Doc # 2018-15255 B: 2472 P: 0359
12/12/2018 01:23:42 PM Pg: 1 of Pgs: 3
Fee: $ 72.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

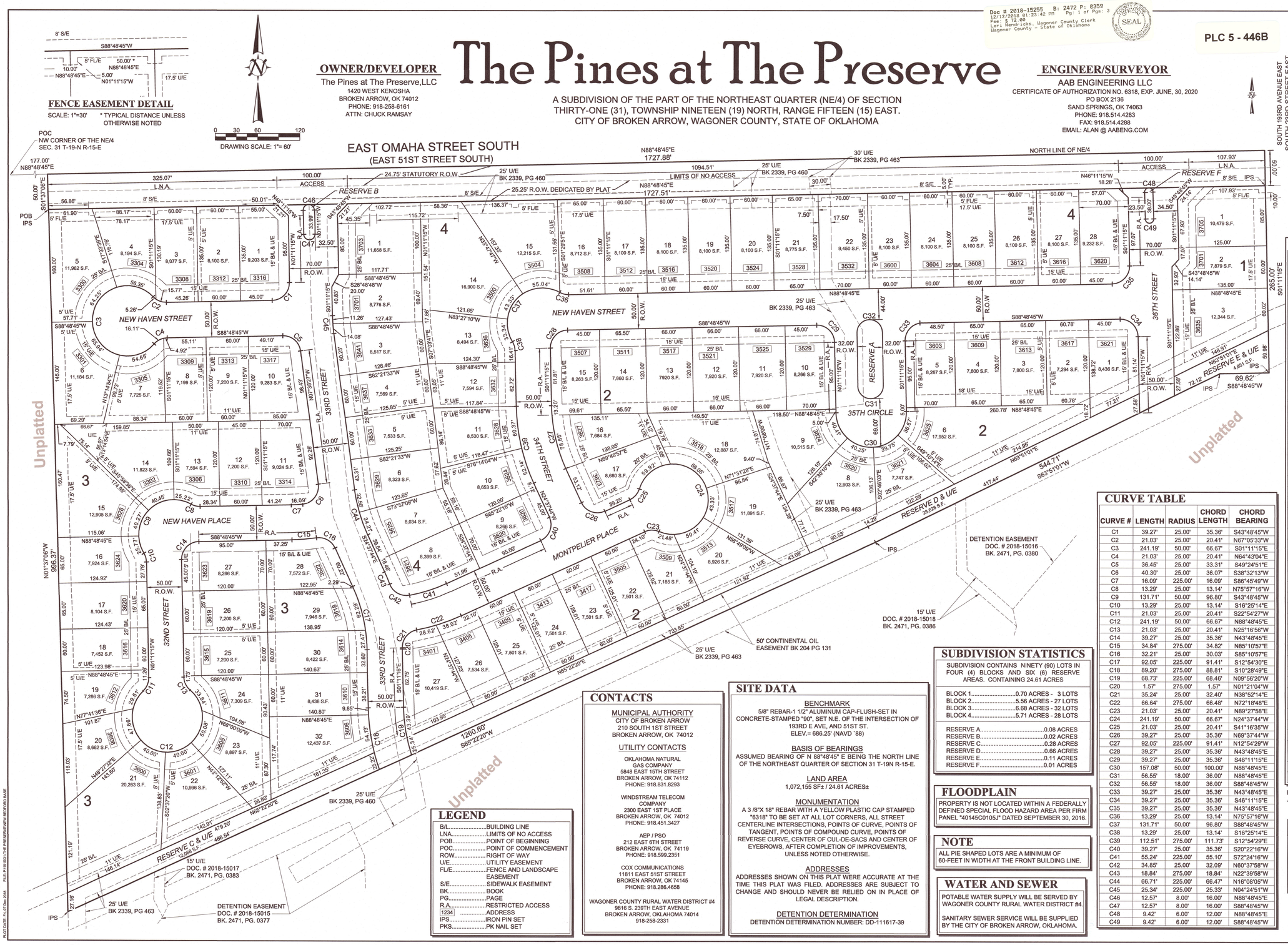
PLC 5 - 446B

The Pines at The Preserve

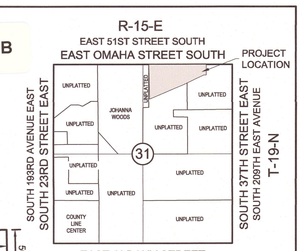
A SUBDIVISION OF THE PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-ONE (31), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST.
CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER
The Pines at The Preserve,LLC
1420 WEST KENOSHA
BROKEN ARROW, OK 74012
PHONE: 918-258-6161
ATTN: CHUCK RAMSAY

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM



FENCE EASEMENT DETAIL
SCALE: 1"=30' * TYPICAL DISTANCE UNLESS OTHERWISE NOTED



LOCATION MAP
SCALE: 1"=2000'

FFE TABLE

BLOCK 1		BLOCK 3	
LOT	MIN. FFE	LOT	MIN. FFE
1	706.00	15	691.00
2	704.00	16	690.00
3	703.00	17	690.00
BLOCK 2		18	690.00
LOT	MIN. FFE	19	689.00
1	702.00	20	689.00
2	703.00	21	689.00
3	703.00	22	690.00
4	702.00	23	691.00
5	701.00	24	692.00
6	699.00	25	693.00
7	699.00	26	694.00
8	700.00	27	694.00
9	701.00	28	698.80
10	703.00	29	699.00
11	705.00	30	698.00
12	707.00	31	697.00
13	708.00	32	695.00
14	709.00	**BLOCK 4**	
15	707.00	LOT	MIN. FFE
16	704.00	1	698.00
17	703.00	2	700.00
18	704.00	3	701.00
19	704.00	4	701.00
20	705.00	5	701.00
21	703.00	6	699.00
22	702.00	7	699.00
23	702.00	8	699.00
24	701.00	9	702.00
25	700.00	10	703.00
26	699.00	11	704.00
27	698.00	12	705.00
BLOCK 3		13	706.00
LOT	MIN. FFE	14	706.00
1	697.00	15	707.00
2	696.00	16	708.00
3	694.00	17	708.00
4	692.00	18	709.00
5	690.00	19	707.00
6	690.00	20	706.00
7	693.00	21	705.00
8	695.00	22	703.00
9	697.00	23	703.00
10	698.00	24	702.00
11	698.00	25	702.00
12	697.00	26	703.00
13	695.00	27	703.00
14	692.00	28	703.00

BACKFLOW PREVENTERS ARE REQUIRED ON ALL BUILDINGS.

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	39.27'	25.00'	35.36'	S43°48'45"W
C2	21.03'	25.00'	20.41'	N67°05'33"W
C3	241.19'	50.00'	66.67'	S01°11'15"E
C4	21.03'	25.00'	20.41'	N64°43'04"E
C5	36.45'	25.00'	33.31'	S49°24'51"E
C6	40.30'	25.00'	36.07'	S38°32'13"W
C7	16.09'	225.00'	16.09'	S86°45'49"W
C8	13.29'	25.00'	13.14'	N75°57'16"W
C9	131.71'	50.00'	96.80'	S43°48'45"W
C10	13.29'	25.00'	13.14'	S16°25'14"E
C11	21.03'	25.00'	20.41'	S22°54'27"W
C12	241.19'	50.00'	66.67'	N88°48'45"E
C13	21.03'	25.00'	20.41'	N25°16'56"W
C14	39.27'	25.00'	35.36'	N43°48'45"E
C15	34.84'	275.00'	34.82'	N85°10'57"E
C16	32.21'	25.00'	30.03'	S85°10'57"E
C17	92.05'	225.00'	91.41'	S12°54'30"E
C18	89.20'	275.00'	88.81'	S10°28'49"E
C19	68.73'	225.00'	68.46'	N09°56'20"W
C20	1.57'	275.00'	1.57'	N01°21'04"W
C21	35.24'	25.00'	32.40'	N38°52'14"E
C22	66.64'	275.00'	66.48'	N72°18'48"E
C23	21.03'	25.00'	20.41'	N89°27'58"E
C24	241.19'	50.00'	66.67'	N24°37'44"W
C25	21.03'	25.00'	20.41'	S41°16'35"W
C26	39.27'	25.00'	35.36'	N69°37'44"W
C27	92.05'	225.00'	91.41'	N12°54'29"W
C28	39.27'	25.00'	35.36'	N43°48'45"E
C29	39.27'	25.00'	35.36'	S46°11'15"E
C30	157.08'	50.00'	100.00'	N88°48'45"E
C31	56.55'	18.00'	36.00'	N88°48'45"E
C32	56.55'	18.00'	36.00'	S88°48'45"W
C33	39.27'	25.00'	35.36'	N43°48'45"E
C34	39.27'	25.00'	35.36'	S46°11'15"E
C35	39.27'	25.00'	35.36'	N43°48'45"E
C36	13.29'	25.00'	13.14'	N75°57'16"W
C37	131.71'	50.00'	96.80'	S88°48'45"W
C38	13.29'	25.00'	13.14'	S16°25'14"E
C39	112.51'	275.00'	111.73'	S12°54'29"E
C40	39.27'	25.00'	35.36'	S20°22'16"W
C41	55.24'	225.00'	55.10'	S72°24'16"W
C42	34.85'	25.00'	32.09'	N60°37'58"W
C43	18.84'	275.00'	18.84'	N22°39'58"W
C44	66.71'	225.00'	66.47'	N16°08'05"W
C45	25.34'	225.00'	25.33'	N04°24'51"W
C46	12.57'	8.00'	16.00'	N88°48'45"E
C47	12.57'	8.00'	16.00'	S88°48'45"W
C48	9.42'	6.00'	12.00'	N88°48'45"E
C49	9.42'	6.00'	12.00'	S88°48'45"W

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS NINETY (90) LOTS IN FOUR (4) BLOCKS AND SIX (6) RESERVE AREAS. CONTAINING 24.61 ACRES

BLOCK 1.....0.70 ACRES - 3 LOTS
BLOCK 2.....5.56 ACRES - 27 LOTS
BLOCK 3.....6.68 ACRES - 32 LOTS
BLOCK 4.....5.71 ACRES - 28 LOTS

RESERVE A.....0.08 ACRES
RESERVE B.....0.02 ACRES
RESERVE C.....0.28 ACRES
RESERVE D.....0.66 ACRES
RESERVE E.....0.11 ACRES
RESERVE F.....0.01 ACRES

FLOODPLAIN

PROPERTY IS NOT LOCATED WITHIN A FEDERALLY DEFINED SPECIAL FLOOD HAZARD AREA PER FIRM PANEL "40145C0105J" DATED SEPTEMBER 30, 2016.

NOTE

ALL PIE SHAPED LOTS ARE A MINIMUM OF 60-FEET IN WIDTH AT THE FRONT BUILDING LINE.

WATER AND SEWER

POTABLE WATER SUPPLY WILL BE SERVED BY WAGONER COUNTY RURAL WATER DISTRICT #4.

SANITARY SEWER SERVICE WILL BE SUPPLIED BY THE CITY OF BROKEN ARROW, OKLAHOMA.

LEGEND

B/L.....BUILDING LINE
LNA.....LIMITS OF NO ACCESS
POB.....POINT OF BEGINNING
POC.....POINT OF COMMENCEMENT
ROW.....RIGHT OF WAY
U/E.....UTILITY EASEMENT
FL/E.....FENCE AND LANDSCAPE EASEMENT
S/E.....SIDEWALK EASEMENT
BK.....BOOK
PG.....PAGE
R.A.....RESTRICTED ACCESS
1234.....ADDRESS
IPS.....IRON PIN SET
PKS.....PK NAIL SET

CONTACTS

MUNICIPAL AUTHORITY
CITY OF BROKEN ARROW
210 SOUTH 1ST STREET
BROKEN ARROW, OK 74012

UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY
5848 EAST 15TH STREET
BROKEN ARROW, OK 74112
PHONE: 918.831.8293

WINDSTREAM TELECOM COMPANY
2300 EAST 1ST PLACE
BROKEN ARROW, OK 74012
PHONE: 918.451.3427

AEP / PSO
212 EAST 6TH STREET
BROKEN ARROW, OK 74119
PHONE: 918.599.2351

COX COMMUNICATIONS
11811 EAST 51ST STREET
BROKEN ARROW, OK 74145
PHONE: 918.286.4658

WAGONER COUNTY RURAL WATER DISTRICT #4
9816 S. 239TH EAST AVENUE
BROKEN ARROW, OKLAHOMA 74014
918-258-2331

SITE DATA

BENCHMARK
5/8" REBAR-1 1/2" ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED "90", SET N.E. OF THE INTERSECTION OF 193RD E AVE, AND 51ST ST.
ELEV.= 686.25' (NAVD `88)

BASIS OF BEARINGS
ASSUMED BEARING OF N 88°48'45" E BEING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 31 T-19N R-15-E.

LAND AREA
1,072,155 SF± / 24.61 ACRES±

MONUMENTATION
A 3 /8"X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "6318" TO BE SET AT ALL LOT CORNERS, ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBROWS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

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.

DETENTION DETERMINATION
DETENTION DETERMINATION NUMBER: DD-111617-39

APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA ON
9-18-2018
MAYOR
ATTEST: CITY CLERK

The Pines at The Preserve
Case No. PT17-102
Sheet 1 of 3

PLOT DATE: Fri, 07 Dec 2018 FILE: P:\195\31\THE PRESERVE\NEW BEDFORD.BASE