

Planned Unit Development 227

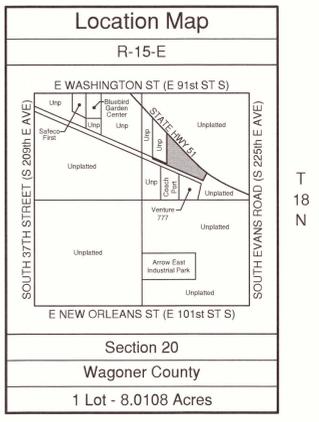
# 51 Aspen RV Storage

A subdivision in the City of Broken Arrow, being a part of the NE/4 of Section 20, Township 18 North, Range 15 East, Wagoner County, State of Oklahoma

**ENGINEER / SURVEYOR**  
 Tulsa Engineering & Planning Associates, Inc.  
 an Oklahoma corporation  
 9820 East 41st Street, Suite 102  
 Tulsa, Oklahoma 74146  
 918.252.9621

CERTIFICATE OF AUTHORIZATION NO. 531  
 RENEWAL DATE: JUNE 30, 2017

**OWNER / DEVELOPER**  
 Aspen Square, Inc.  
 an Oklahoma corporation  
 P. O. Box 1861  
 Muskogee, OK 74402-1861  
 918.687.0002



**Legend**

- = Right of Way Dedicated by this Plat
- = Overland Drainage Easement
- Bk. = Book
- L.N.A. = Limits of No Access
- Pg. = Page
- U/E = Utility Easement

**Monument Notes**  
 A 5/8" x 18" deformed bar with a yellow plastic cap stamped "RLS 1253" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

**Basis of Bearings**  
 The non-astronomic bearings for said tract are based on an assumed bearing of N 00°09'38"W along the East line of the NE/4 of Section 20, T-18-N, R-15-E of the Indian Meridian, Wagoner County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

**Benchmark**  
 "Mag" nail with stinner, 0.8' southeast from the northwest edge of pavement on 219th East Ave. and 65' from the southwest edge of pavement on State Highway 51 and 142' northeast of railroad tracks.  
 Elevation = 713.07 NAVD 1988

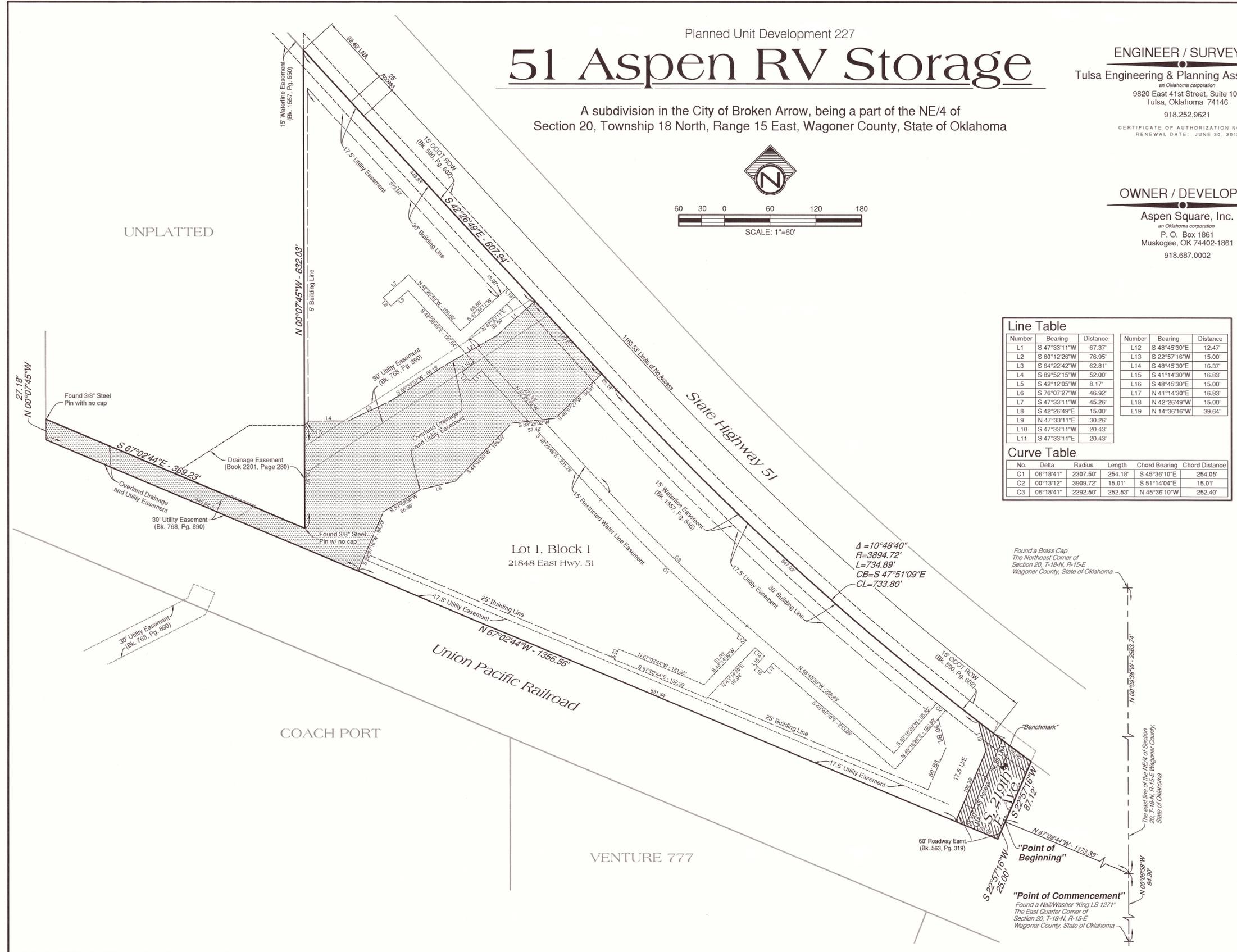
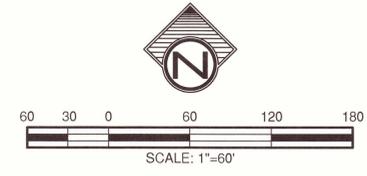
**Stormwater Detention**  
 Stormwater detention accommodations for this plat are provided in accordance with Fee-In-Lieu of Detention Determination No. DD-60514-15. Stormwater detention for this plat will be provided within the site.

**Lot Addresses**  
 Addresses shown on this plat were provided by the City of Broken Arrow Engineering Department. The addresses are subject to change and should not be relied upon in place of the legal description.

**Backflow Preventer Valve Table**  
 If the actual finished 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. 2173, Section 24-100, adopted October 5, 1998.

APPROVED Feb. 3, 2015 by the City Council of the City of Broken Arrow, Oklahoma.  
  
 Mayor  
  
 Attest: City Clerk

**51 Aspen RV Storage**  
 PT14-108 Sheet 1 of 2  
 Date of Preparation: June 18, 2015



**Line Table**

Number	Bearing	Distance	Number	Bearing	Distance
L1	S 47°33'11"W	67.37'	L12	S 48°45'30"E	12.47'
L2	S 60°12'26"W	76.95'	L13	S 22°57'16"W	15.00'
L3	S 64°22'42"W	62.81'	L14	S 48°45'30"E	16.37'
L4	S 89°52'15"W	52.00'	L15	S 41°14'30"W	16.83'
L5	S 42°12'05"W	8.17'	L16	S 48°45'30"E	15.00'
L6	S 76°07'27"W	46.92'	L17	N 41°14'30"E	16.83'
L7	S 47°33'11"W	45.26'	L18	N 42°26'49"W	15.00'
L8	S 42°26'49"E	15.00'	L19	N 14°36'16"W	39.64'
L9	N 47°33'11"E	30.26'			
L10	S 47°33'11"W	20.43'			
L11	S 47°33'11"E	20.43'			

**Curve Table**

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	06°18'41"	2307.50'	254.18'	S 45°36'10"E	254.05'
C2	00°13'12"	3909.72'	15.01'	S 51°14'04"E	15.01'
C3	06°18'41"	2292.50'	252.53'	N 45°36'10"W	252.40'