIVIC RESERVE
THE SHIRE
0.27 ACRES

144.00' N05°14'33"W

139.08'

137.74' S08°48'32"E

142.78'

BLOCK 28
BUILDABLE AREA 1
0.40 ACRES

28

40.69' S40°48'39"W

ACCESS RESERVE & PUE

N40°48'39"E 12.98'

S89°34'09"E 102.69'

30.24'

134.56'

ALLEY 00P
AL-30-12

115.50' S08°48'32"E

106.51' N08°48'32"W

BLOCK 28
BUILDABLE AREA 2
0.29 ACRES

84.25' S06°50'42"E

29

N06°50'42"W 28.17'17"

108.11'

30'

50'

C395

114.69' S89°34'09"E

EVERGREEN TERRACE
ONE-WAY ECO-
LANE 30-20

S89°34'09"E 109.94'

CIVIC RESERVE
0.56 ACRES

S08°23'46"W 17.56'

C397

C398

C394

113.79' N89°34'09"W

BLOCK 29
BUILDABLE AREA 1
1.58 ACRES

C396

C384

166.83'

18.89'

C389

C388

C387

N84°45'27"E 94.93'

4.93'

C386

5.04'

N86°51'08"W 81.66'

C385

27.31'

30.39'

N89°34'09"W 163.52'

105.81'

JUMP ST
ST-50-26

50'

ACCESS RESERVE & PUE

JUMP ST
ST-50-26

50'

4.29'

N86°51'08"W

N86°51'08"W 50.62'

C287

N89°34'09"W 157.47'

33.83'

30.13'

93.51'

C288

C393

N89°34'09"W 121.24'

50'

74.93' N84°45'27"E

C291

15.99'

C378

C379

C380

30'

81.47' N09°26'18"E

90.23' S09°26'18"W

ACCESS RESERVE & PUE

C399

BLOCK 26
BUILDABLE AREA 4
0.46 ACRES

TAUMAH ALLEY
AL-30-12

79.55' S05°14'33"E

89.48' S05°14'33"E

185.49' S05°14'33"E

BOULDER ST
ONE-WAY ECO-LANE 30-20

244.62'

PROSPECTOR ST
ONE-WAY ECO-LANE 30-20

BLOCK 19
BUILDABLE AREA 2
0.46 ACRES

217.49' N04°51'30"W

ACCESS RESERVE & PUE

226.56' S04°51'30"E

ALLEY 00P
AL-30-12

19

THOMAS GILCREASE BLVD
ST-50-26

223.85' N01°37'45"W

S01°37'45"E 108.87'

174.74' N89°34'09"W

114.98' S01°37'45"E

SEE SHEET 5

30'

30'

4.46'

114.98'

47.98'

25.56'

S87°06'18"W 73.54'

S84°58'36"W 119.44'

CIVIC RESERVE
THE SHIRE
0.67 ACRES

382.95' S05°14'33"E

371.82' N08°48'32"W

374.62' S08°48'32"E

KENTLAND ST
ST-50-26

50'

50'

N81°20'59"E 67.73'

14.80'

N38°14'44"E

S38°14'44"W 38.30'

30.00'

30'

S81°20'59"W 79.49'

BLOCK 19
BUILDABLE AREA 1
0.86 ACRES

100.00'

C289

82.74' N81°20'59"E

74.47' S87°06'18"W

120.56' S84°58'36"W

14.45'

15.56'

30'

91.94' S05°14'33"E

165.94' N05°14'33"W

N05°55'05"E

BLOCK 20
BUILDABLE AREA 3
0.23 ACRES

20

TAUMAH ALLEY
AL-30-12

BLOCK 20
BUILDABLE AREA 4
0.41 ACRES

88.48' S82°28'42"W

ACCESS RESERVE & PUE

LEY BAMA
AL-30-12

N82°28'42"E 86.94'

N28°39'13"W 96.51'

S28°39'13"E 92.51'

BLOCK 20
BUILDABLE AREA 1
0.23 ACRES

30'

51.11'

87.45'

C297

6.34'

30.00'

N61°20'47"E

C290

67.79' N81°20'59"E

50'

50'

50'

50'

5.00' S08°48'32"E

N14°25'28"W 5.05'

C247

C248

90.96' S81°20'59"W

94.61' S81°20'59"W

C249

C250

42.95'

S00°49'54"E

C400

SEE SHEET 9

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C249	150.00	006°40'12"	17.46	17.45	S78°00'53"W
C250	85.00	013°12'51"	19.60	19.56	N07°26'19"W
C287	225.00	002°43'02"	10.67	10.67	N88°12'39"W
C288	225.00	007°08'12"	28.03	28.01	N01°56'21"E
C289	100.00	082°58'44"	144.83	132.50	N39°51'37"E
C290	230.00	005°15'21"	21.10	21.09	N78°43'18"E
C291	470.00	007°30'01"	61.52	61.48	S89°23'52"W
C297	225.00	005°22'47"	21.13	21.12	N64°02'11"E
C378	225.00	007°43'47"	30.35	30.33	N88°37'20"E
C379	225.00	003°38'27"	14.30	14.30	S89°20'00"E
C380	225.00	004°05'20"	16.06	16.05	N86°48'07"E
C384	175.00	010°18'33"	31.49	31.45	S01°41'25"E
C385	175.00	002°43'02"	8.30	8.30	N88°12'39"W
C386	530.01	009°58'16"	92.24	92.12	S88°54'49"W
C387	175.00	007°43'47"	23.61	23.59	N88°37'20"E
C388	175.00	004°05'12"	12.48	12.48	N86°48'03"E
C389	175.00	003°38'34"	11.13	11.12	S89°20'03"E
C393	175.00	000°23'35"	1.20	1.20	S01°25'58"E
C394	50.00	179°55'39"	157.02	100.00	S00°25'51"W
C395	225.00	003°15'52"	12.82	12.82	S05°12'46"E
C396	170.00	160°15'00"	475.47	334.96	S09°26'39"E
C397	230.00	003°09'41"	12.69	12.69	S06°48'55"W
C398	15.00	179°34'54"	47.01	30.00	S00°25'51"W
C399	150.00	064°45'57"	169.56	160.67	S30°45'14"W
C400	115.00	015°03'29"	30.22	30.14	S08°21'39"E
C999	35.00	014°40'51"	8.97	8.94	S02°05'52"W

GRAPHIC SCALE
30' 0 30' 60' 90'

OWNERS:

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AND
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SHEET 6 OF 20 SHEETS

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SEE SHEET 4

14

24

BLOCK 14
BUILDABLE AREA 2
0.39 ACRES

BLOCK 14
BUILDABLE AREA 1
0.68 ACRES

BLOCK 10
BUILDABLE AREA 1
1.15 ACRES

BLOCK 24
BUILDABLE AREA 1
1.70 ACRES

ALTRUISTIC ALLEY
AL-30-12
ACCESS RESERVE & PUE

WATERCOLOR ST
ST-50-26

EVERETT ST
ONE-WAY ECO-LANE 30-20

DAISY ST
ONE-WAY ECO-LANE 30-20

HARVEST PKWY
ONE-WAY ECO-LANE 30-20

GLENWOOD PKWY
ONE-WAY ECO-LANE 30-20

BECO ALLEY
AL-30-12

BERENGIA ST
ST 50-26

FUTURE STREET EXTENSION

CIVIC RESERVE
KINWOOD FARM
1.04 ACRES

CIVIC RESERVE
KINWOOD FARM
1.48 ACRES

RESERVE : 5007
0.20 ACRES

RESERVE : 5006
0.28 ACRES

BLOCK 9
BUILDABLE AREA 3
0.78 ACRES

BLOCK 7
BUILDABLE AREA 3
0.67 ACRES

BLOCK 15
BUILDABLE AREA 3
0.58 ACRES

15

FARFARA WAY
AL-30-12
ACCESS RESERVE & PUE

ACCESS RESERVE & PUE

SEE SHEET 8

SEE SHEET 10

GRAPHIC SCALE
30' 0 30' 60' 90'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C98	475.00	011°02'21"	91.52	91.38	N82°03'45"W
C99	525.00	003°34'30"	32.76	32.75	N78°19'49"W
C114	225.00	009°46'40"	38.40	38.35	S05°49'00"E
C115	225.00	003°49'19"	15.01	15.01	S02°50'19"E
C116	225.00	005°57'21"	23.39	23.38	S07°43'39"E
C117	525.00	011°06'13"	101.74	101.58	S80°34'03"W
C118	475.00	011°20'59"	94.09	93.94	S80°41'26"W
C134	175.00	009°46'40"	29.86	29.83	N05°49'00"W
C135	525.00	002°11'59"	20.16	20.16	N09°36'20"W
C136	525.00	002°07'06"	19.41	19.41	N01°59'13"W
C137	175.00	004°38'45"	14.19	14.19	N03°15'03"W
C210	225.00	002°19'45"	9.15	9.15	S02°05'33"E
C216	225.00	011°29'25"	45.12	45.05	N08°35'44"W
C217	225.00	004°29'34"	17.64	17.64	N05°05'48"W
C218	225.00	006°59'51"	27.48	27.46	N10°50'31"W
C219	525.00	004°01'29"	36.88	36.87	S87°12'11"E
C220	525.00	012°24'54"	113.76	113.54	N84°34'37"E
C221	470.00	009°46'40"	80.21	80.11	S05°49'00"E
C222	490.00	012°24'54"	106.17	105.97	S84°34'37"W
C223	490.00	004°49'44"	41.30	41.28	N86°48'04"W
C224	470.00	009°13'58"	75.74	75.66	N09°43'27"W
C225	510.00	010°41'13"	95.13	94.99	N80°21'33"E
C226	490.00	011°06'13"	94.96	94.81	N80°34'03"E
C227	530.00	009°13'58"	85.41	85.31	S09°43'27"E
C228	490.00	006°30'16"	55.63	55.60	N73°27'41"W
C229	510.00	012°51'37"	114.47	114.23	N76°38'21"W
C235	510.00	010°59'31"	97.84	97.69	S82°02'20"E
C322	200.00	021°38'16"	75.53	75.08	N34°57'11"E
C323	200.00	011°19'48"	39.55	39.49	N51°26'13"E
C324	200.00	007°25'38"	25.93	25.91	N53°23'19"E
C331	200.00	036°23'53"	127.05	124.93	S36°57'37"W
C332	475.00	011°43'02"	97.14	96.97	N77°12'39"W
C333	175.00	011°29'24"	35.09	35.04	N08°35'44"W
C334	200.00	017°43'15"	61.86	61.61	N72°08'42"E
C341	170.00	007°25'38"	22.04	22.02	S53°23'19"W
C342	230.00	011°19'48"	45.48	45.41	S51°26'13"W
C343	230.00	021°38'16"	86.86	86.34	S34°57'11"W
C344	525.00	006°50'09"	62.64	62.60	N75°52'52"W
C355	170.00	017°43'15"	52.58	52.37	S72°08'42"W

REVISION	BY	DATE

PRELIMINARY
3/4/20

ASSISTED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

SACK AND ASSOCIATES, INC.
3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Ph:918.592.4111 Fax:918.592.4229 E-mail:ss@sackandassociates.com
CA Number 1783 (PE/LS)

PLAN SCALE 1" = 30'

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ATLAS PAGE NO.

SHEET 7 OF 20 SHEETS

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SEE SHEET 5

SEE SHEET 7

SEE SHEET 9

SEE SHEET 11

24

23

22

21

18

16

BLOCK 23
BUILDABLE AREA 1
1.89 ACRES

BLOCK 22
BUILDABLE AREA 1
1.55 ACRES

BLOCK 21
BUILDABLE AREA 1
0.77 ACRES

BLOCK 18
BUILDABLE AREA 1
0.61 ACRES

BLOCK 16
BUILDABLE AREA 3
0.64 ACRES

CIVIC RESERVE
ART PARK
0.52 ACRES

CIVIC RESERVE
ART PARK
0.42 ACRES

CIVIC RESERVE
ART PARK
0.29 ACRES

CIVIC RESERVE
KINWOOD FARM
1.48 ACRES

CIVIC RESERVE
KINWOOD FARM
1.09 ACRES

DAISY ST
ONE-WAY ECO-LANE 30-20

ABBEY ROAD
ONE-WAY ECO-LANE 30-20

KENTLAND ST.
ONE-WAY ECO-LANE 30-20

ADRIANO LANE
DW-30-12

HARVEST LANE
DW-30-12

GLENWOOD LANE
DW-30-12

BIBI NOSILVANA
DW-30-12

SYCAMORE LANE
DW-30-12

REGGIO WAY
ST-50-26

THOMAS GILCREASE BLVD
ST-50-26

FARFARA WAY

ACCESS RESERVE & PUE

S49°40'29"W 94.70'
N49°40'29"E 94.70'
110.08' N39°58'44"W
S55°09'34"W 160.80'
N55°09'34"E 160.80'
S24°51'19"W 142.35'
N24°51'19"E 142.35'
S27°53'29"W 117.27'
N27°53'29"E 117.27'
S36°10'37"E 138.26'
N36°10'37"W 138.26'
S33°54'09"W 107.69'
N33°54'09"W 107.69'
S00°24'50"W 66.30'
N00°24'50"E 79.84'
S19°44'31"E 49.07'
N19°44'31"W 36.40'
S64°41'11"W 137.90'
N64°41'11"E 151.35'
181.36'
S24°36'46"E 22.98'
N24°36'46"W 22.61'
2.63'
S32°12'57"E 79.41'
S21°47'45"E 67.38'
S59°37'00"E 44.81'
N59°37'00"W 44.81'
N39°04'15"W 1.54'
S39°04'15"E 1.54'
25.74' N80°35'36"E
S12°29'28"E 74.39'
S21°47'45"E 118.05'
N12°49'06"W 101.86'
30.07' N81°03'48"E 155.70' 46.22'
79.41'
155.70' S81°03'48"W
S17°25'12"E 2.07'
S17°25'12"E 2.19'
N17°25'12"W 2.37'
N03°43'57"E 76.64'
S03°43'57"E 76.64'
71.84' N12°49'06"W
S12°29'28"E 71.84'
S65°45'17"E 5.00'
S65°45'17"E 24.99'
N65°45'17"W 22.57'
S05°43'30"W 66.33'
N05°43'30"E 70.83'
N86°34'26"W 109.23'
N86°34'26"W 103.31'
S65°45'17"E 5.00'
S03°26'31"W 23.90'
N03°26'31"E 28.24'
N70°05'12"E 34.77'
S70°05'12"W 34.77'
S05°39'18"W 89.43'
S34°21'25"E 68.52'
N34°21'25"W 60.27'
S82°28'10"W 22.86'
N64°32'34"E 38.82'
S64°32'34"W 38.82'
S82°28'10"W 22.86'
N23°42'32"E 23.61'
S23°42'32"W 23.61'
S86°21'24"E 11.65'
N86°21'24"W 14.11'
S15°15'33"E 23.54'
N15°15'33"E 17.72'
S88°39'09"E 128.70'
N88°39'09"W 85.14'
S79°15'42"W 66.87'
S88°39'09"E 85.14'
S79°15'42"E 55.12'
N83°04'10"W 23.02'
N74°39'25"W 26.76'
S00°58'50"W 240.27'
N00°58'50"E 234.88'
S04°05'07"W 110.25'
N04°05'07"E 155.80'
N49°43'21"E 12.66'
S79°00'29"E 70.19'
N79°00'29"W 70.19'
S34°07'19"E 25.71'
N34°07'19"W 25.71'
S59°37'00"E 44.81'
N59°37'00"W 44.81'
S21°47'45"E 67.38'
N21°47'45"W 67.38'
S32°12'57"E 79.41'
N00°24'50"E 79.84'
S00°24'50"W 66.30'
N19°44'31"W 36.40'
S19°44'31"E 49.07'
S64°41'11"W 137.90'
N64°41'11"E 151.35'
S24°36'46"E 22.98'
N24°36'46"W 22.61'
2.63'
S24°51'19"W 142.35'
N24°51'19"E 142.35'
S27°53'29"W 117.27'
N27°53'29"E 117.27'
S36°10'37"E 138.26'
N36°10'37"W 138.26'
S33°54'09"W 107.69'
N33°54'09"W 107.69'
S00°24'50"W 66.30'
N00°24'50"E 79.84'
S19°44'31"E 49.07'
N19°44'31"W 36.40'
S64°41'11"W 137.90'
N64°41'11"E 151.35'
S24°36'46"E 22.98'
N24°36'46"W 22.61'
2.63'
S32°12'57"E 79.41'
S21°47'45"E 67.38'
S59°37'00"E 44.81'
N59°37'00"W 44.81'
N39°04'15"W 1.54'
S39°04'15"E 1.54'
25.74' N80°35'36"E
S12°29'28"E 74.39'
S21°47'45"E 118.05'
N12°49'06"W 101.86'
30.07' N81°03'48"E 155.70' 46.22'
79.41'
155.70' S81°03'48"W
S17°25'12"E 2.07'
S17°25'12"E 2.19'
N17°25'12"W 2.37'
N03°43'57"E 76.64'
S03°43'57"E 76.64'
71.84' N12°49'06"W
S12°29'28"E 71.84'
S65°45'17"E 5.00'
S65°45'17"E 24.99'
N65°45'17"W 22.57'
S05°43'30"W 66.33'
N05°43'30"E 70.83'
N86°34'26"W 109.23'
N86°34'26"W 103.31'
S65°45'17"E 5.00'
S03°26'31"W 23.90'
N03°26'31"E 28.24'
N70°05'12"E 34.77'
S70°05'12"W 34.77'
S05°39'18"W 89.43'
S34°21'25"E 68.52'
N34°21'25"W 60.27'
S82°28'10"W 22.86'
N64°32'34"E 38.82'
S64°32'34"W 38.82'
S82°28'10"W 22.86'
N23°42'32"E 23.61'
S23°42'32"W 23.61'
S86°21'24"E 11.65'
N86°21'24"W 14.11'
S15°15'33"E 23.54'
N15°15'33"E 17.72'
S88°39'09"E 128.70'
N88°39'09"W 85.14'
S79°15'42"W 66.87'
S88°39'09"E 85.14'
S79°15'42"E 55.12'
N83°04'10"W 23.02'
N74°39'25"W 26.76'
S00°58'50"W 240.27'
N00°58'50"E 234.88'
S04°05'07"W 110.25'
N04°05'07"E 155.80'
N49°43'21"E 12.66'
S79°00'29"E 70.19'
N79°00'29"W 70.19'
S34°07'19"E 25.71'
N34°07'19"W 25.71'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C312	170.00	034°16'16"	101.68	100.18	N38°01'26"E
C313	230.00	030°18'15"	121.65	120.24	N40°00'26"E
C317	213.00	014°26'09"	53.67	53.52	N35°06'33"E
C318	502.00	008°17'08"	72.59	72.53	S32°02'03"W
C319	198.00	020°55'04"	72.29	71.89	S25°43'05"W
C320	475.00	009°25'32"	78.14	78.05	N79°22'11"W
C321	525.00	008°24'45"	77.08	77.01	N78°51'47"W

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C99	525.00	003°34'30"	32.76	32.75	N78°19'49"W
C230	490.00	008°24'45"	71.94	71.88	N78°51'47"W
C231	510.00	011°55'01"	106.07	105.88	N80°36'55"W
C232	230.00	009°47'32"	39.31	39.26	N10°37'16"E
C233	510.00	009°23'26"	83.59	83.49	S83°57'25"E
C234	490.00	012°06'34"	103.56	103.37	S82°35'51"E

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C76	525.00	003°02'39"	27.89	27.89	N87°07'49"W
C77	475.00	009°23'26"	77.85	77.76	N83°57'25"W
C88	65.00	009°27'55"	10.74	10.73	S83°55'11"E

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C42	60.00	052°14'05"	54.70	52.83	N60°14'22"W
C43	90.00	044°53'10"	70.51	68.72	N56°33'54"W
C236	170.00	002°16'22"	6.74	6.74	S04°35'19"W
C237	170.00	018°58'53"	56.32	56.06	S15°12'56"W
C238	170.00	008°49'27"	26.18	26.16	N10°08'13"E
C239	170.00	010°09'26"	30.14	30.10	N19°37'40"E
C259	90.00	040°50'03"	64.14	62.79	N44°07'33"E
C260	135.00	026°00'49"	61.29	60.77	N36°42'56"E
C261	65.00	034°05'19"	38.67	38.10	S61°57'50"E
C262	60.00	044°53'10"	47.00	45.81	S56°33'54"E
C263	90.00	052°14'05"	82.05	79.24	S60°14'22"E
C264	240.00	044°09'31"	184.97	180.43	N87°50'03"W
C265	70.00	075°33'23"	92.31	85.76	N72°08'07"W

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C240	175.00	009°12'33"	28.13	28.10	S29°17'52"W
C241	175.00	021°20'19"	65.17	64.80	S44°34'18"W
C242	170.00	013°18'15"	39.47	39.39	N71°20'18"E
C243	170.00	003°10'47"	9.43	9.43	S66°16'34"W
C244	170.00	010°07'28"	30.04	30.00	S72°55'42"W
C245	175.00	003°13'41"	9.86	9.86	S79°26'58"W
C256	115.00	049°19'45"	99.01	95.98	N30°49'47"E
C257	45.00	076°49'03"	60.33	55.91	N44°03'39"E
C258	65.00	017°55'37"	20.34	20.25	N73°30'22"E
C266	100.00	037°16'03"	65.04	63.90	S52°59'26"E
C267	65.00	013°20'33"	15.14	15.10	S87°15'53"W
C268	85.00	030°16'49"	44.92	44.40	N84°15'59"W
C269	115.00	022°57'09"	46.07	45.76	S80°36'09"E
C270	85.00	008°45'31"	12.99	12.98	S08°06'42"E
C271	115.00	013°41'15"	27.47	27.41	S10°34'34"E
C272	85.00	013°41'15"	20.31	20.26	N10°34'34"W
C273	115.00	008°45'31"	17.58	17.56	N08°06'42"W
C274	35.00	060°20'09"	36.86	35.18	S69°14'19"E
C275	115.00	020°32'46"	41.24	41.02	S49°20'37"E
C276	85.00	035°00'14"	51.93	51.13	S42°06'53"E
C277	115.00	035°00'14"	70.26	69.17	N42°06'53"W
C278	85.00	020°32'46"	30.48	30.32	N49°20'37"W
C279	100.00	020°55'51"	36.53	36.33	N80°33'08"E
C280	210.00	044°09'31"	161.85	157.87	S87°50'03"E
C292	225.00	010°25'12"	40.92	40.86	S27°00'21"E
C299	225.00	002°14'33"	8.81	8.81	N79°56'32"E
C300	180.00	020°09'21"	63.32	63.00	N09°39'50"W
C304	175.00	010°25'12"	31.83	31.78	S27°00'21"E
C305	229.99	001°23'18"	5.57	5.57	S65°22'50"W
C306	168.00	020°55'04"	61.33	60.99	N25°43'05"E
C307	532.00	008°17'08"	76.93	76.87	N32°02'03"E
C308	183.00	004°22'42"	13.98	13.98	N30°04'50"E
C309	230.00	020°09'21"	80.91	80.49	S09°39'50"E
C310	225.00	021°29'47"	84.42	83.92	S44°39'03"W
C311	225.00	008°46'51"	34.48	34.45	S29°30'43"W
C324	200.00	007°25'38"	25.93	25.91	N53°23'19"E
C325	200.00	009°41'46"	33.85	33.81	N44°49'37"E
C330	200.00	030°18'15"	105.78	104.55	S40°00'26"W
C331	200.00	036°23'53"	127.05	124.93	S36°57'37"W
C340	170.00	009°41'46"	28.77	28.73	S44°49'37"W
C407	75.00	076°49'03"	100.55	93.19	S44°03'39"W
C409	60.00	040°50'03"	42.76	41.86	S44°07'33"W
C410	165.00	026°00'49"	74.91	74.27	S36°42'56"W

PRELIMINARY 3/4/20

REVISION	BY	DATE

ASSISTED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

SACK AND ASSOCIATES, INC.
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CA Number 1783 (PE/LS)

PLAN SCALE
1" = 30'

DRAWN:
DATE:
ORDER:
SAI FILE:

Harlow

ATLAS PAGE NO.

SHEET 8 OF 20 SHEETS

GRAPHIC SCALE
30' 0 30' 60' 90'

N

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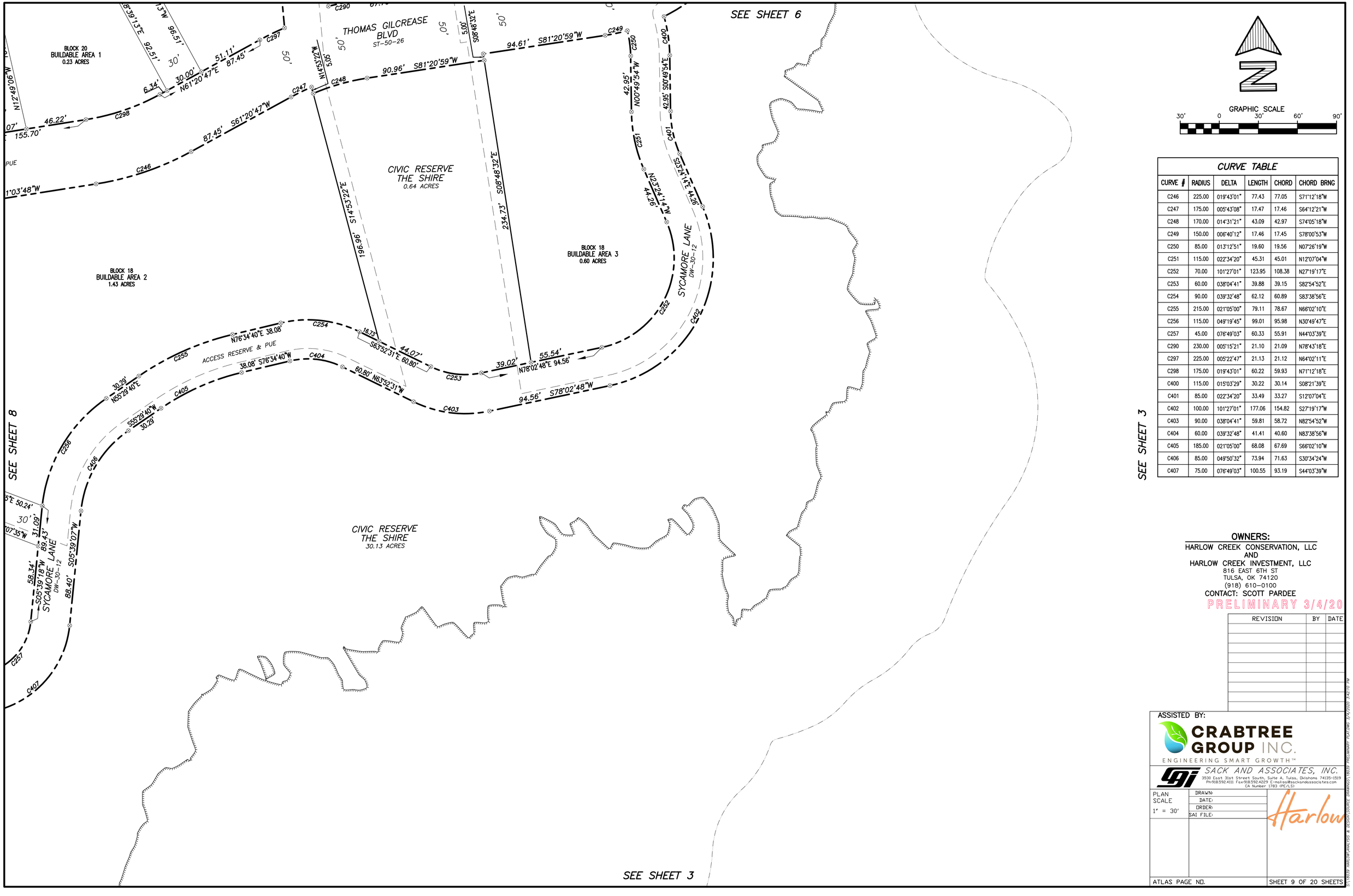

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C246	225.00	019°43'01"	77.43	77.05	S71°12'18"W
C247	175.00	005°43'08"	17.47	17.46	S64°12'21"W
C248	170.00	014°31'21"	43.09	42.97	S74°05'18"W
C249	150.00	006°40'12"	17.46	17.45	S78°00'53"W
C250	85.00	013°12'51"	19.60	19.56	N07°26'19"W
C251	115.00	022°34'20"	45.31	45.01	N12°07'04"W
C252	70.00	101°27'01"	123.95	108.38	N27°19'17"E
C253	60.00	038°04'41"	39.88	39.15	S82°54'52"E
C254	90.00	039°32'48"	62.12	60.89	S83°38'56"E
C255	215.00	021°05'00"	79.11	78.67	N66°02'10"E
C256	115.00	049°19'45"	99.01	95.98	N30°49'47"E
C257	45.00	076°49'03"	60.33	55.91	N44°03'39"E
C290	230.00	005°15'21"	21.10	21.09	N78°43'18"E
C297	225.00	005°22'47"	21.13	21.12	N64°02'11"E
C298	175.00	019°43'01"	60.22	59.93	N71°12'18"E
C400	115.00	015°03'29"	30.22	30.14	S08°21'39"E
C401	85.00	022°34'20"	33.49	33.27	S12°07'04"E
C402	100.00	101°27'01"	177.06	154.82	S27°19'17"W
C403	90.00	038°04'41"	59.81	58.72	N82°54'52"W
C404	60.00	039°32'48"	41.41	40.60	N83°38'56"W
C405	185.00	021°05'00"	68.08	67.69	S66°02'10"W
C406	85.00	049°50'32"	73.94	71.63	S30°34'24"W
C407	75.00	076°49'03"	100.55	93.19	S44°03'39"W

OWNERS:

HARLOW CREEK CONSERVATION, LLC
AND
HARLOW CREEK INVESTMENT, LLC
816 EAST 6TH ST
TULSA, OK 74120
(918) 610-0100
CONTACT: SCOTT PARDEE

PRELIMINARY 3/4/20

REVISION	BY	DATE

ASSISTED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

SACK AND ASSOCIATES, INC.
3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Ph/918.592.4111 Fax/918.592.4229 E-mail/ss@sackandassociates.com
CA Number 1783 (PE/LS)

PLAN SCALE
1" = 30'

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SHEET 9 OF 20 SHEETS

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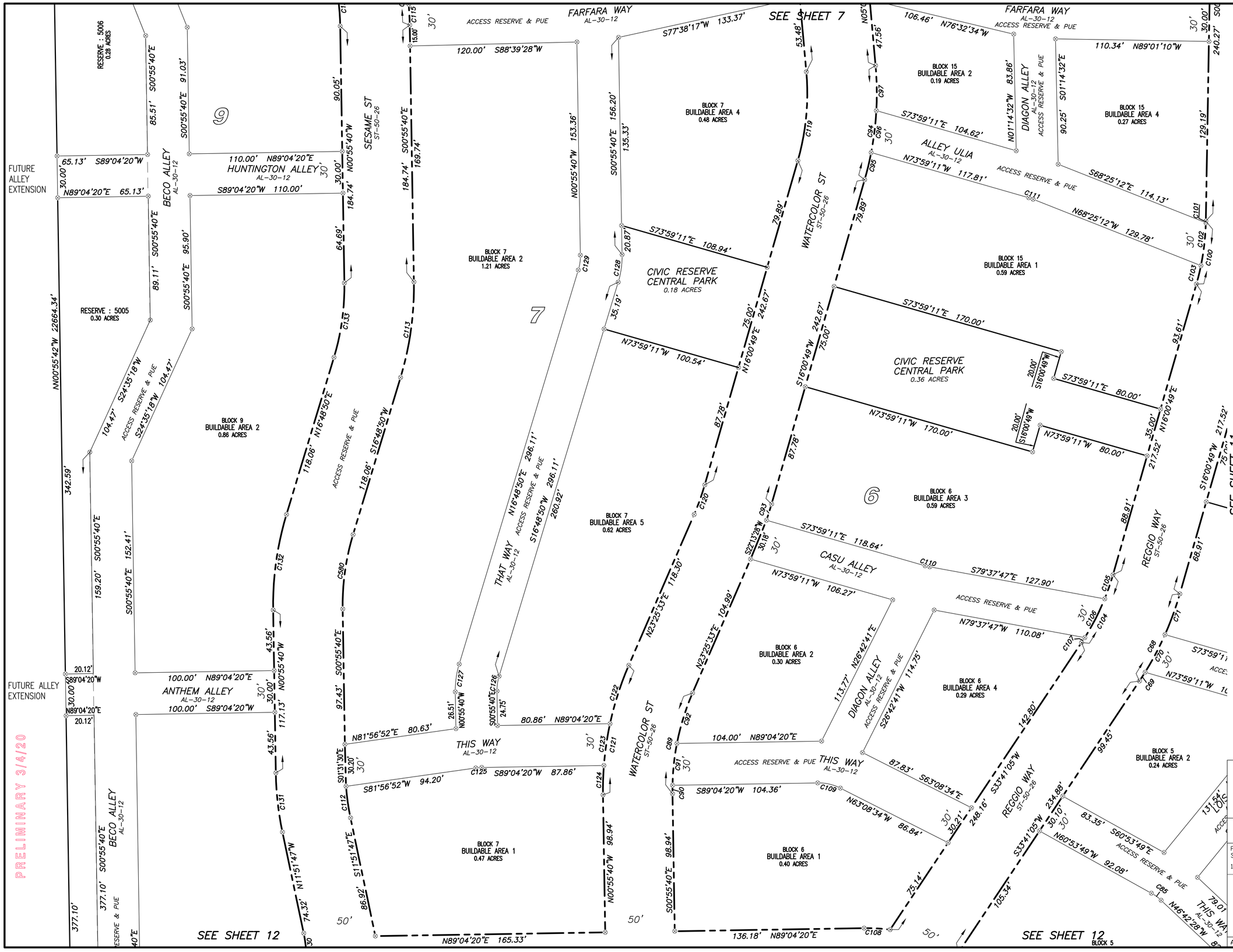

GRAPHIC SCALE

30' 0 30' 60' 90'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C68	225.00	017°40'16"	69.39	69.12	S24°50'57"W
C69	225.00	001°55'02"	7.53	7.53	S32°43'34"W
C70	225.00	007°48'42"	30.68	30.65	S27°51'42"W
C71	225.00	007°56'31"	31.19	31.16	S19°59'05"W
C85	35.00	014°11'21"	8.67	8.65	N53°48'08"W
C89	175.00	024°21'14"	74.38	73.83	S11°14'56"W
C90	175.00	001°59'10"	6.07	6.07	S00°03'55"W
C91	175.00	009°54'25"	30.26	30.22	S06°00'42"W
C92	175.00	012°27'39"	38.06	37.98	S17°11'44"W
C93	225.00	003°06'50"	12.23	12.23	S17°34'14"W
C94	225.00	021°07'18"	82.94	82.47	S05°27'11"W
C95	225.00	005°07'38"	20.13	20.13	S13°27'01"W
C96	225.00	007°44'26"	30.40	30.37	S07°01'00"W
C97	225.00	008°15'15"	32.41	32.39	S00°58'50"E
C104	175.00	017°40'16"	53.97	53.76	N24°50'57"E
C105	175.00	006°00'57"	18.37	18.37	N19°01'18"E
C106	175.00	010°16'25"	31.38	31.34	N27°09'59"E
C107	175.00	001°22'53"	4.22	4.22	N32°59'38"E
C108	130.00	008°17'25"	18.81	18.79	S86°46'58"E
C109	35.00	027°47'07"	16.97	16.81	N77°02'07"W
C110	35.00	005°38'37"	3.45	3.45	S76°48'29"E
C111	35.00	005°33'59"	3.40	3.40	N71°12'11"W
C112	175.00	007°29'55"	22.90	22.89	S08°06'50"E
C113	225.00	017°44'30"	69.67	69.39	S07°56'35"W
C115	225.00	003°49'19"	15.01	15.01	S02°50'19"E
C119	175.00	021°07'16"	64.51	64.15	N05°27'11"E
C120	175.00	007°24'44"	22.64	22.62	N19°43'11"E
C121	225.00	024°21'14"	95.64	94.92	N11°14'56"E
C122	225.00	011°14'09"	44.12	44.05	N17°48'29"E
C123	225.00	007°44'45"	30.42	30.39	N08°19'01"E
C124	225.00	005°22'19"	21.10	21.09	N01°45'29"E
C125	35.00	007°07'28"	4.35	4.35	S85°30'36"W
C126	35.00	017°44'30"	10.84	10.79	S07°56'35"W
C127	65.00	017°44'30"	20.13	20.05	N07°56'35"E
C128	65.00	017°44'30"	20.13	20.05	S07°56'35"W
C129	35.00	017°44'30"	10.84	10.79	N07°56'35"E
C130	100.00	010°56'07"	19.09	19.06	N06°23'44"W
C131	225.00	010°56'07"	42.94	42.88	N06°23'44"W
C132	225.00	017°44'30"	69.67	69.39	N07°56'35"E
C133	175.00	017°44'30"	54.19	53.97	N07°56'35"E
C134	175.00	009°46'40"	29.86	29.83	N05°49'00"W
C580	175.00	017°44'30"	54.19	53.97	S07°56'35"W

REVISION	BY	DATE

ASSISTED BY:

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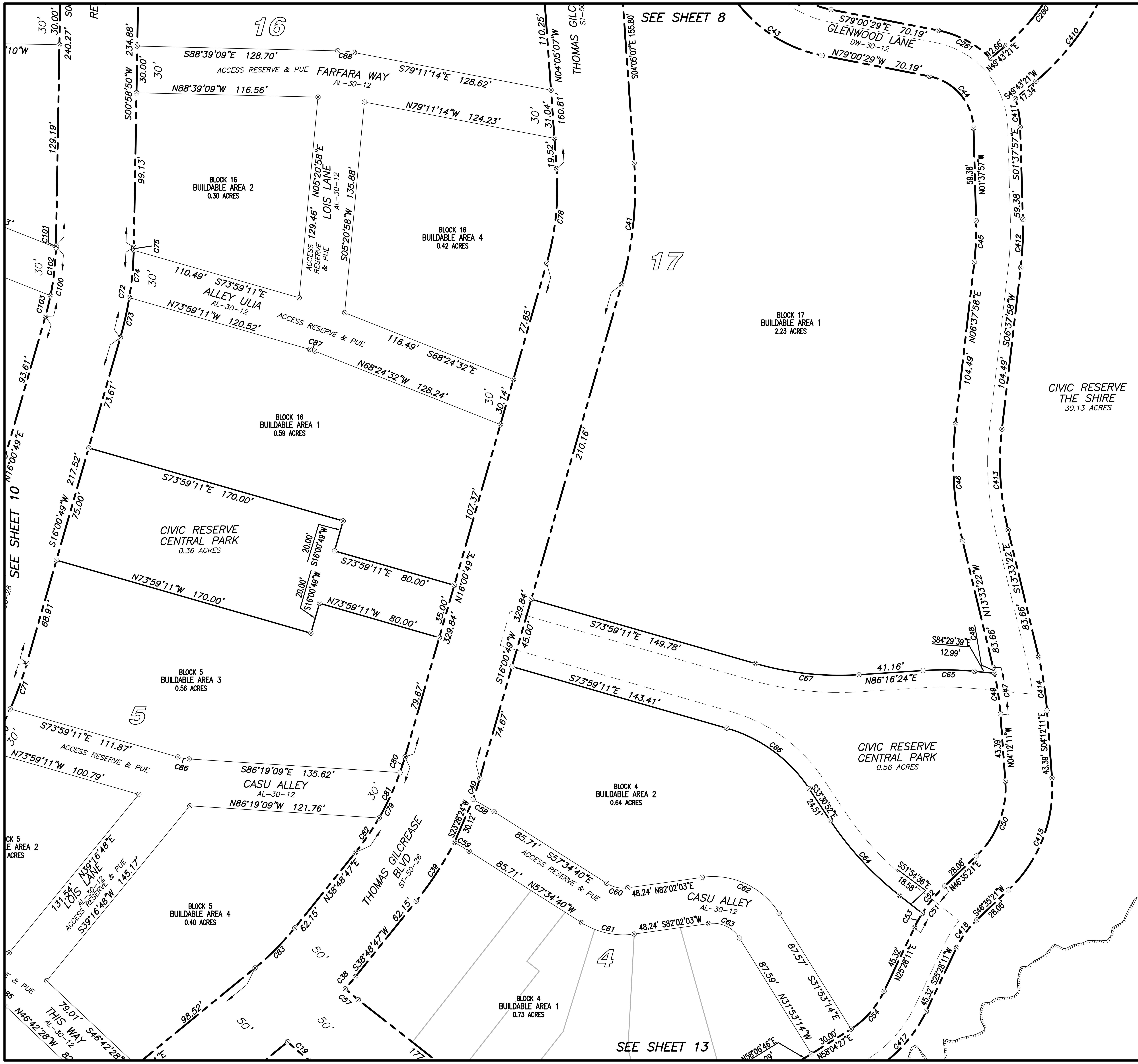

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C19	225.00	004°50'41"	19.02	19.02	N49°30'09"W
C38	225.00	002°36'00"	10.21	10.21	S40°06'46"W
C39	225.00	011°30'05"	45.17	45.09	S33°03'44"W
C40	225.00	003°37'17"	14.22	14.22	S17°49'28"W
C41	225.00	020°05'56"	78.93	78.52	S05°57'51"W
C43	90.00	044°53'10"	70.51	68.72	N56°33'54"W
C44	35.00	077°22'32"	47.27	43.76	N40°19'13"W
C45	185.00	008°15'55"	26.69	26.66	N02°30'00"E
C46	215.00	020°11'20"	75.76	75.37	N03°27'42"W
C47	185.00	008°10'13"	26.38	26.36	N08°17'17"W
C48	185.00	001°10'58"	3.82	3.82	N12°57'53"W
C49	185.00	008°10'13"	26.38	26.36	N08°17'17"W
C50	60.00	050°47'32"	53.19	51.46	S21°11'35"W
C51	90.00	021°07'10"	33.17	32.99	N36°01'46"E
C52	90.00	014°28'02"	22.73	22.66	N39°21'20"E
C53	90.00	006°39'08"	10.45	10.44	N28°47'45"E
C54	60.00	031°09'34"	32.63	32.23	N41°02'58"E
C57	175.00	003°34'48"	10.93	10.93	S50°08'05"E
C58	215.00	004°09'27"	15.60	15.60	S59°39'23"E
C59	185.00	003°22'41"	10.91	10.91	N59°16'01"W
C60	20.00	040°23'17"	14.10	13.81	S77°46'18"E
C61	50.00	040°23'17"	35.25	34.52	N77°46'18"W
C62	50.00	066°04'42"	57.66	54.52	S64°55'35"E
C63	20.00	066°04'42"	23.07	21.81	N64°55'35"W
C64	205.00	018°23'44"	65.82	65.54	S42°42'44"E
C65	205.00	009°13'57"	33.03	33.00	S89°06'38"E
C66	95.00	040°28'19"	67.10	65.72	S53°45'01"E
C67	195.00	019°44'26"	67.18	66.85	S83°51'24"E
C70	225.00	007°48'42"	30.68	30.65	S27°51'42"W
C71	225.00	007°56'31"	31.19	31.16	S19°59'05"W

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C72	225.00	015°01'59"	59.03	58.87	S08°29'50"W
C73	225.00	006°44'08"	26.45	26.43	S12°38'45"W
C74	225.00	007°46'43"	30.55	30.52	S05°23'20"W
C75	225.00	000°31'08"	2.04	2.04	S01°14'24"W
C78	175.00	020°05'56"	61.39	61.07	N05°57'51"E
C79	175.00	022°47'57"	69.64	69.18	N27°24'48"E
C80	175.00	003°27'23"	10.56	10.56	N17°44'31"E
C81	175.00	010°32'24"	32.19	32.15	N24°44'25"E
C82	175.00	008°48'10"	26.89	26.86	N34°24'42"E
C83	175.00	011°53'34"	36.32	36.26	N44°45'34"E
C85	35.00	014°11'21"	8.67	8.65	N53°48'08"W
C86	35.00	012°19'58"	7.53	7.52	S80°09'10"E
C87	35.00	005°34'39"	3.41	3.41	N71°11'51"W
C88	65.00	009°27'55"	10.74	10.73	S83°55'11"E
C100	175.00	015°01'59"	45.92	45.78	S08°29'50"W
C101	175.00	000°22'33"	1.15	1.15	N01°10'07"E
C102	175.00	010°11'18"	31.12	31.08	N06°27'02"E
C103	175.00	004°28'08"	13.65	13.65	N13°46'45"E
C260	135.00	026°00'49"	61.29	60.77	N36°42'56"E
C261	65.00	034°05'19"	38.67	38.10	S61°57'50"E
C262	60.00	044°53'10"	47.00	45.81	S56°33'54"E
C410	165.00	026°00'49"	74.91	74.27	S36°42'56"W
C411	65.00	016°16'25"	18.46	18.40	S09°46'10"E
C412	215.00	008°15'55"	31.01	30.99	S02°30'00"W
C413	185.00	020°11'20"	65.19	64.85	S03°27'42"E
C414	215.00	009°21'11"	35.10	35.06	S08°52'47"E
C415	90.00	050°47'32"	79.78	77.20	S21°11'35"W
C416	60.00	021°07'10"	22.12	21.99	S36°01'46"W
C417	90.00	032°38'34"	51.28	50.58	S41°47'29"W

GRAPHIC SCALE
30' 0 30' 60' 90'

OWNERS:
HARLOW CREEK CONSERVATION, LLC
AND
HARLOW CREEK INVESTMENT, LLC
816 EAST 6TH ST
TULSA, OK 74120
(918) 610-0100
CONTACT: SCOTT PARDEE

PRELIMINARY 3/4/20

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ENGINEERING SMART GROWTH™

SACK AND ASSOCIATES, INC.
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SHEET 11 OF 20 SHEETS

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SEE SHEET 10

RAINBOW RD
CS 70-46

ACCESS RESERVE & PUE

BLOCK 9
BUILDABLE AREA 1
0.99 ACRES

RESERVE - 5004
0.17 ACRES

377.10' S00°55'40"E

377.10'

74.32' N

C130

198.91' N00°55'40"W

86.92'

N89°04'20"E 165.33'

N00°5

S00°55'4

136.18' N89°04'20"E

C108

75.1

50'

70'

105.34'

C85 N46°42'28"W 82.8

79.01

THIS WA
AL-30-12

BLOCK 5
BUILDABLE AREA 1
0.39 ACRES

157.58' S60°53'49"E

66.33'

C84

60'

50'

340.00' S89°04'20"W

RAINBOW RD
CS 65-34

N60°53'49"W 118.28'

41'

ACCESS RESERVE & PUE

CIVIC OR SCHOOL
0.27 ACRES

C15 C18 C17 51.6

N60°53'09"W

C16

60'

S00°55'40"E 227.42'

REGGIO WAY
ST-41-26

NO0°55'40"W 340.00'

196.98' N30°23'43"E

THOMAS GILCREASE BLVD
CS-60-36

92.82' S30°23'43"W

BLOCK
BUILDABL
0.45

S59°36'17"E 95.68'

95.68' N59°36'17"W

KING STREET
ST-50-26

SEE SHEET 13

153.53' S30°23'43"W

60'

1

BLOCK 1
BUILDABLE AREA 2
0.73 ACRES

C1

24.57'

S48°01'58"E C12

84.06' S88°16'

BEALE ALLE
AL-30-12

117.89' N88°16'32"W

78.08' S23°27'44"E

6.54' N66°32'16"E

C9

83.15' N40°56'02"E

ACCESS RESERVE & PUE

43.03' S40°58'02"W

119.38'

30'

C8

6.54' S66°32'16"W

51.73'

BLOCK 1
BUILDABLE AREA 1
0.25 ACRES

S23°27'44"E 83.28'

63.00'

60.06'

N01°18'16"W

45.40'

N47°35'38"E 10.67'

12.94' N47°35'38"E

C7

41.17'

S47°35'38"W 16.95'

C424

39.12' S47°35'38"W

C425

571.97'

613.15' N89°58'06"W

45.16'

N54°41'35"E

C6

S54°41'3

45.

107.80' N23°27'44"W

65.42'

S23°27'44"E 74.93'

C433

N89°04'20"E 291.29'

60'

70'

ACCESS RESERVE & PUE

KENNEDY ST
CS-70-46

N89°04'20"E 340.00'

CIVIC OR SCHOOL
2.65 ACRES

340.00' S00°55'40"E

FUTURE STREET EXTENSION

685.00' N89°58'06"W

376.21'

685.00' N89°58'06"W

60.01'

131.62'

NO0°55'40"W 50.16'

32.33'

30

BLOCK 30
BUILDABLE AREA 1
0.45 ACRES

FUTURE ALLEY EXTENSION

NO0°55'42"W 2664.34'

20.12' N89°58'06"W

30.00'

38.52' N89°58'06"W

20.12' 18.40'

14.14'

S45°55'40"E

110.00'

N89°04'20"E

MOHAMMED ALLEY
AL-30-12

30'

60'

8

BLOCK 8
BUILDABLE AREA 1
0.64 ACRES

RESERVE - 5003
0.11 ACRES

S00°55'40"E 231.64'

BECO ALLEY
AL-30-12

S00°55'40"E 221.83'

231.83'

S00°55'40"E 264.15'

231.30'

225.97' S00°55'40"E

225.97'

5002 RES

5001 RES

SESAME ST
CS-70-46

FUTURE STREET EXTENSION

20.12' 30.00' 120.00' 170.12' N89°04'20"E

FEFE ST
ST-50-26

20.12' 30.00' 170.12' N89°04'20"E 120.00'

50.00'

30'

SEE SHEET 14

GRAPHIC SCALE
30' 0 30' 60' 90'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	130.00	005°09'23"	11.70	11.70	S32°58'25"W
C2	135.00	030°59'12"	73.01	72.12	N75°05'53"W
C6	268.00	007°05'57"	33.21	33.19	N51°08'37"E
C7	82.00	010°35'13"	15.15	15.13	N52°53'11"E
C8	79.00	025°34'13"	35.26	34.96	S53°45'09"W
C9	49.00	025°34'14"	21.87	21.69	N53°45'09"E
C12	20.00	039°14'34"	13.70	13.43	S68°39'15"E
C15	170.00	020°18'37"	60.26	59.95	N40°33'02"E
C16	170.00	002°23'26"	7.09	7.09	S31°35'27"W
C17	170.00	010°14'42"	30.40	30.36	S37°54'30"W
C18	170.00	007°40'30"	22.77	22.75	S46°52'06"W
C84	225.00	005°54'05"	23.17	23.16	N47°45'19"E
C85	35.00	014°11'21"	8.67	8.65	N53°48'08"W
C108	130.00	008°17'25"	18.81	18.79	S86°46'58"E
C130	100.00	010°56'07"	19.09	19.06	N06°23'44"W
C424	238.00	007°05'57"	29.49	29.47	S51°08'37"W
C425	112.00	014°54'31"	29.14	29.06	S55°02'54"W
C433	130.00	025°35'21"	58.06	57.58	N76°16'39"E

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SEE SHEET 11

SEE SHEET 12

SEE SHEET 3

SEE SHEET 15

BLOCK 4
BUILDABLE AREA 1
0.73 ACRES

BLOCK 2
BUILDABLE AREA 2
0.42 ACRES

BLOCK 2
BUILDABLE AREA 1
0.45 ACRES

BLOCK 3
BUILDABLE AREA 2
0.42 ACRES

BLOCK 3
BUILDABLE AREA 1
0.35 ACRES

CIVIC RESERVE
TINSMITH PARK
0.79 ACRES

CIVIC RESERVE
THE SHIRE
30.13 ACRES

CIVIC RESERVE
MUIR PARK
2.04 ACRES

CELESTE ST
ST-50-26

SYCAMORE WAY
DW-30-12

ALLEY BRIJE
AL-30-12

ALLEY BABA
AL-30-12

WALNUT LANE
DW-30-12

KING STREET
ST-50-26

BELLE ST
DW-30-12

BEALE ALLEY
AL-30-12

THIS WAY
AL-30-12

ACCESS RESERVE & PUE

GRAPHIC SCALE
30' 0 30' 60' 90'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C2	135.00	030°59'12"	73.01	72.12	N75°05'53"W
C3	143.00	004°08'57"	10.36	10.35	N02°18'50"W
C4	58.00	030°29'50"	30.87	30.51	N52°30'17"E
C5	52.00	017°26'13"	15.83	15.76	N45°58'29"E
C10	34.99	016°07'41"	9.85	9.82	N80°10'53"W
C11	65.00	025°13'36"	28.62	28.39	S75°39'20"E
C14	85.00	030°59'12"	45.97	45.41	S75°05'53"E
C15	170.00	020°18'37"	60.26	59.95	N40°33'02"E
C16	170.00	002°23'26"	7.09	7.09	S31°35'27"W
C17	170.00	010°14'42"	30.40	30.36	S37°54'30"W
C18	170.00	007°40'30"	22.77	22.75	S46°52'06"W
C19	225.00	004°50'41"	19.02	19.02	N49°30'09"W
C20	68.00	034°01'56"	40.39	39.80	N21°03'32"E
C21	215.00	032°48'19"	123.10	121.43	N77°17'18"W
C22	185.00	033°19'06"	107.58	106.07	S77°32'41"E
C23	57.00	008°52'08"	8.82	8.81	N06°34'55"E
C24	93.00	007°03'09"	11.45	11.44	S07°29'25"W
C25	22.00	042°16'45"	16.23	15.87	S16°56'08"W
C26	25.00	036°21'51"	15.87	15.60	S56°15'26"W
C27	165.00	021°11'43"	61.04	60.69	N76°36'33"W
C28	90.00	034°42'11"	54.51	53.68	S02°36'19"W
C29	35.00	022°37'59"	13.83	13.74	S08°38'25"W
C30	65.00	036°46'21"	41.72	41.00	S15°42'37"W
C31	65.00	023°20'46"	26.49	26.30	S45°46'10"W
C32	50.00	039°53'24"	34.81	34.11	S77°23'16"W
C33	20.00	039°53'24"	13.92	13.64	N77°23'16"E

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C34	35.00	023°20'46"	14.26	14.16	N45°46'10"E
C35	35.00	036°46'21"	22.46	22.08	N15°42'37"E
C36	65.00	022°37'59"	25.68	25.51	N08°38'25"E
C37	60.00	033°05'40"	34.66	34.18	N03°24'35"E
C38	225.00	002°36'00"	10.21	10.21	S40°06'46"W
C54	60.00	031°09'34"	32.63	32.23	N41°02'58"E
C55	60.00	016°19'36"	17.10	17.04	N66°16'34"E
C56	55.00	036°21'51"	34.91	34.32	N56°15'26"E
C57	175.00	003°34'48"	10.93	10.93	S50°08'05"E
C84	225.00	005°54'05"	23.17	23.16	N47°45'19"E
C85	35.00	014°11'21"	8.67	8.65	N53°48'08"W
C281	113.00	021°03'11"	41.52	41.29	S06°08'17"W
C282	87.00	012°37'18"	19.17	19.13	S10°21'13"W
C283	38.00	034°01'56"	22.57	22.24	S21°03'32"W
C284	52.00	042°16'45"	38.37	37.51	N16°56'08"E
C285	63.00	015°13'14"	16.74	16.69	N03°24'23"E
C286	87.00	010°16'22"	15.60	15.58	N05°52'49"E
C417	90.00	032°38'34"	51.28	50.58	S41°47'29"W
C418	90.00	006°44'18"	10.58	10.58	S61°28'55"W
C419	290.00	065°08'28"	329.71	312.24	N33°26'27"W
C420	260.00	065°08'28"	295.60	279.94	N33°26'27"W
C421	135.00	028°22'37"	66.86	66.18	N80°12'00"W
C422	28.00	048°21'19"	23.63	22.94	S61°26'02"W
C423	82.00	017°26'13"	24.96	24.86	S45°58'29"W
C424	238.00	007°05'57"	29.49	29.47	S51°08'37"W

OWNERS:
HARLOW CREEK CONSERVATION, LLC
AND
HARLOW CREEK INVESTMENT, LLC
816 EAST 6TH ST
TULSA, OK 74120
(918) 610-0100
CONTACT: SCOTT PARDEE

PRELIMINARY 3/4/20

REVISION	BY	DATE

ASSISTED BY:
CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

SACK AND ASSOCIATES, INC.
3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Ph/918.592.4111 Fax/918.592.4229 E-mail/ss@sackandassociates.com
CA Number 1783 (PE/LS)

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SHEET 13 OF 20 SHEETS

SACK AND ASSOCIATES & CRABTREE GROUP INC. PRELIMINARY PLAT 3/4/2020 15:42:31

SEE SHEET 12

N89°04'20"E 340.00'

KENNEDY ST
CS-70-46
ACCESS RESERVE & PUE

70' 70' 70'

231.83' 264.15'

S00°55'40"E

231.64' S00°55'40"E
BECO ALLEY
AL-30-12

RESE 0.

ACCE

S00°55'

2664.34'

N00°55'42"W

20.12'

30.00'

N89°58'06"W

FUTURE ALLEY EXTENSION

30'

14.14'

S45°55'40"E

110.00'

N89°04'20"E

MOHAMMED ALLEY
AL-30-12

32.33'

60'

30

BLOCK 30
BUILDABLE AREA 1
0.45 ACRES

N00°55'40"W 50.16'

N89°04'20"E 291.29'

C433

S23°27'44"E 74.93'

60'

38.52'

N89°58'06"W

20.12' 18.40'

131.62'

60.01'

FUTURE STREET EXTENSION

376.21'

685.00' N89°58'06"W

65.42'

107.80' N23°27'44"W

C427

S23°27'44"E 119.38'

6.54'

N66°32'16"E

C9

83.15'

N40°58'02"W

ACCESS RESERVE & PUE

43.03' S40°58'02"W

30.00'

C8

6.54'

S66°32'16"W

51.73'

BLOCK 1
BUILDABLE AREA 1
0.25 ACRES

S23°27'44"E 83.28'

N47°35'38"E 10.67'

N01°18'16"W 63.00'

60.06'

45.40'

S47°35'38"W

12.34'

N47°35'38"E

41.17'

571.97'

613.15' N89°58'06"W

C6

45.16'

N54°41'35"E

C424

16.95'

S47°35'38"W

39.12'

S47°35'38"W

C425

C426

225.97'

S00°55'40"E

225.97'

RESERVE : 5002
0.10 ACRES

RESERVE : 5001
0.10 ACRES

20.12' 19.88'

40.00' N89°58'06"W

THOMAS GILCREASE BLVD
CS-60-36

ACCESS EASEMENT ACROSS CALVARY TEMPLE LOT PER AGREEMENT Bxxx Pxxx

276.45'

N01°20'54"W

276.45'

S01°20'54"E

S88°39'06"W 60.00'

TIE LINE
N00°55'42"W
241.43

SW CORNER OF SE QUARTER OF SECTION 32

WEST EDISON ST
EXISTING R.O.W.

SEE SHEET 15

24.57'

S49°01'58"E

C12

84.06' S88°16'3

BEALE ALLEY
AL-30-12

117.89' N88°16'32"W

GRAPHIC SCALE
30' 0 30' 60' 90'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	130.00	005°09'23"	11.70	11.70	S32°58'25"W
C6	268.00	007°05'57"	33.21	33.19	N51°08'37"E
C7	82.00	010°35'13"	15.15	15.13	N52°53'11"E
C8	79.00	025°34'13"	35.26	34.96	S53°45'09"W
C9	49.00	025°34'14"	21.87	21.69	N53°45'09"E
C12	20.00	039°14'34"	13.70	13.43	S68°39'15"E
C424	238.00	007°05'57"	29.49	29.47	S51°08'37"W
C425	112.00	014°54'31"	29.14	29.06	S55°02'54"W
C426	130.00	007°47'36"	17.68	17.67	S05°14'42"E
C427	70.00	022°06'50"	27.02	26.85	N12°24'19"W
C433	130.00	025°35'21"	58.06	57.58	N76°16'39"E

OWNERS:

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816 EAST 6TH ST
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(918) 610-0100
CONTACT: SCOTT PARDEE

PRELIMINARY 3/4/20

REVISION	BY	DATE

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ENGINEERING SMART GROWTH™

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SEE SHEET 13

SEE SHEET 14

1

1
AREA 2
RES

N04°23'19"W 37.74'

S04°23'19"E 34.95'

117.76' N85°36'41"E

BELLE ST
DW-30-12

S19°0

C3 C4 C5 C10 C11 C23 C27 C286 C419 C420 C421 C422 C423 C424

S85°36'41"W 139.37'

N66°00'42"W 84.94'

ACCESS RESERVE & PUE

N66°00'42"W 84.94'

CIVIC RESERVE
THE SHIRE
30.13 ACRES

84.06' S88°16'32"E

BEALE ALLEY
AL-30-12

N88°16'32"W

N37°15'22"E 113.65'

S37°15'22"W 113.65'

CIVIC RESERVE
MUIR PARK
2.04 ACRES

45.16'
N54°41'35"E

S54°41'35"W
45.16'

571.97'
613.15' N89°58'06"W

613.15' N89°58'06"W

136.44'
N89°58'20"W

276.48'

S00°32'40"E

105.90'

534.86'

N89°27'20"E 51.18'

S66°22'46"E
13.94'

N89°27'20"E 95.60'

N00°41'05"W 372.21'

216.21'

227.16' N00°52'13"W

227.16' S00°52'13"E

208.27'

BUILDING ENVELOPE
AREA PER CONSERVATION
EASEMENT AGREEMENT
BK 1704 PG 651-662

42.83' N88°19'00"E

N88°39'06"E 86.16'

50.11'

50.11'

158.87' S88°39'04"W S88°39'04"W

GRAPHIC SCALE
30' 0 30' 60' 90'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C3	143.00	004°08'57"	10.36	10.35	N02°18'50"W
C4	58.00	030°29'50"	30.87	30.51	N52°30'17"E
C5	52.00	017°26'13"	15.83	15.76	N45°58'29"E
C10	34.99	016°07'41"	9.85	9.82	N80°10'53"W
C11	65.00	025°13'36"	28.62	28.39	S75°39'20"E
C23	57.00	008°52'08"	8.82	8.81	N06°34'55"E
C27	165.00	021°11'43"	61.04	60.69	N76°36'33"W
C286	87.00	010°16'22"	15.60	15.58	N05°52'49"E
C419	290.00	065°08'28"	329.71	312.24	N33°26'27"W
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Ph:918.592.4111 Fax:918.592.4229 E-mail:sis@sackandassociates.com
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SHEET 15 OF 20 SHEETS

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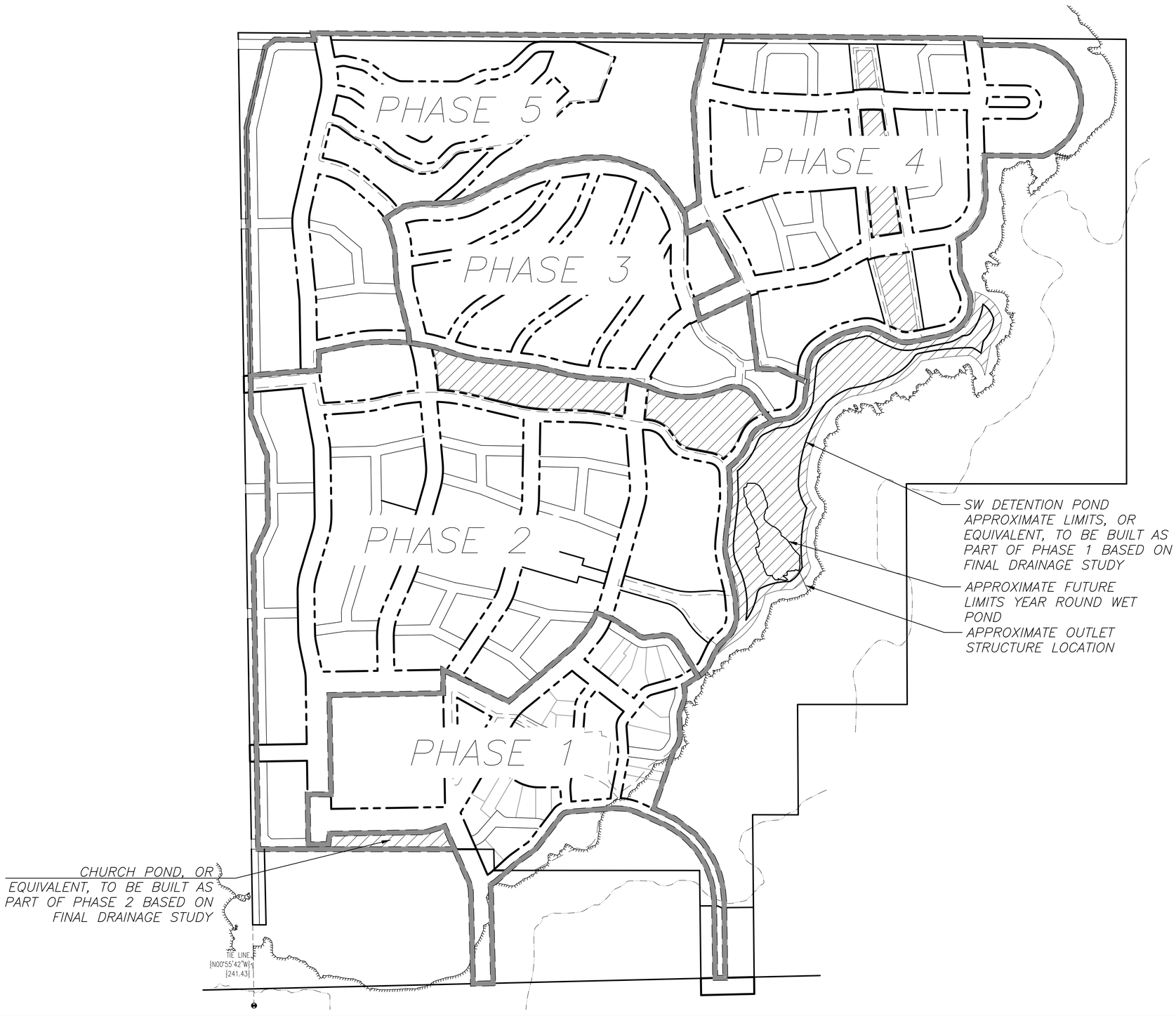
PHASING PLAN



N

GRAPHIC SCALE

150' 0 150' 300' 450'

BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE 3501, NAD 83.

STREET RIGHTS-OF-WAY LABELLED "FUTURE STREET EXTENSION" ARE NOT INTENDED TO BE PERMANENT DEAD-END STREETS. THEY ARE PLATTED WITH THE INTENT OF BEING EXTENDED AND CONNECTED TO STREETS THAT MAY BE BUILT IN THE FUTURE, THEREBY PROVIDING ACCESS TO AND FROM ABUTTING PROPERTIES

OWNER:

HARLOW CREEK INVESTMENT, LLC
816 EAST 6TH ST
TULSA, OK 74120

PRELIMINARY 3/4/20

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REVISION	BY	DATE

PLAN SCALE
1"= 150'

PROFILE SCALE
HORIZONTAL:
1"=
VERTICAL:
1"=

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SHEET 16 OF 20 SHEETS

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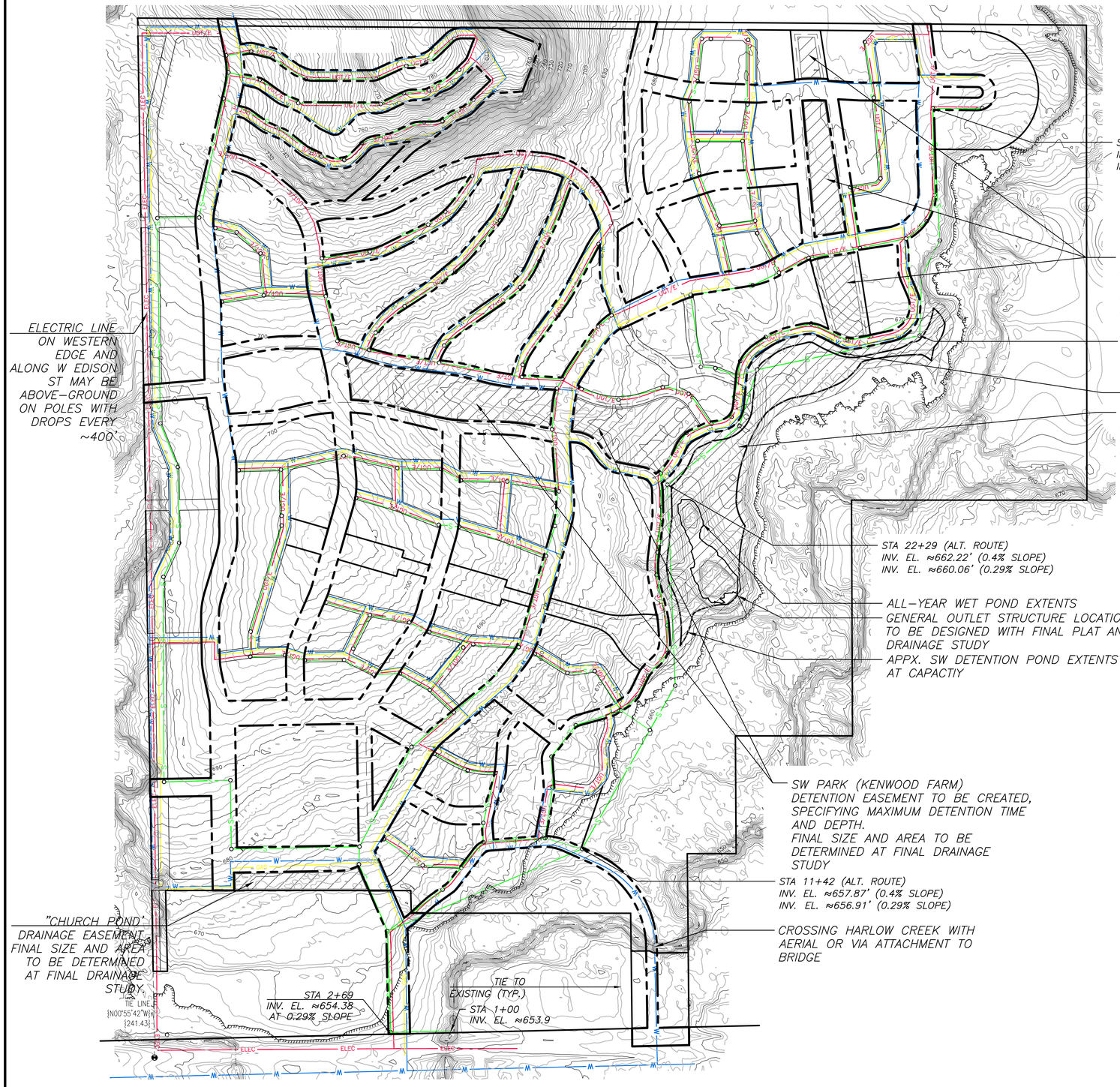
CONCEPTUAL UTILITY PLAN



GRAPHIC SCALE

60' 0 60' 120' 180'

CONTOUR INTERVAL: 1'

LEGEND

ELEC	ABOVE-GROUND ELECTRIC
UGT/E	UNDERGROUND ELECTRIC
GAS	UNDERGROUND GAS
W	WATER MAIN
S	SEWER MAIN
S	MANHOLE ON SEWER MAIN

STATIONS AND ELEVATIONS CALLED OUT ARE NEITHER FINAL, NOR A COMPLETE DESIGN, BUT ARE SHOWN FOR CONCEPTUAL AWARENESS OF THE CHALLENGE OF SHALLOW SURFACE GRADES WITH THE EASTERNMOST SEWER LINE. PARALLELING HARLOW CREEK IT IS ASSUMED THAT THE SEWER WILL CROSS OVER THE BOX CULVERT CARRYING HARLOW CREEK UNDER EDISON (STA 1+00, EL. 653.9'). A 10" PIPE AT 0.29% GRADE WAS ASSUMED UNTIL STATION 2+69. PAST THIS STATION, A CONSTANT GRADE OF BOTH 0.4% (8" MIN. GRADE) AND 0.29% (10" MIN. GRADE) WERE USED TO SHOW INVERT ELEVATIONS.

OWNER:

HARLOW CREEK INVESTMENT, LLC
816 EAST 6TH ST
TULSA, OK 74120

PRELIMINARY 3/4/20

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SHEET 17 OF 20 SHEETS

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ZONING MAP

N

GRAPHIC SCALE
150' 0 150' 300' 450'

BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, OKLAHOMA NORTH ZONE 3501, NAD 83.

ZONING & AREA TABLE

AREA	ZONE	AREA (ACRES)
NORTHERN DEVELOPMENT	T1	36.2
	T2	5.5
	T3	18.2
	T4	17.4
	T5	4.7
	CIVIC	14.2
	ROW	25.5
	ALLEY	7.6
		129.4
SOUTHERN DEVELOPMENT	T1	4.7
	T2	0.0
	T3	0.0
	T4	0.0
	T5	5.9
	ROW	0.6
		11.2

AREA LABELED "NORTHERN DEVELOPMENT" IS THAT SHOWN NORTH OF LINE ON THIS SHEET AND WITHIN THE CONTROL OF HARLOW CREEK INVESTMENT, LLC OR HARLOW CREEK CONSERVATION, LLC AT THE TIME OF THIS PLAT.

THAT MARKED "SOUTHERN DEVELOPMENT" IS THAT PART SOUTH OF LINE SHOWN ON THIS SHEET, AND OUTSIDE CONTROL OF THE AFOREMENTIONED COMPANIES AT THE TIME OF THIS PLAT, BUT WITHIN THE MDP–2 AREA.

ZONING PORTION OF LEGEND

- T5 ZONING
- T4 ZONING
- T3 ZONING
- T2 ZONING
- T1 ZONING
- CIVIC SPACE
- RIGHT–OF–WAY, ALLEY, PEDESTRIAN PATH, OR PRIVATE DRIVE

OWNER:
HARLOW CREEK INVESTMENT, LLC
816 EAST 6TH ST
TULSA, OK 74120

PRELIMINARY 3/4/20

ASSISTED BY:

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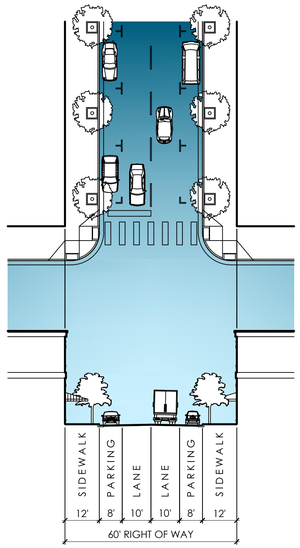
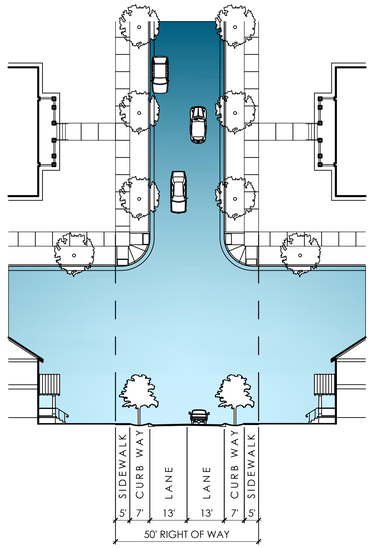
COMMERCIAL STREET CS 60-36



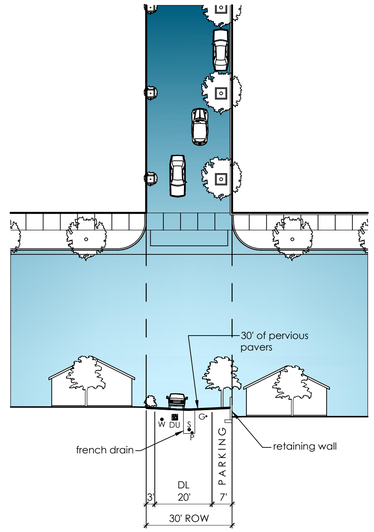
THOROUGHFARE TYPE	commercial local
ROW WIDTH	60 feet
PAVEMENT WIDTH	36 feet
MOVEMENT	free movement
TRAFFIC LANES	2 lanes
PARKING LANES	both sides (8 feet, marked)
CURB RADIUS	10 feet
WALKWAY TYPE	12 foot sidewalk
PLANTER TYPE	4' x 4' tree well
CURB TYPE	curb & gutter
LANDSCAPE TYPE	trees at 30 feet O.C.

ST 50-26



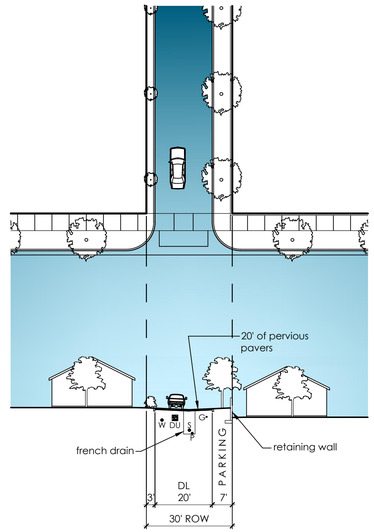
THOROUGHFARE TYPE	residential street
ROW WIDTH	50 feet
PAVEMENT WIDTH	26 feet
MOVEMENT	slow movement
TRAFFIC LANES	2 lanes
PARKING LANES	both sides
CURB RADIUS	10 feet
WALKWAY TYPE	5 foot sidewalk
PLANTER TYPE	landscaped curb way w/bioswale
CURB TYPE	curb & gutter
LANDSCAPE TYPE	trees at 30 feet O.C.

HILLTOWN ECO-LANE 30-30



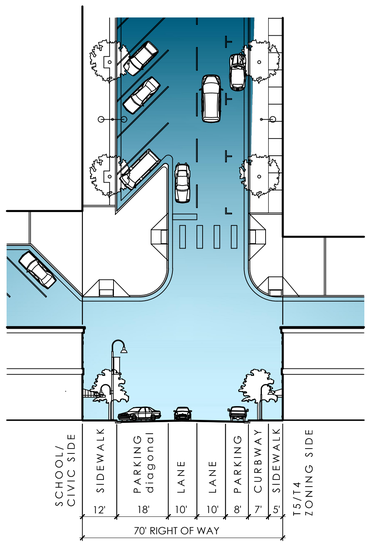
THOROUGHFARE TYPE	eco-lane
ROW WIDTH	30 feet
PAVEMENT WIDTH	30 feet
MOVEMENT	two way
TRAFFIC LANES	2 lanes
PARKING LANES	one side
CURB RADIUS	10 feet
WALKWAY TYPE	woonerf
PLANTER TYPE	tree well
CURB TYPE	flat
LANDSCAPE TYPE	trees & shrubs

HILLTOWN ECO-LANE 30-20 ONE-WAY



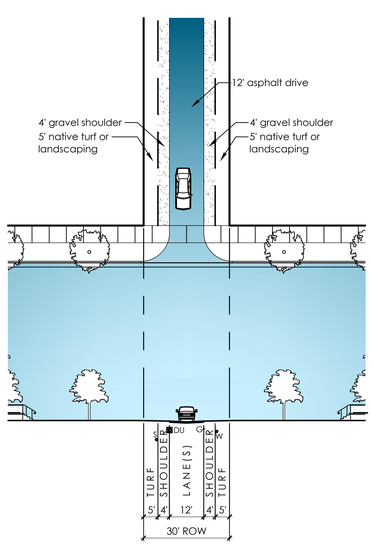
THOROUGHFARE TYPE	eco-lane
ROW WIDTH	30 feet
PAVEMENT WIDTH	20 feet
MOVEMENT	one way
TRAFFIC LANES	1 lane
PARKING LANES	none
CURB RADIUS	10 feet
WALKWAY TYPE	woonerf
PLANTER TYPE	landscaped
CURB TYPE	flat
LANDSCAPE TYPE	trees & shrubs

CS 70-46 (WITH DIAGONAL PARKING)



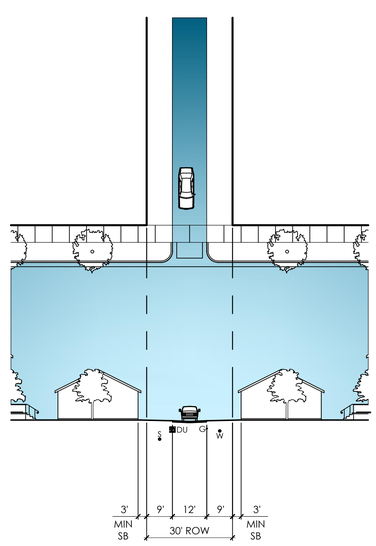
THOROUGHFARE TYPE	commercial street
ROW WIDTH	70 feet
PAVEMENT WIDTH	46 feet with diag. parking, 28 feet w/out
MOVEMENT	free movement
TRAFFIC LANES	2 lanes
PARKING LANES	18 feet (diag.), 8 foot (marked)
CURB RADIUS	10 feet (25' at existing)
WALKWAY TYPE	12 foot sidewalk/5 foot sidewalk
PLANTER TYPE	tree well (varies)
CURB TYPE	curb & gutter
LANDSCAPE TYPE	trees at 30 feet O.C.

PRIVATE DRIVEWAY (DW) 30-12



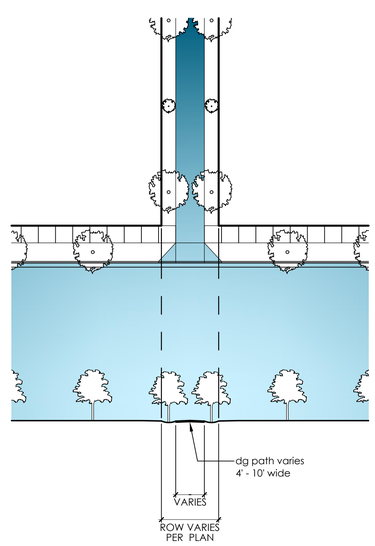
THOROUGHFARE TYPE	full service private driveway
ROW WIDTH	30 feet
PAVEMENT WIDTH	12 feet
MOVEMENT	two-way yield
TRAFFIC LANES	2 lanes
PARKING LANES	none
CURB RADIUS	10 feet (curb cut)
WALKWAY TYPE	woonerf
PLANTER TYPE	none
CURB TYPE	none
LANDSCAPE TYPE	none

ALLEY 30-12



THOROUGHFARE TYPE	full service alley
ROW WIDTH	30 feet
PAVEMENT WIDTH	12 feet
MOVEMENT	yield
TRAFFIC LANES	1 lane
PARKING LANES	none
CURB RADIUS	4 feet (curb cut)
WALKWAY TYPE	none
PLANTER TYPE	none
CURB TYPE	none
LANDSCAPE TYPE	none

PED PATH VARIES-VARIES



THOROUGHFARE TYPE	pedestrian pathway
ROW WIDTH	varies
PAVEMENT WIDTH	varies: 4 feet-10 feet
MOVEMENT	pedestrian
TRAFFIC LANES	n/a
PARKING LANES	n/a
CURB RADIUS	n/a
WALKWAY TYPE	decomposed granite, ac or pcc
PLANTER TYPE	landscaped
CURB TYPE	n/a
LANDSCAPE TYPE	trees & shrubs

OWNER:
HARLOW CREEK INVESTMENT, LLC
816 EAST 6TH ST
TULSA, OK 74120

PRELIMINARY 3/4/20

REVISION	BY	DATE

ASSISTED BY:
CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™
SACK AND ASSOCIATES, INC.
2530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Ph:918.592.4111 Fax:918.592.4229 E-mail:sa@sackandassociates.com
CA Number 1783 (PE/LS)

PLAN SCALE	DRAWN:
1" = 30'	DATE:
	ORDER:
	SAI FILE:

Harlow

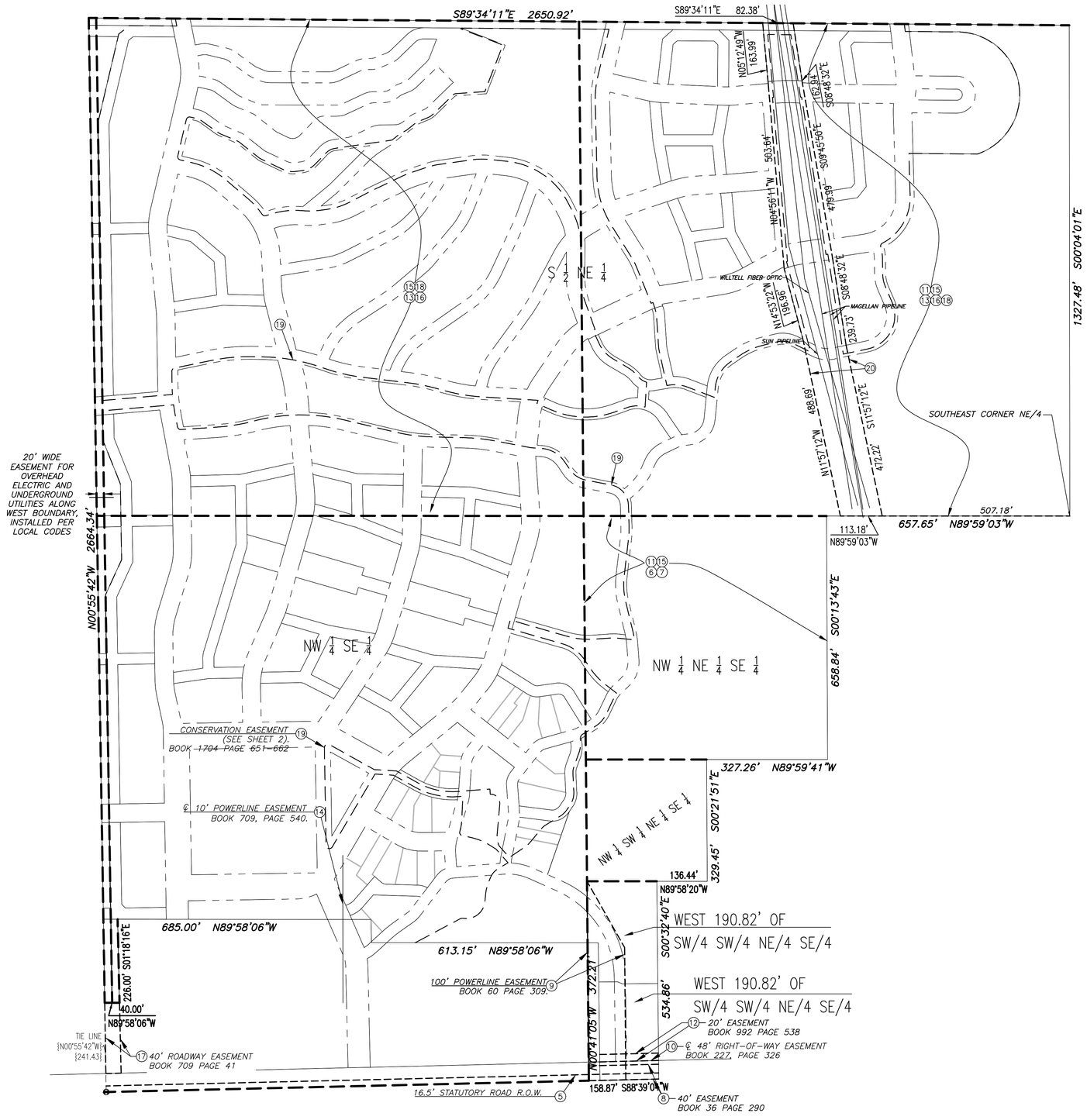
ATLAS PAGE NO.

SHEET 19 OF 20 SHEETS

PLOTTED: 3/4/2020 - 8:55AM BY: Rachel Phillips
FILE: G:\SACK Projects\Harlow\Drawings\Harlow Sheets.dwg

Harlow

EASEMENTS EXHIBIT



INSTRUMENT NOTES

ALL EASEMENTS AND RIGHTS-OF-WAY CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NO. 254394, EFFECTIVE DATE JULY 03, 2017 AT 7:00 AM, ARE SHOWN HEREON. ADDITIONALLY SHOWN ARE A CONSERVATION EASEMENT (ITEM 19) AND A PROPOSED EASEMENT (ITEM 20).

(5) STATUTORY SECTION LINE ROAD RIGHT-OF-WAY, 16.5' FROM EITHER SIDE OF SECTION LINE

(6) RIGHT OF WAY AGREEMENT TO GREAT LAKES PIPE LINE COMPANY, DATED JANUARY 9, 1931, FILED FEBRUARY 17, 1931, RECORDED IN BOOK 41, PAGE 24; AS ASSIGNED BY CONVEYANCE AND ASSIGNMENT TO WILLIAMS BROTHERS PIPE LINE COMPANY, A DELAWARE CORPORATION, DATED MARCH 15, 1966, FILED APRIL 5, 1966, RECORDED IN BOOK 217, PAGE 54; AS SUCCEEDED BY WILLIAMS PIPE LINE COMPANY, BY NAME CHANGE, AS EVIDENCED BY CERTIFICATE OF AMENDMENT OF CERTIFICATE OF INCORPORATION DATED MARCH 11, 1974, FILED SEPTEMBER 24, 2002 , RECORDED IN BOOK 1103, PAGE 89; AS PARTIALLY ASSIGNED BY PARTIAL ASSIGNMENT OF EASEMENTS TO SUN PIPE LINE COMPANY, A PENNSYLVANIA CORPORATION DATED MARCH 10, 1998, FILED MARCH 13, 1998, RECORDED IN BOOK 948, PAGE 328; AS PARTIALLY ASSIGNED BY ASSIGNMENT AND CONVEYANCE TO WILLIAMS PIPE LINE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED SEPTEMBER 23, 2002, FILED SEPTEMBER 24, 2002, RECORDED IN BOOK 1103, PAGE 91; AS PARTIALLY ASSIGNED BY CONFIRMATORY CONVEYANCE AND ASSIGNMENT TO SUNOCO PIPELINE L.P., A TEXAS LIMITED PARTNERSHIP, DATED FEBRUARY 8, 2002, FILED FEBRUARY 9, 2012, RECORDED IN BOOK 1475, PACE 281.

(7) TELEPHONE AND TELEGRAPH LINE EASEMENT TO GREAT LAKES PIPE LINE COMPANY, DATED MARCH 9, 1931, FILED SEPTEMBER 30, 1931, RECORDED IN BOOK 42, PAGE 89.

(8) EASEMENT TO THE COUNTY OF OSAGE, DATED OCTOBER 15, 1928, FILED DECEMBER 18, 1928, RECORDED IN BOOK 36, PAGE 290.

(9) RIGHT OF WAY AGREEMENT TO THE OKLAHOMA POWER AND WATER CO., DATED JUNE 29, 1945, FILED OCTOBER 23, 1945, RECORDED IN BOOK 60, PAGE 309; AS ASSIGNED BY WARRANTY DEED TO PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATE DECEMBER 29, 1947, FILED FEBRUARY 13, 1948, RECORDED IN BOOK 106, PAGE 130.

(10) RIGHT OF WAY EASEMENT TO PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED SEPTEMBER 20, 1966, FILED OCTOBER 3, 1966, RECORDED IN BOOK 227, PAGE 326.

(11) RIGHT OF WAY AGREEMENT TO GREAT LAKES PIPE LINE COMPANY, DATED JANUARY 22, 1931, FILED APRIL 22, 1931, RECORDED IN BOOK 41, PAGE 276; AS ASSIGNED BY CONVEYANCE AND ASSIGNMENT TO WILLIAMS BROTHERS PIPE LINE COMPANY, A DELAWARE CORPORATION, DATED MARCH 15, 1966, FILED APRIL 5, 1966, RECORDED IN BOOK 217, PAGE 54; AS SUCCEEDED TO BY WILLIAMS PIPE LINE COMPANY, BY NAME CHANGE, AS EVIDENCED BY CERTIFICATE OF AMENDMENT OF CERTIFICATE OF INCORPORATION DATED MARCH 11, 1974, FILED SEPTEMBER 24, 2002, RECORDED IN BOOK 1103, PAGE 89; AS PARTIALLY ASSIGNED BY PARTIAL ASSIGNMENT OF EASEMENTS TO SUN PIPE LINE COMPANY, A PENNSYLVANIA CORPORATION DATED MARCH 10, 1998, FILED MARCH 13, 1998, RECORDED IN BOOK 948, PAGE 328; AS PARTIALLY ASSIGNED BY PARTIAL ASSIGNMENT AND CONVEYANCE TO WILLIAMS PIPE LINE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED SEPTEMBER 23, 2002, FILED SEPTEMBER 24, 2002, RECORDED IN BOOK 1103, PAGE 91.

(12) EASEMENTS REFERENCED IN AND ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF EASEMENTS BY AND BETWEEN ONEOK, inc., AN OKLAHOMA CORPORATION AND ONEOK GAS TRANSPORTATION, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY DATED JULY 6, 1999, FILED JULY 16, 1999, RECORDED IN BOOK 992, PAGE 538.

(13) EASEMENTS GRANTED IN MEMORANDUM OF UNDERGROUND GAS STORAGE AGREEMENT TO ONEOK GAS STORAGE, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, DATED DECEMBER 1, 2002, FILED FEBRUARY 12, 2003, RECORDED IN BOOK 1120, PAGE 718.

(14) RIGHT-OF-WAY EASEMENT TO PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION,DATED FEBRUARY 3, 1987, FILED FEBRUARY 9, 1987, FILED FEBRUARY 9,1987, RECORDED IN BOOK 709, PAGE 540.

(15) RIGHT-OF-WAY AND EASEMENT AGREEMENT TO WILLIAMS COMMUNICATIONS, INC., A DELAWARE CORPORATION, DATED AUGUST 19, 1999, FILED OCTOBER 4, 1999, RECORDED IN BOOK 999, PAGE 650.

(16) EASEMENTS GRANTED IN MEMORANDUM OF UNDERGROUND GAS STORAGE AGREEMENT TO ONEOK GAS STORAGE, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, DATED EFFECTIVE DECEMBER 1, 2008, FILED NOVEMBER 7, 2008 RECORDED IN BOOK 1370, PAGE 114.

(17) ROADWAY EASEMENT BY AND BETWEEN CALVARY TEMPLE ASSEMBLY OF GOD, INC., AND GEORGE L. BERRYHILL AND SHIRLEY J. BERRYHILL, HUSBAND AND WIFE, DATED JANUARY 9, 1987, FILED JANUARY 28, 1987, RECORDED IN BOOK 709, PAGE 41. RE-FILED FEBRUARY 26, 2007, AND RECORDED IN BOOK 1301 AT PAGE 201.

(18) EASEMENTS GRANTED IN MEMORANDUMOF UNDERGROUND GAS STORAGE AGREEMENT TO ONEOK GAS STORAGE, L.L.C., AN OKLAHOMA LIMITED LIABILITY COMPANY, DATED EFFECTIVE DECEMBER 1, 2013 FILED DECEMBER 4, 2013, RECORDED IN BOOK 1539, PAGE 667.

(19) CONSERVATION EASEMENT REFERENCED IN DEED OF CONSERVATION EASEMEENT DATED DECEMBER 4, 2018, FILED DECEMBER 13, 2018, RECORDED IN BOOK 1704 PAGE 651 THROUGH 662. BOUNDARIES EXHIBIT SHOWN ON SHEET 2.

(20) PIPELINE AND TELECOMMUNICATIONS EASEMENT TO BE CREATED BY SEPARATE INSTRUMENT(S) TO PARTIALLY RELEASE EASEMENTS MENTIONED IN NOTES 6, 11, 13, AND 15.

GRAPHIC SCALE
60' 0 60' 120' 180'

PRELIMINARY 3/4/20

REVISION	BY	DATE

ASSISTED BY:

CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

SACK AND ASSOCIATES, INC.
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Ph:918.592.4111 Fax:918.592.4229 E-mail:us@sackandassociates.com
CA Number 1783 (PE/LS)

PLAN SCALE 1" = 30'	DRAWN:	Harlow
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ATLAS PAGE NO.		SHEET 20 OF 20 SHEETS

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