Doc # 2019-10583 B: 2520 P: 0392
08/21/2019 11:10:04 AM Pg: 1 of Pgs: 3
Fee: $ 75.00
Lori Hendricks, Wagoner County Clerk
Wagoner County - State of Oklahoma

PLC 5 - 450B

SILVERLEAF II

A SUBDIVISION OF THE PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION THIRTY (30), TOWNSHIP NINETEEN (19) NORTH, RANGE FIFTEEN (15) EAST. CITY OF BROKEN ARROW, WAGONER COUNTY, STATE OF OKLAHOMA

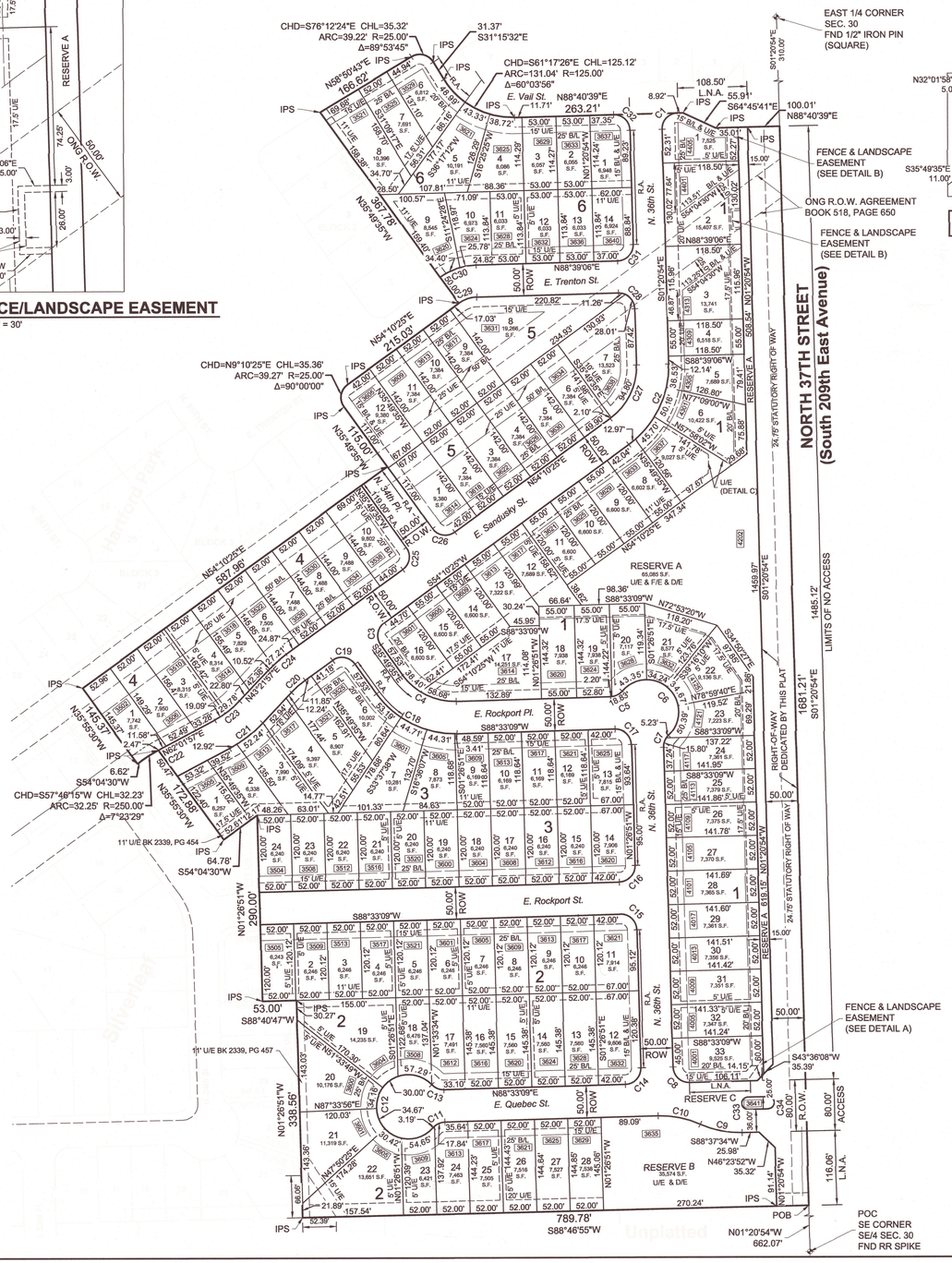
P.U.D. NO. 225

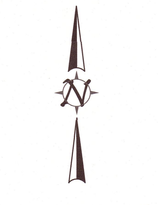
OWNER/DEVELOPER

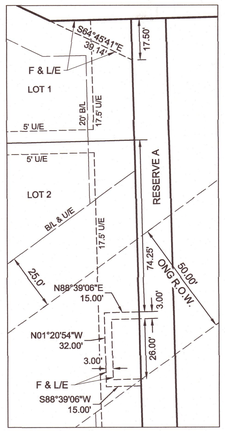
FIFTY-FIRST STREET SOUTH, LLC
1420 WEST KENOSHA
BROKEN ARROW, OK 74012
PHONE: 918-258-6161
ATTN: CHUCK RAMSAY

ENGINEER/SURVEYOR

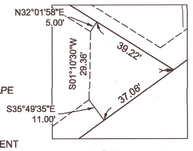
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE, 30, 2020
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM



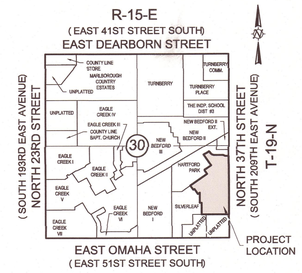




B FENCE/LANDSCAPE EASEMENT
Scale: 1" = 30'



C U/E
Scale: 1" = 30'



LOCATION MAP
SCALE: 1"=2000'

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
D/E	DETENTION EASEMENT
F & L/E	FENCE & LANDSCAPE EASEMENT
BK	BOOK
PG	PAGE
R.A.	RESTRICTED ACCESS
XXXX	ADDRESS

FLOODPLAIN

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

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 S 01°20'54" E BEING THE EAST LINE OF THE SE/4 OF SECTION 30 T19N R15E.

LAND AREA

1,357,988 SF± / 31.17 ACRES±

MONUMENTATION

A 3 /8"X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "6318" TO BE SET AT ALL LOT CORNERS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, UNLESS NOTED OTHERWISE.

ADDRESSES

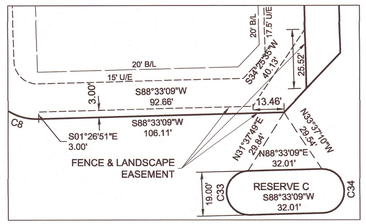
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

DETENTION DETERMINATION

DETENTION DETERMINATION NUMBER: DD-92515-25

NOTES

1. ON LOTS WITH RESTRICTED ACCESS, THE BUILDING LINE SHALL BE INCREASED TO 25 FEET IF VEHICULAR ACCESS OCCURS WITHIN THE RESTRICTED ACCESS AREA.
2. ALL PIE SHAPED LOTS MEET THE MINIMUM LOT FRONTAGE OF 52.00 FEET AT THE BUILDING SETBACK LINE



A FENCE/LANDSCAPE EASEMENT
Scale: 1" = 30'

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 121 LOTS
IN 6 BLOCKS AND 3 RESERVE AREAS.
CONTAINING 31.15 ACRES

BLOCK 1 AREA:	6.23 ACRES - 33 LOTS
BLOCK 2 AREA:	5.02 ACRES - 28 LOTS
BLOCK 3 AREA:	3.90 ACRES - 24 LOTS
BLOCK 4 AREA:	1.83 ACRES - 10 LOTS
BLOCK 5 AREA:	2.54 ACRES - 12 LOTS
BLOCK 6 AREA:	2.40 ACRES - 14 LOTS
RESERVE A:	1.49 ACRES
RESERVE B:	0.82 ACRES
RESERVE C:	0.01 ACRES

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	39.28'	25.00'	35.36'	N43°39'51"E
C2	145.36'	150.00'	139.74'	N26°24'46"E
C3	39.27'	25.00'	35.36'	N09°10'25"E
C4	97.08'	100.00'	93.31'	N63°38'13"W
C5	21.03'	25.00'	20.41'	S64°27'28"W
C6	162.65'	50.00'	99.85'	N46°26'51"W
C7	21.03'	25.00'	20.41'	N22°38'51"E
C8	39.27'	25.00'	35.36'	N46°26'51"W
C9	67.28'	150.00'	66.72'	S78°28'12"E
C10	67.62'	150.00'	67.05'	S78°32'01"E
C11	21.03'	25.00'	20.41'	N64°27'28"E
C12	241.19'	50.00'	66.67'	S01°26'51"E
C13	21.03'	25.00'	20.41'	N67°21'09"W
C14	39.27'	25.00'	35.36'	S43°33'09"W
C15	39.27'	25.00'	35.36'	S46°26'51"E
C16	39.27'	25.00'	35.36'	S43°33'09"W
C17	39.27'	25.00'	35.36'	S46°26'51"E
C18	145.62'	150.00'	139.96'	S63°38'13"E
C19	39.27'	25.00'	35.36'	S80°49'35"E
C20	28.29'	150.00'	28.25'	N48°46'11"E
C21	65.16'	200.00'	64.87'	N52°41'57"E
C22	2.47'	250.00'	2.47'	N61°44'59"E
C23	48.87'	150.00'	48.65'	N52°41'57"E
C24	37.73'	200.00'	37.67'	N48°46'11"E
C25	39.27'	25.00'	35.36'	N09°10'25"E
C26	39.27'	25.00'	35.36'	N80°49'35"W
C27	96.90'	100.00'	93.16'	S26°24'46"W
C28	39.27'	25.00'	35.36'	S46°20'54"E
C29	30.09'	50.00'	29.64'	N71°24'46"E
C30	60.18'	100.00'	59.27'	S71°24'46"W
C31	39.27'	25.00'	35.36'	S43°39'06"W
C32	39.26'	25.00'	35.35'	S46°20'09"E
C33	29.82'	9.50'	19.00'	N01°22'18"W
C34	29.82'	9.50'	19.00'	S01°22'18"E

MIMIMUM FINISH FLOORS

BLOCK 1		BLOCK 2 (CONT)		BLOCK 3 (CONT)	
LOT	MIN. FFE	LOT	MIN. FFE	LOT	MIN. FFE
1	723.00	10	715.00	24	719.00
2	717.00	11	713.00	BLOCK 4	
3	714.00	12	710.00	LOT	MIN. FFE
4	713.00	13	713.00	1	720.50
5	712.00	14	713.00	2	721.00
6	711.00	15	714.00	3	722.00
7	713.00	16	714.00	4	722.50
8	713.00	17	715.00	5	723.00
9	715.00	18	715.00	6	724.00
10	717.00	19	715.00	7	724.00
11	719.00	20	714.00	8	725.00
12	720.00	21	713.00	9	725.00
13	721.00	22	713.00	10	725.00
14	722.00	23	712.50	BLOCK 5	
15	723.50	24	713.00	LOT	MIN. FFE
16	717.00	25	713.00	1	723.00
17	715.00	26	712.00	2	722.00
18	713.00	27	711.00	3	720.00
19	712.00	28	710.00	4	719.00
20	710.00	BLOCK 3		5	717.00
21	710.00	LOT	MIN. FFE	6	715.00
22	711.00	1	721.00	7	714.00
23	712.00	2	721.50	8	723.00
24	713.00	3	722.00	9	724.00
25	714.00	4	723.00	10	726.00
26	714.00	5	724.00	11	727.00
27	714.00	6	724.50	12	727.00
28	713.00	7	723.00	BLOCK 6	
29	712.00	8	722.00	LOT	MIN. FFE
30	711.00	9	720.00	1	728.00
31	710.00	10	718.00	2	728.00
32	708.00	11	717.00	3	728.70
33	708.00	12	717.00	4	728.70
BLOCK 2		13	713.00	5	728.80
LOT	MIN. FFE	14	716.00	6	728.50
1	717.00	15	717.00	7	728.00
2	717.00	16	718.00	8	727.00
3	718.00	17	719.00	9	725.00
4	718.00	18	720.00	10	724.00
5	719.00	19	721.00	11	722.00
6	719.00	20	721.00	12	721.50
7	719.00	21	720.00	13	720.00
8	718.00	22	719.00	14	720.00
9	717.00	23	719.00		

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

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

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

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

APPROVED BY THE CITY COUNCIL OF THE CITY OF BROKEN ARROW, OKLAHOMA ON

_____

MAYOR

ATTEST: CITY CLERK

SILVERLEAF II
Case No. PT18-102
Sheet 1 of 3

PLOT DATE: Mon, 15 Jul 2019 FILE: P:\19150-SILVERLEAF II\SILVERLEAF II BASE