SILVERLEAF

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

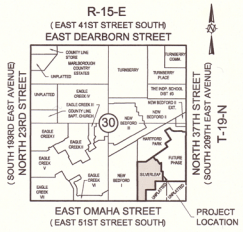
P.U.D. NO. 225

PLC5 - 434B

2017-3326 Book 2346 pg 447
3/13/2017,2:14 PM pgs: 447 - 447
Fees: $75.00 Doc: $0.00
Lori Hendricks, County Clerk
Wagoner County - State of Oklahoma

OWNER/DEVELOPER
FIFTY-FIRST 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, 2018
PO BOX 2136
SAND SPRINGS, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288
EMAIL: ALAN @ AABENG.COM



LOCATION MAP
SCALE: 1"=2000'

0 30 60 120
DRAWING SCALE: 1"= 60'

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 82 LOTS IN 5 BLOCKS

BLOCK 1 AREA:	3.72 ACRES - 22 LOTS
BLOCK 2 AREA:	4.19 ACRES - 26 LOTS
BLOCK 3 AREA:	0.38 ACRES - 2 LOTS
BLOCK 4 AREA:	2.25 ACRES - 13 LOTS
BLOCK 5 AREA:	3.90 ACRES - 19 LOTS
RESERVE A:	0.34 ACRES
RESERVE B:	0.03 ACRES
RESERVE C:	0.04 ACRES
RESERVE D:	0.68 ACRES

LEGEND

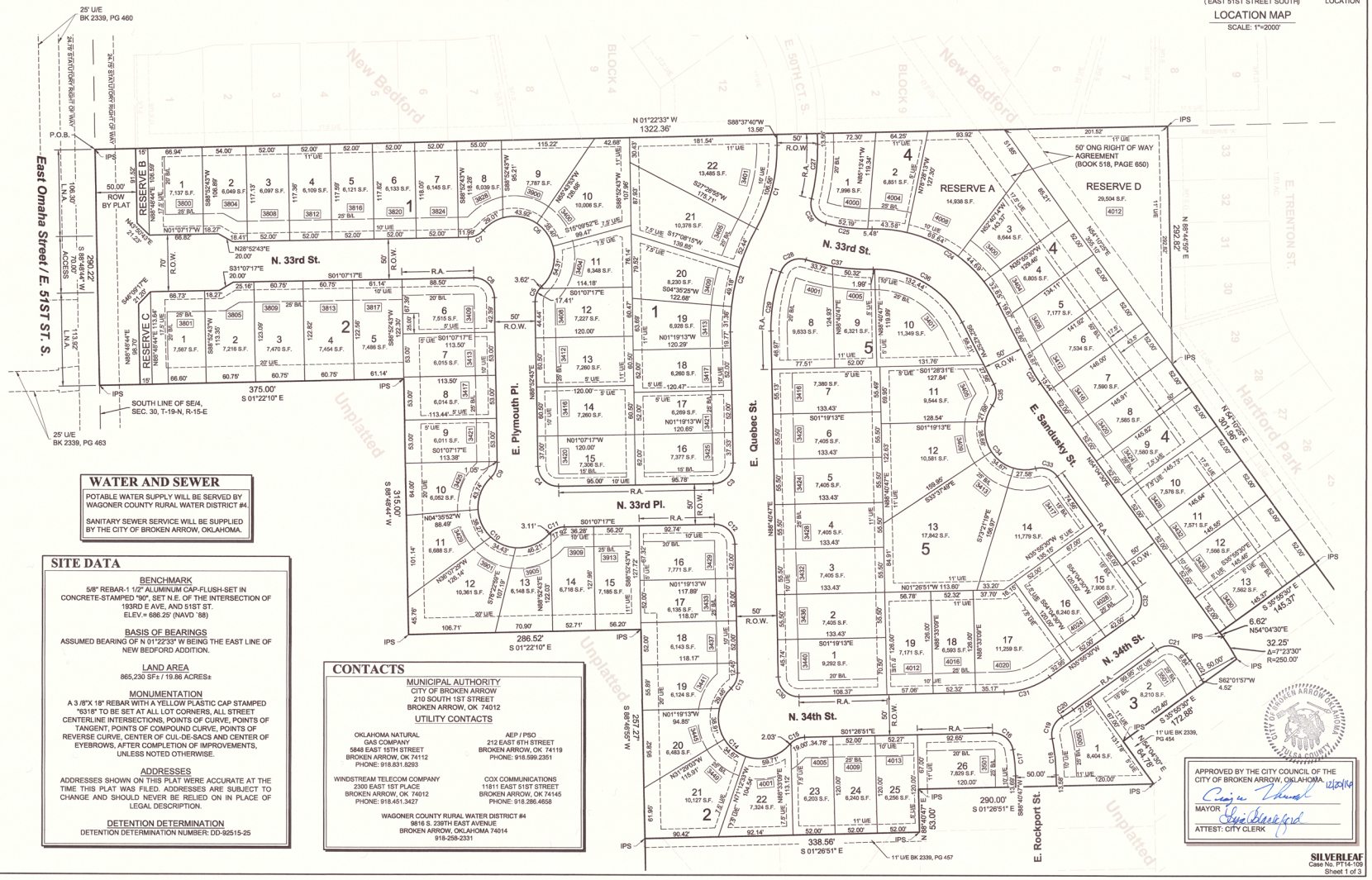
B/L	BUILDING LINE
LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT OF WAY
U/E	UTILITY EASEMENT
BK	BOOK
PG	PAGE
R.A.	RESTRICTED ACCESS
XXXX	ADDRESS

FLOODPLAIN

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

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	106.58	200.00	30°31'37"
C2	132.97	250.00	30°28'30"
C3	39.36	25.00	90°11'56"
C4	39.27	25.00	90°00'00"
C5	21.03	25.00	48°11'23"
C6	162.65	50.00	186°22'46"
C7	21.03	25.00	48°11'22"
C8	39.27	25.00	90°00'00"
C9	21.03	25.00	48°11'23"
C10	162.65	50.00	186°22'46"
C11	21.03	25.00	48°11'24"
C12	39.18	25.00	89°48'04"
C13	21.03	25.00	48°11'23"
C14	162.76	50.00	186°30'23"
C15	21.03	25.00	48°11'23"
C16	35.27	25.00	80°50'13"
C17	32.43	200.00	09°17'24"
C18	44.90	250.00	10°17'24"
C19	31.44	25.00	72°02'36"
C20	16.65	150.00	06°21'29"
C21	39.27	25.00	90°00'00"
C22	27.78	200.00	07°57'27"
C23	22.16'	146.95	08°38'22"
C24	190.57'	169.73'	64°19'53"
C25	57.67	200.00	16°31'13"
C26	38.90	25.00	89°08'41"
C27	67.28	250.00	15°25'13"
C28	38.29	25.00	87°45'36"
C29	74.02	200.00	21°12'21"
C30	39.33	25.00	90°07'38"
C31	60.18	100.00	34°28'39"
C32	39.27	25.00	90°00'00"
C33	30.12	25.00	69°01'53"
C34	122.60	50.00	140°29'36"
C35	27.41	25.00	62°49'21"
C36	134.43'	119.73'	64°19'53"
C37	84.05'	250.00	19°15'45"



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.

SITE DATA

BENCHMARK
5/8" REBAR-1 1/2" ALUMINUM CAP-FLUSH-SET IN CONCRETE-STAMPED "900", 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 01°22'33" W BEING THE EAST LINE OF NEW BEDFORD ADDITION.

LAND AREA
865,230 SF± / 19.86 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-92515-25

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 12/20/16
MAYOR
ATTEST: CITY CLERK

SILVERLEAF
Case No. PT14-109
Sheet 1 of 3